COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC – 551
DA Number	DA-24-00133
LGA	Blacktown
Proposed Development	Residential development of the site in 3 stages. Stage 1 - Subdivision into 2 super lots, including demolition of the existing dwelling and structures, remediation, tree clearing, construction of roads, drainage and services infrastructure works. Stage 2 - Community Title subdivision of proposed Lot 2 (in Stage 1) into 1 Community Title lot and 27 residential lots. Stage 3 - Construction of 2 residential flat buildings containing 104 apartments over basement car parking on proposed Lot 1 (in Stage 1). The application also proposes to vary the road pattern under the Indicative Layout Plan.
Street Address	95 Schofields Road, Rouse Hill
Applicant/Owner	Anthony Mancone
Date of DA lodgement	17 April 2024
Number of Submissions	0
Recommendation	Approve, subject to deferred commencement consent, including conditions listed in attachment 9.
Regional Development Criteria - Schedule 6 of SEPP (Planning Systems) 2021	Capital investment value (CIV) over $30 million (This development application has a CIV of $38 million)
List of all relevant s4.15(1)(a) matters	• State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts – Central River City) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020 • Blacktown City Council Growth Centre Precincts Development Control Plan 2010
List all documents submitted with this report for the Panel's consideration	• Attachment 1 Location map • Attachment 2 Aerial image • Attachment 3 Zoning extract • Attachment 4 detailed information about proposal and submissions • Attachment 5 Development plans • Attachment 6 Assessment against planning controls post 1 March 2022 • Attachment 7 (Applicant's Clause 4.6 variation submission) • Attachment 8 Council assessment of Clause 4 6 request (1) • Attachment 9 Draft conditions • Attachment 10 Approved Plans for SPP-21-00006 • Attachment 11 Applicant comments on draft conditions
Clause 4.6 requests	• Yes
Summary of key submissions	• Nil submissions
Report prepared by	Jared Spies
Report date	23 May 2025

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? *e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*	**Yes**
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	**Yes**
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.24)? *Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*	**Yes**
Conditions Have draft conditions been provided to the applicant for comment? *Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*	**Yes**

1.1 DA-24-00133
Assessment report to
Sydney Central City Planning Panel

Panel reference: PPSSCC-551

Development application

DA number	DA-24-00133	**Date of lodgement**	17 April 2024
Applicant	Anthony Mancone		
Owner	Carmel Santa Cannuli		
Proposed development	Residential development of the site in 3 stages. Stage 1 - Subdivision into 2 super lots, including demolition of the existing dwelling and structures, remediation, tree clearing, construction of roads, drainage and services infrastructure works. Stage 2 - Community Title subdivision of proposed Lot 2 (in Stage 1) into 1 Community Title lot and 27 residential lots. Stage 3 - Construction of 2 residential flat buildings containing 104 apartments over basement car parking on proposed Lot 1 (in Stage 1). The application also proposes to vary the road pattern under the Indicative Layout Plan		
Street address	95 Schofields Road, Rouse Hill		
Notification period	15 to 29 May 2024	**Number of submissions**	0

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	• Capital investment value (CIV) over $30 million (This development application has a CIV of $38 million)
Relevant section 4.15(1)(a) matters	• State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts – Central River City) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020 • Blacktown City Council Growth Centre Precincts Development Control Plan 2010
Report prepared by	Jared Spies
Report date	23 May 2025
Recommendation	Approve, subject to deferred commencement consent, including conditions listed in attachment 9.

Checklist

Summary of section 4.15 matters Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report?	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report?	Yes
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (section 7.24)?	Yes
Housing Productivity Contribution (for DA lodged on or after 1 October 2023) Does the DA require Housing Productivity Contribution Condition?	No
Conditions Have draft conditions been provided to the applicant for comment?	Yes
Biodiversity Is the land bio-certified land under the Biodiversity Conservation Act 2016?	Yes

Attachments

1. Attachment 1 Location map [**1.1.1** - 1 page]
2. Attachment 2 Aerial image [**1.1.2** - 1 page]
3. Attachment 3 Zoning extract [**1.1.3** - 1 page]
4. Attachment 4 detailed information about proposal and submissions [**1.1.4** - 6 pages]
5. Attachment 5 Development plans [**1.1.5** - 55 pages]
6. Attachment 6 Assessment against planning controls post 1 March 2022 [**1.1.6** - 8 pages]
7. Attachment 7 (Applicant's Clause 4.6 variation submission) [**1.1.7** - 11 pages]
8. Attachment 8 Council assessment of Clause 4 6 request (1) [**1.1.8** - 3 pages]
9. Attachment 9 Draft conditions [**1.1.9** - 66 pages]
10. Attachment 10 Approved Plans for SPP-21-00006 [**1.1.10** - 3 pages]
11. Attachment 11 Applicant comments on draft conditions [**1.1.11** - 2 pages]

1 Executive summary

1.1 The key issues that need to be considered by the Panel in respect of this application are:

- the recommendation for deferred commencement consent due to the development relying on the surrounding road network (approved under SPP-21-00006 which is at attachment 10) being constructed by Landcom to achieve public road access to the proposed access points
- the proposed deletion of an east-west Indicative Layout Plan road. This is considered acceptable because an equal portion of this same public road is already approved for construction under SPP-21-00006, albeit in a different location, effectively replacing the Indicative Layout Plan road over this site too
- the 12 m maximum building height limit is proposed to be exceeded by up to 4.49 m (37.4%). This is considered acceptable because the key encroachments relate to the rooftop common open space areas, pergolas and lift overruns, which will be centrally located, minimising the visual impact from the public realm. A Clause 4.6 variation request has been lodged and it is supported for these reasons
- the proposed location of some ground floor units being partially below (up to 1m) street level. This is considered acceptable due to the positive architectural design of the building in response to the slope of the land
- the proposed variation (up to 1m) to the maximum cut and fill levels prescribed by the Blacktown City Council Growth Centre Precincts Development Control Plan 2010. This is considered acceptable to align the subdivision development with the surrounding road levels and to deliver a basement for the residential flat building
- the proposed removal of 147 trees. This is considered acceptable given the biodiversity certification of the site and acceptance from our Greenspace Services team, subject to conditions.

1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.

1.3 The application is considered to be satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.

1.4 This report recommends that the Panel approve the application subject to the deferred commencement consent including conditions listed at attachment 9.

2 Location

2.1 The site is located at 95 Schofields Road, Rouse Hill. It is located within the Riverstone East Precinct associated with the North West Growth Centre and is:

- immediately north-west of the intersection of Schofields Road and The Ponds Boulevard
- 600 m east of Tallawong Metro Station and 460 m east of the intersection of Schofields Road and Cudgegong Road
- 27 m south of the metro rail line between Rouse Hill Station and Tallawong Station.
- 800 m west of the intersection of Windsor Road and Schofields Road.

2.2 The location of the site is shown at attachment 1.

3 Site description

3.1 The site is legally described as Lot 5 DP1190434. It is rectangular in shape and has a registered area of 17,200 m².

3.2 The site is zoned R3 Medium Density Residential under Appendix 8 of Precincts - Central River City SEPP 2021 with a maximum building height of 12 m.

3.3 The site is currently semi-rural in nature and is occupied by a single storey dwelling with associated outbuildings. The Sydney Metro rail corridor between Rouse Hill Station and Tallawong Station is immediately north of the site with vacant R3 Medium Density Residential land further north beyond the Metro line. Properties to the east and west are currently vacant or semi-rural in nature but are also zoned R3. Schofields Road is immediately south of the site, with more R3 zoned land further south across the road.

3.4 The site slopes downwards from the south-eastern corner (RL 54) towards the north-western corner (RL 49.9), representing a fall of 4.1 m across the site.

3.5 An aerial image of the site and surrounding area is at attachment 2. The zoning plan for the site and surrounds is at attachment 3.

4 Background

4.1 SPP-21-00006 (see attachment 10) was approved on 6 December 2022. It is a subdivision application relating to the properties to the north, east and west of the site. Consent provides for construction of an extension to Terry Road, from Schofields Road northwards to the existing cul-de-sac head of Terry Road.

4.2 The subject development relies on the above-mentioned construction of Terry Road, by Landcom, for public road access.

4.3 Correspondence provided with the subject application indicates that construction of Terry Road was likely to be completed by August 2024. However, construction of Terry Road has not yet commenced.

4.4 We issued the applicant 2 separate requests for further information on 24 July 2024 and 19 December 2024. Additional information provided by the applicant on 12 February 2025 has enabled us to finalise our assessment of the application.

4.5 This report is based on the amended plans provided to Council on 12 February 2025.

5 The amended proposal

5.1 The development application was lodged by Anthony Mancone on behalf of the owner.

5.2 The applicant proposes development of the site in 3 stages as detailed below:

5.2.1 Stage 1 - Subdivision of 1 lot into 2 super lots including:

- demolition of the existing dwelling and structures
- public road dedication along the eastern boundary
- site remediation
- tree clearing
- half public road construction along the western boundary
- drainage and services infrastructure.

5.2.2 Stage 2 - Community Title subdivision of proposed Lot 2 (from Stage 1) into 1 Community Title lot comprising a private shared laneway and 27 residential lots, each with a building envelope plan for a future dwelling.

5.2.3 Stage 3 - Construction of 2 residential flat buildings that are 4 storeys in height, containing a total of 104 apartments over a shared basement for car parking on proposed Lot 1 (from Stage 1).

5.3 Other details about the proposal are at attachment 4 and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

6.1 A full assessment of the development application against relevant planning controls is provided at attachment 6, including:

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Housing) 2021
- Blacktown Local Strategic Planning Statement 2020
- Central City District Plan 2018.
- Blacktown City Council Growth Centre Precincts Development Control Plan 2010

7 Issues raised by the public

7.1 The proposed development was notified to 31 property owners and occupiers in the locality between 15 and 29 May 2024. The development application was also placed on Council's website for the public to view, and a sign was erected on the site.

7.2 We received no submissions.

8 Key issues

8.1 Deferred commencement consent is recommended to provide public road access and downstream drainage

8.1.1 The development relies on the surrounding road network (approved under SPP-21-00006 to be constructed by Landcom) to achieve public road access to the proposed access points. These roads include the construction of an extension to Terry Road to the east of the site and a local public road along the site's northern boundary (Road No.1 in Figure 1 below from the approved plans of SPP-21-00006).

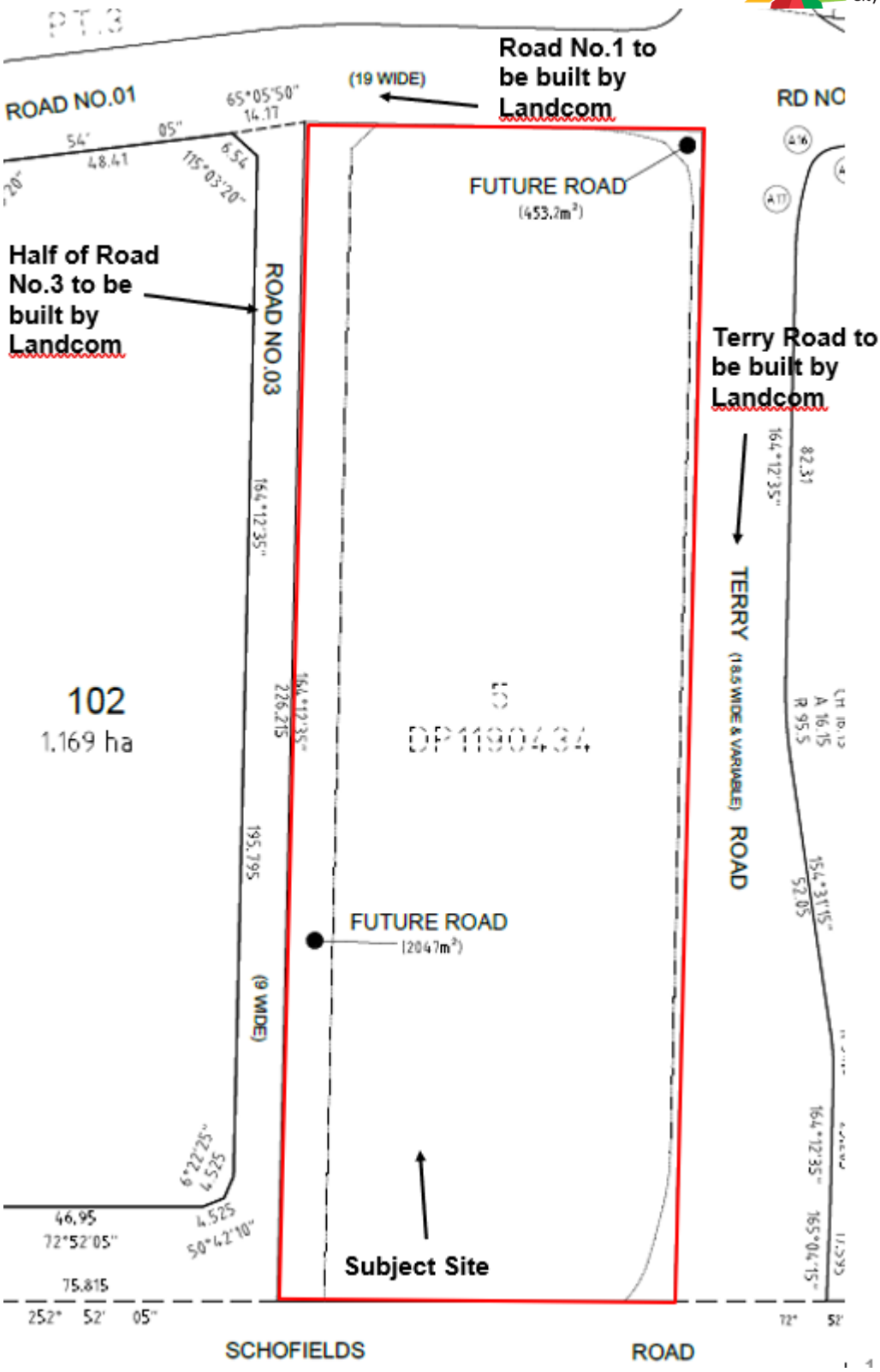


Figure 1 - Surrounding road network to be constructed under SPP-21-00006

8.1.2 This applicant proposes half road construction of the public local road along the site's western boundary to complete the full width of Road No.3. This completed road will connect to Road No. 1. The proposed private community title road that will service the community title subdivision will also connect to Road No 1. In the absence of Road 1 being completed by Landcom, no public road access to the land is possible as Schofields Road is an access-denied road.

8.1.3 Furthermore, in the absence of the drainage works approved under SPP-21-00006 being constructed, the proposed development will also have no legal discharge point for its stormwater drainage run off.

8.1.4 The applicant's position is that, instead of deferred commencement, we should instead impose a condition that requires works on the adjoining land that creates the local road network and drainage infrastructure as a 'prior to issue of the Subdivision Certificate requirement' for the proposed stage 1 subdivision, that will create 2 super lots, construction of the half road and trunk drainage works.

8.1.5 We don't support this approach as it is not orderly planning. Our position remains that all the works in SPP-21-00006 must be completed prior to this consent becoming operational. There is no certainty on when the Landcom works will be delivered, so it would be premature for this development to commence before the Landcom works when it is so heavily reliant on Landcom for all its access and drainage needs.

8.2 Proposed variation to the Indicative Layout Plan road pattern

8.2.1 The applicant proposes the deletion of an east-west Indicative Layout Plan (ILP) road from the site in the location highlighted red below.

8.2.2 Under SPP-21-00006, the ILP road layout was already varied by adding a local road along the northern boundary of the site in the location indicated in yellow in Figure 2 below. This road was not contemplated in the ILP.

Figure 2 - Location of ILP roads proposed for deletion and already varied

8.2.3 Section 1.7.2 of the Blacktown Growth Centres DCP indicates that Council may vary an ILP where the variation is considered to be minor and the proposal remains generally consistent with the ILP. Council will accept a variation from the exact road layout in the ILP subject to the following criteria being met:

- Council considers the current ILP layout to be problematic.
    - The ILP road pattern (in red above) provides no east-west road to any adjoining roads on neighbouring sites. The road layout approved under SPP-21-00006 (in yellow above) allows for a more functional vehicle

circulation and provides a continuous through road to the north of the site, where there is currently an unexplained gap in the ILP road layout.

- The proposed change is small in scale.
    - The proposed change is considered minor as the road intended for deletion is effectively replaced by the road approved under SPP-21-00006, which will deliver the same public road area envisaged by the ILP.
- One land holding is involved in the area to be changed.
    - The ILP road layout is indicated on the dashed lines in Figure 2 above. The road contemplated in the ILP, as highlighted red in that image, only applies to this site and does not extend beyond this property but in a more orderly manner.
- There are no off-site impacts on adjoining owners who would otherwise benefit from the ILP road as it currently stands.
    - The ILP road layout is indicated on the dashed lines in the image above. The road contemplated in the ILP as highlighted yellow in the image only applies to this site and does not extend beyond this property. Therefore, there will be no off-site impacts on neighbours as the road would not have extended onto neighbouring property at this location anyway.
- We notify adjoining owners / occupiers.
    - The application was notified as mentioned in Section 7 above. The exhibited Statement of Environmental Effects addressed the deletion of the ILP road. We received no objections during notification.
- There are no additional costs to Council associated with the delivery of the ILP change if it is listed in the Contribution Plan for the area by way of works or land.
    - The ILP road proposed for deletion is not a listed Contribution Plan item. Notwithstanding this, the application was referred to our S7.11 Contributions section, which raised no objections and provided conditions of consent relating to the S7.11 contributions that apply to the development.
- Any ILP change from a public road to a private road must not have any detrimental impact on the residents maintaining the private road at their cost or to the adjoining owner who would have otherwise benefited from the ILP public road (noting that a private road cannot be used by adjoining owners).
    - This is not applicable in this instance.

8.2.4 Therefore, we consider the proposed variation to the ILP to be acceptable in this instance.

8.3 The 12 m maximum building height limit is proposed to be exceeded

8.3.1 The maximum height of the buildings is proposed at 16.49 m; a variation of up to 4.49 m or 37.4%. The applicant has provided a Clause 4.6 variation request to justify this variation, provided at attachment 6. Council's assessment of the Clause 4.6 variation request is at attachment 7.

8.3.2 This exceedance is considered acceptable for the reasons outlined in attachment 7. Most importantly, the key point encroachments relate to the rooftop common open space areas, pergolas and lift overruns, which will all be centrally located, minimising the visual impact from the public realm. The parts of the building that exceed the height limit also do not increase the yield of apartments or storeys in the development.

8.4 Some ground floor units are partially below street level

8.4.1 Ground level courtyards along the eastern and southern elevations of the residential flat building are up to 1 m lower than street level, which does not comply with Objective 3C of the Apartment Design Guide, which relates to the public domain interface of an apartment building. It indicates that ground floor apartments should have finished ground and floor levels up to 1 m above the public domain level to provide surveillance and improve visual privacy for ground level dwellings. The objective of the Guide is that a transition between the private and public domain is achieved without compromising safety and security and still ensures good amenity for residents living in these ground floor units.

8.4.2 Despite the departure from the Guide, the apartments and the associated courtyards that will be lower than the street level can still meet the objective of the design control as:

- all ground level apartments are provided with entries from the street that will assist in activating the street
- they will have landscaping between their courtyard fencing and the road, this will assist with screening the development and providing an appropriate level of privacy
- upper level balconies and units will still be able to view out to and provide passive surveillance of the street
- the courtyards will be provided with 1.2 m high balustrades that are set back off the boundary and this separation in conjunction with landscaping will ensure privacy to future residents occupying the apartments
- the courtyards will be located off active indoor living areas and so will be clearly visible from within the units.

8.4.3 Given the slope of the land and the positive architectural design of the building in response to this slope, it is reasonable and acceptable to support a departure from Objective 3C of the Apartment Design Guide in this particular instance.

8.5 Variation to the maximum cut and fill levels and retaining wall heights prescribed by Blacktown City Council Growth Centre Precincts Development Control Plan 2010

8.5.1 Section 4.1.2 of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 prescribes maximum cut and fill levels of 0.5 m.

8.5.2 Cut and fill of between 0.5 m to 1 m is proposed across the site, resulting in a variation from the controls of up to 0.5 m. This type of variation is expected on large sites such as this. These earthworks will deliver the subdivision in a way that will align it with the adjoining approved street levels and avoid construction of retaining walls along the street-facing boundary. This will result in a better streetscape outcome and the variation is therefore supported.

8.5.3 Furthermore, a cut of up to 7.7 m is required to achieve construction of the 2-level basement which is considered acceptable since basement construction is standard practice in residential flat building developments.

8.5.4 Therefore, a variation to the cut and fill controls is acceptable in this these circumstances.

8.6 Tree removal will be offset by new tree planting

8.6.1 A total of 147 trees are required to be removed from the property to facilitate this 3 stage development.

8.6.2 The applicant proposes planting of 37 trees to offset the loss of trees on site and 14 street trees along public roads that front the Stage 3 residential flat building. It is noted that the Stage 2 subdivision did not include a street tree plan, so a condition of consent has been imposed requiring the submission of a street tree plan to address this component of the development. This plan will need to be approved by our

Greenspace Services Team prior to the issue of any Subdivision Works Certificate. This will ensure additional street trees are planted along the public roads that front the Stage 2 subdivision.

8.6.3 Notwithstanding this, the site is entirely biodiversity certified. While the site has vegetation, it has been identified in the Growth Centres as developable land and has been zoned accordingly. This vegetation was identified by the NSW Government at the time of certification as being less viable for long-term conservation as it occurs in patches or is highly threatened with future degradation. The certification acknowledges the expected loss of this vegetation during the development of the Growth Centres to facilitate the growth of Sydney.

8.6.4 All trees outside of the property boundaries will be retained and protected. Several conditions of consent have been imposed accordingly.

8.6.5 The proposed tree removal is therefore considered acceptable.

9 External referrals

9.1 The development application was referred to the following external authorities for comment:

Authority	Comments
NSW Police Force	Acceptable subject to conditions.
Transport for NSW	The proposed development will not have a detrimental impact to the surrounding classified road network and such has no further comment.
Sydney Metro	Referral returned as the proposed development was deemed to be located too far from the Sydney Metro rail corridor.
Sydney Water	Acceptable subject to conditions.

10 Internal referrals

10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
Engineering	Acceptable subject to deferred commencement conditions
Building	Acceptable subject to conditions
Drainage	Acceptable subject to deferred commencement conditions
Environmental Health	Acceptable subject to conditions
Land Information	No objections
Greenspace Services	Acceptable subject to conditions
Traffic	Acceptable subject to conditions
Waste	Acceptable subject to conditions
Asset Design	Acceptable subject to conditions
City Architect	Acceptable as all previous concerns have been now addressed in

Section	Comments
	the amended plans
S7.11 Planning Contributions	Acceptable subject to conditions

11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Disclosure of political donations and gifts

12.1 Under Section 10.4 of the Environmental Planning and Assessment Act 1979, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e. a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.

12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.

12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the Local Government Act 1993.

12.4 Disclosures:

• Political donations	Has a Disclosure statement been received in relation to this application?	Yes
	If yes, provide Disclosure statement register reference	Ref: D24/80321
• Gifts	Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application?	No

13 Recommendation

1 Uphold the variation to the height of buildings development standard in Clause 4.3 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 using Clause 4.6 for the following reasons:

a The request is well founded and warrants support given the maximum building height, massing and density on the site.

b The proposal provides a consistent built form scale of 4 storeys as viewed from the public domain, which is consistent with the scale anticipated by the precinct plan and accommodates rooftop plant and equipment to properly service the development.

c Adherence to the height standard is unnecessary in this instance as no adverse impacts will result from the minor variations to the building height map.

d The proposal will create a positive precinct outcome thus providing sufficient environmental planning grounds to justify the variations. The variation will foster development that is consistent with the zone objectives and is still in the public interest.

2 Approve DA-24-00133 subject to a deferred commencement consent including conditions listed in attachment 9, for the reasons listed below:

a The Clause 4.6 variation is considered acceptable under Clause 4.6 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006. [Section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979].

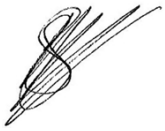
b The site is considered suitable for the proposed development under the provisions of [Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979].

c The proposal is in the public interest as it will assist to deliver higher density housing options to the area by introducing a range of apartment dwellings. [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979]

3 Council officers notify the applicant of the Panel's decision.

14 Declaration and endorsement

We, the undersigned, declare, to the best of our knowledge that we have no interest, pecuniary or otherwise, in this development application or persons associated with it; and we have provided an impartial assessment.



Jared Spies
Senior Development Assessment Planner

Judith Portelli
Manager Development Assessment

Peter Conroy
Director City Planning and Development

Attachment 1

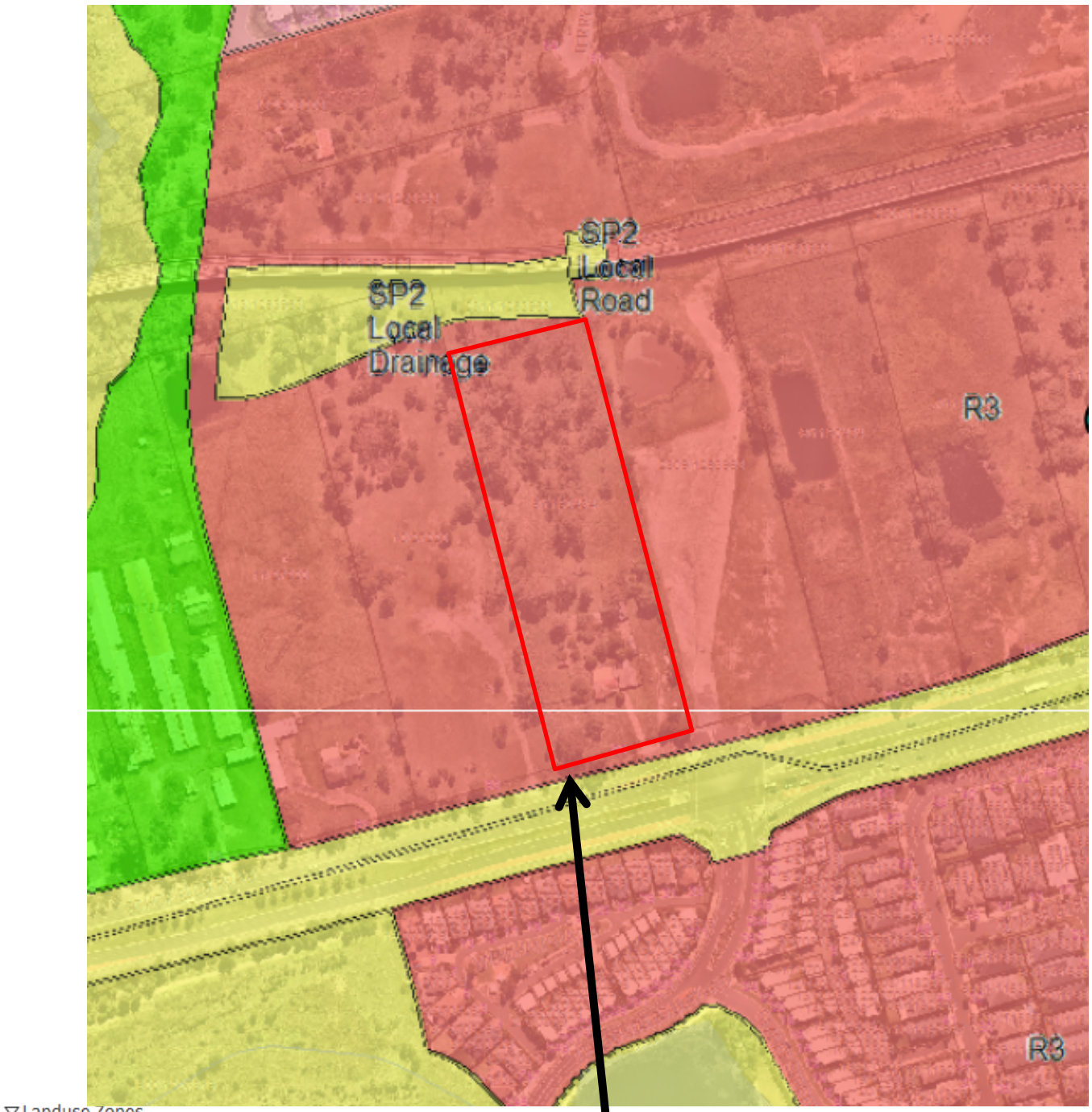
Location map

Attachment 2

Aerial image

Attachment 3

Zoning extract



Landuse Zones

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU4 Rural Small Holdings
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways

Location of site

N

Attachment 4

Detailed information about proposal and DA submission material

1 Overview

1.1 The applicant proposes development of the site in 3 stages as detailed below:

1.1.1 Stage 1 - Subdivision into 2 super lots including demolition of the existing dwelling and structures, site remediation, tree clearing, half public road construction along the western boundary, drainage and services infrastructure works.

1.1.2 Stage 2 - Community Title subdivision of proposed Lot 2 (from Stage 1) into 1 Community Title lot comprising a private shared laneway and 27 residential lots, each with a building envelope plan for a future dwelling.

1.1.3 Stage 3 - Construction of 2 residential flat buildings that are 4-storeys in height and contain 104 apartments over basement car parking on proposed Lot 1 (from Stage 1).

2 Subdivision component

2.1 The lots sizes for the 2 super lots in Stage 1 will be:

- Lot 1: 6,278 m²
- Lot 2: 8,438 m²

2.2 Stage 2 subdivision will include 27 lots; 26 of which will range in area from 247 m² to 278 m² and 1 which will be 378 m^2.

2.3 The 26 lots will be each accompanied by a building envelope plan that will inform the building setbacks, articulation zone, garage location, bin storage area and private open space for a future dwelling on these lots.

3 Residential flat building component

3.1 A total of 104 apartments are proposed in 2 residential flat buildings. The unit mix of the apartments consists of 5 x 1-bed, 94 x 2-bed and 5 x 3-bed apartments.

3.2 The 2 buildings will be over a shared basement containing:

- 135 car parking spaces including 114 residential, 21 visitor and 11 disabled car parking spaces
- 35 bicycle and 2 motorcycle parking spaces
- storage cages
- waste collection rooms
- loading bay
- services for the building

3.3 The proposed materials and finishes include:

- a variety of colours including light brown, dark brown and grey brick walls
- white and grey painted ballustrades
- white vertical and dark grey horizontal powder coated batten for privacy screens

- dark grey powder coated window frames, railings, fences and pergolas.

3.4 A BASIX Certificate for the residential flat buildings accompanies the application. It demonstrates that the proposal complies with all the relevant sustainability targets.

3.5 A SEPP65 design verification statement prepared by Zhinar Architects dated May 2023 accompanies the application. It outlines how the design of the proposed residential flat buildings achieve the 9 design quality principles prescribed under SEPP 65.

3.6 Landscape plans prepared by Paul Scrivener Landscape dated 30 September 2024 accompany the application. These plans indicate the proposed landscaping in the ground floor and rooftop communal open space areas as well as in the private open spaces of the residential flat buildings. The plans also indicate street tree planting of 14 trees in the verge of the proposed public road in front of the buildings.

4 Crime prevention

4.1 A Crime prevention through environmental design (CPTED) report, prepared by Think Planners dated May 2023, accompanies the application. It demonstrates that the design of the proposal incorporates CPTED measures that will improve the safety of residents whilst diminishing opportunities for crime.

4.2 It includes additional measures to be implemented to mitigate potential crime risk associated with the development including access control measures, active surveillance measures, adequate use of lighting and use of appropriate materials.

5 Traffic and parking

5.1 A traffic and parking assessment report, prepared by Varga Traffic Planning Pty Ltd dated 5 September 2023, accompanies the application. It assesses the traffic and parking implications of the proposed development.

5.2 The report:

- reviews the road network in the vicinity of the site
- reviews the public transport services in the vicinity of the site
- estimates the traffic generation potential of the development
- assesses the traffic implications of the proposal in terms of road network capacity
- reviews the geometric design features of the proposed car parking and loading facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street car parking and loading provided on the site.

6 Stormwater management

6.1 A Stormwater management plan, prepared by C&M Consulting Engineers Pty Ltd dated January 2024, accompanies the application. It includes a comprehensive assessment of the water quality requirements for the proposed development and proposes a best practice water quality strategy. The report describes the principles and operation of the proposed water quality systems.

6.2 The key strategies to be adopted for this development with regards to water quality include:

- 26 x pit baskets in nominated inlet pits, forming part of the water quality treatment train, removing pollutants and nutrients that are detrimental to downstream waterways

- 22 x 690 mm ZPG stormfilter cartridges fitted within 2 separate chambers to treat the water prior to it leaving the site
- 27 x 2.25 kL rainwater harvesting and retention system to allow rainwater reuse while providing improvement to the quality of stormwater runoff from the site and some level of stormwater detention.

6.3 The report concludes that the results from the investigations and modelling for this project indicate that the development with the proposed water sensitive urban design strategy and management can provide a safe and ecologically sustainable environment.

7 Heritage

7.1 An Aboriginal cultural heritage assessment report and Archaeological report, prepared by Apex Archaeology dated May 2023, accompany the application. They detail the results of the archaeological assessment of the site, prepared in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (September 2010) (the Code of Practice).

7.2 The study area was included in a previous investigation undertaken by Kelleher Nightingale Consultancy (KNC) in 2010 that identified an Aboriginal site (AHIMS # 45- 5-3930) near the northern boundary of the current study area, and another site (AHIMS #45-5-3931) close to the western boundary of the study area, during a pedestrian survey. The KNC investigation was required before the construction of the NorthWest Rail link that runs in a west to east direction, approximately 25 m north of the study area. Both sites comprised isolated stone artefacts that were subsequently collected during an archaeological salvage undertaken by KNC in 2015 that was concentrated along the rail corridor just north of the study area.

7.3 The Aboriginal cultural heritage assessment includes a comprehensive review of previous archaeological investigations and consideration of the underlying geology, as well as historical land disturbance. A pedestrian survey of the study area was also undertaken in conjunction with Jamie Eastwood from Aragung Aboriginal Cultural Heritage Site Assessments. This was to identify any archaeological material that may be exposed on the surface and areas that may require further subsurface investigation through test excavations.

7.4 No additional artefacts were found during the survey and no areas were found that warranted further subsurface investigation. The results of the assessment confirm that the study area has undergone significant land disturbance through the construction of buildings and services and historical activity and did not retain potential for subsurface deposits to be present. The reports conclude that it is more likely that archaeological material will be found further west and closer to Second Ponds Creek, outside of the study area.

7.5 Based on the results of the cultural heritage and archaeological assessments, the following recommendations have been made for the project:

7.5.1 No further archaeological assessment is required: the report details the archaeological potential of the site, which has been assessed as nil. No further archaeological assessment is required for the site.

7.5.2 Development boundaries: the proposed development works must be contained within the assessed boundaries for this project. If there is any alteration to the boundaries of the proposed development to include areas not assessed as part of this archaeological investigation, further investigation of those areas should be completed to assist in managing Aboriginal objects and places which may be present in an appropriate manner.

7.5.3 Stop work provision: should unanticipated Aboriginal archaeological material be encountered during site works, all work must cease in the vicinity of the find and an archaeologist contacted to assess the find and to advise on the course of action to be taken. Further archaeological assessment and Aboriginal community consultation may be required prior to the recommencement of works. Any objects confirmed to be Aboriginal in origin must be reported to Heritage NSW.

7.5.4 Reporting: one digital copy of the report should be forwarded to Heritage NSW for inclusion on the Aboriginal Heritage Information Management System (AHIMS). One copy of this report should be forwarded to each of the registered Aboriginal stakeholders for the project.

8 Site contamination

8.1 A detailed site investigation, prepared by Argus dated 8 November 2022, accompanies the application. It concludes that the site is suitable for the proposed use, subject to recommendations including:

- development of an appropriate remedial/management strategy, culminating in the preparation of a Remedial action plan in accordance with Environment Protection Authority guidelines, to address data gaps across the site, in particular the contaminated topsoil materials in the proposed development area
- classification of any soils requiring removal from the site, as part of future site works, in accordance with the 'Waste Classification Guidelines, Part 1: ClassifyingWaste', NSW EPA (2014)
- application of stop work procedures if, during the remaining site works, significant odours and/or evidence of gross contamination not previously detected are encountered, or any other significant unexpected occurrence. This is to include notification to the appointed environmental consultant immediately to set up a response to the unexpected occurrence.

8.2 In line with the recommendations, a Remediation action plan by Aargus dated 9 December 2022 was prepared and submitted in support of the application. The plan concludes that the site can be made suitable for the proposed residential development subject to the implementation of the remediation and validation works.

9 Waste management

9.1 A waste management plan, prepared by Dickens Solutions dated February 2025, accompanies the application. It outlines how waste generated from demolition of the existing buildings and during construction of the development will be managed. It also outlines how waste collection will be managed operationally for both the subdivision and residential flat building components of the development.

10 Geotechnical investigation

10.1 A Geotechnical investigation report, prepared by Aargus dated 6 July 2022, accompanies the application. The investigation assesses the ground conditions and feasibility of the site from a geotechnical perspective for the proposed development. The investigation included assessment of the site's existing geotechnical conditions to provide recommendations for the design and construction of the proposed development.

11 Acoustic report

11.1 An acoustic assessment, prepared by Pule White Noise Acoustics dated 18 September 2024, accompanies the application. It reviews the proposed building envelope, noise emissions and potential vibration intrusion from the use of site as well as establishes the applicable acoustic separation requirements.

11.2 The assessment provides recommendations to achieve the required internal noise level criteria including:

11.2.1 Window glazing for bedrooms and living rooms as follows:

- 10.38 mm laminate for ground floor units facing north and west in Block A
- 10.38 mm laminate for all south facing units in Block B
- 10.38 mm laminate for all south facing units in Block C
- 6.38 mm for all other units in the development.

11.2.2 External building elements to be constructed with a minimum acoustic performance of Weighted sound reduction index (Rw) 50 facing Schofields Road to the south and Rw 45 to all other orientations.

11.2.3 For engineering services:

- 1 m acoustic flexible ducting on the intake and discharge side of the residential toilet exhaust fans
- air conditioner condenser plant to be isolated from the base building structure with a rubber pad. Night operation mode must be in operation between 9:00pm and 7:00am and provided a minimum of 4-5dBA.
- basement ventilation systems already can comply, but a detailed review should be undertaken prior to the issue of the Construction Certificate once selections and locations are finalised

11.2.4 Due to the Sydney Metro rail corridor to the north, a consent condition is to be imposed that requires compliance with the ground borne noise as per table 3.1 of the NSW Department of Planning document Development Near Rail Corridors and Busy Roads – Interim Guideline 2008.

12 Access report

12.1 An access report, prepared by Vista Access Architects dated 10 March 2023, accompanies the application. It outlines the proposals accessibility compliance with the Building Code of Australia 2019, Disability (Access to premises-building) Standards 2010, the relevant Australian Standards, SEPP 65 and Livable Housing Australia's Livable Housing Design Guidelines.

12.2 The report provides recommendations that will ensure that the development will comply with the relevant requirements of the abovementioned documents.

13 Arborist report and tree management

13.1 An Arboricultural impact assessment report and Tree management plan, prepared by Redgum Horticultural dated 15 September 2023, accompany the application.

13.2 The report identifies 156 trees, 147 of which are proposed for removal including 6 dead or weed specimens located within the property. It proposes the retention of 9 trees on

neighbouring land and the road reserve. It also provides methods to retain and protect the 9 trees on neighbouring land and the road reserve.

STAGE 1
SUPER LOT SUBDIVISION

8741
95 Schofields Rd
ROUSE HILL, NSW 2155
Proposed Development

A1

MGA
DP1190434

2809
DP1253963

ROAD 2 (TERRY ROAD)
1.5 WIDE - 20 TOTAL

224.45

22.89
6.255
A8.54
R30
A15.925
R56.5
88.655
30.895
98.55
A12.915
R45.5
A11.465
R20.5
9.37

2811
DP1253963

PROPOSED FUTURE ROAD
(15 WIDE)

39.415

2
(8438m²)

47.7

1
(6278m²)

57.955

34.91

SCHOFIELDS ROAD
VARIABLE WIDTH

7.075
14
146.495
74.515

ROAD 1 9 WIDE - 18 TOTAL
(4 - 5.5) - (4 - 11 - 4)

226.215
6

10
DP227220

STAGE 1

2 4 6 8 10 20 30 40
1:400

ISSUE	DATE	AMENDMENT	SURV	CHK
A	3/07/23	ORIGINAL ISSUE	SR	SR
B	20/09/23	UPDATE EASEMENTS FOR ROAD REDESIGN	SR	SR
C	23/01/24	REMOVE TURNING HEAD EASEMENT	SR	SR
D	9/09/24	AMENDMENT TO INTERNAL LOT BOUNDARIES	SR	SR

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ALEXANDER RICHARDSON ID: SU008870
REGISTERED LAND SURVEYOR

NOTES:

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2. **PROPOSED EASEMENT LOCATIONS ARE INDICATIVE ONLY & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY AND REGISTRATION OF THE FINAL PLAN AT NSW LRS**

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PROJECT:
PLAN OF PROPOSED SUBDIVISION
OF LOT 5 IN DP1190434

95 SCHOFIELDS ROAD
ROUSE HILL

CLIENT: NORWEST GARDEN DEVELOPMENT

FILE: 8961 Draft Subdivision Plan - 95 Schofields Rd, Rouse Hill

LGA: BLACKTOWN

REF: 8961	CONTOURS:
ISSUE: D	DATUM:
SURVEY DATE: 9/09/2024	AZIMUTH: MGA
SCALE: 1:400	SHEET 1 OF 1 SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
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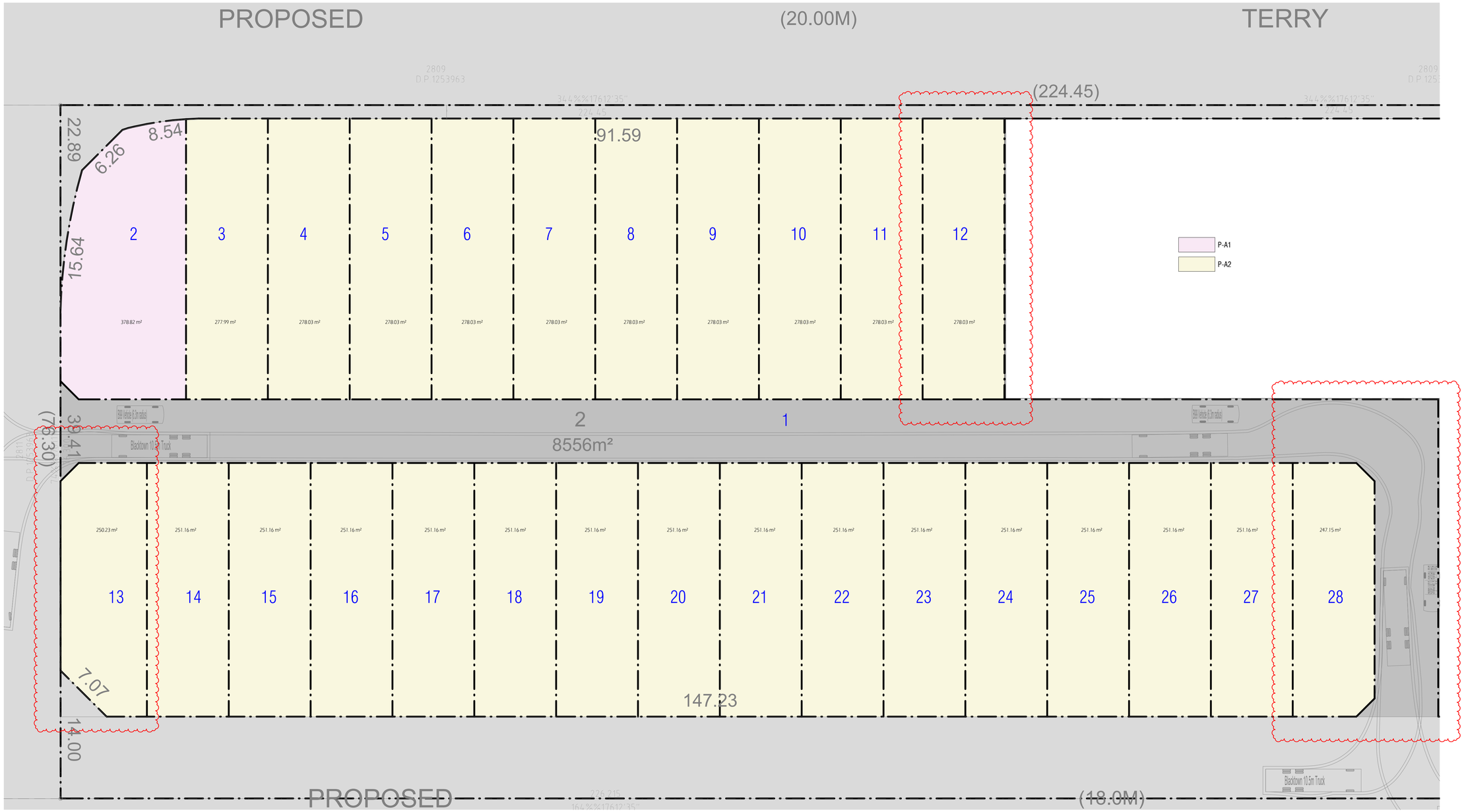
STAGE 2
(LOT 2) SUBDIVISION TO 27 LOTS

8741
95 Schofields Rd
ROUSE HILL, NSW 2155
Proposed Development



SUBDIVISION PLAN

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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	DATE		

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PROJECT ARCHITECTS
IAN CONRY

Australian Institute of Architects

REGISTRATION NUMBER
NSW Reg.8317

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
SUBDIVISION PLAN

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Checker

SCALE @A1 SHEET
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8741
JOB No.

DA2 - 100
DRAWING No.

B
ISSUE

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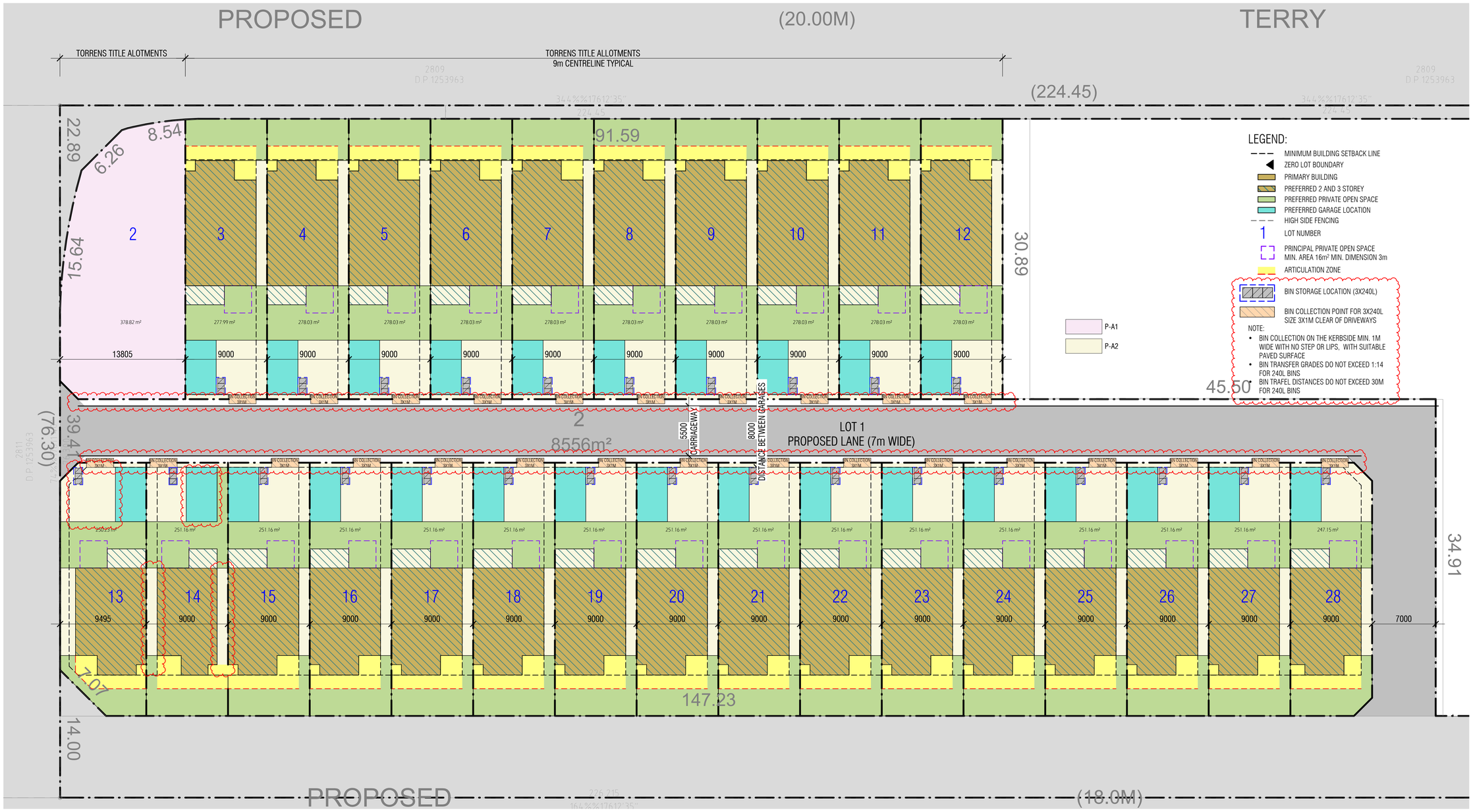

SUBDIVISION PLAN

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NOTE ISSUE C:
- DRAWING AMENDED TO SHOW BIN COLLECTION POINT ON EACH DWELLING
- SETBACK FOR LOT 14 INCREASED TO 1.2M
- BIN COLLECTION ON THE KERBSIDE MIN. 1M WIDE WITH NO STEP OR LIPS
- NOTE ON LEGEND AMENDED

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95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
SUBDIVISION PLAN

Checked
Checker

SCALE @A1 SHEET
As indicated

8741
JOB No.

DA2 - 101
DRAWING No.

C
ISSUE

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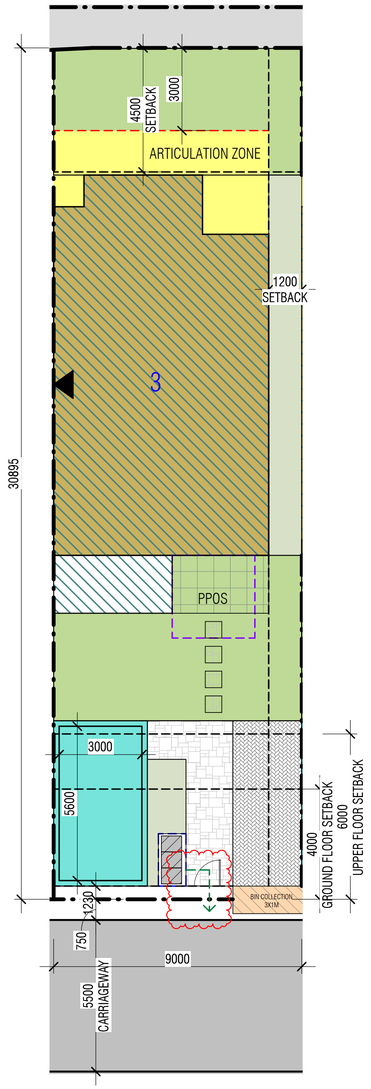
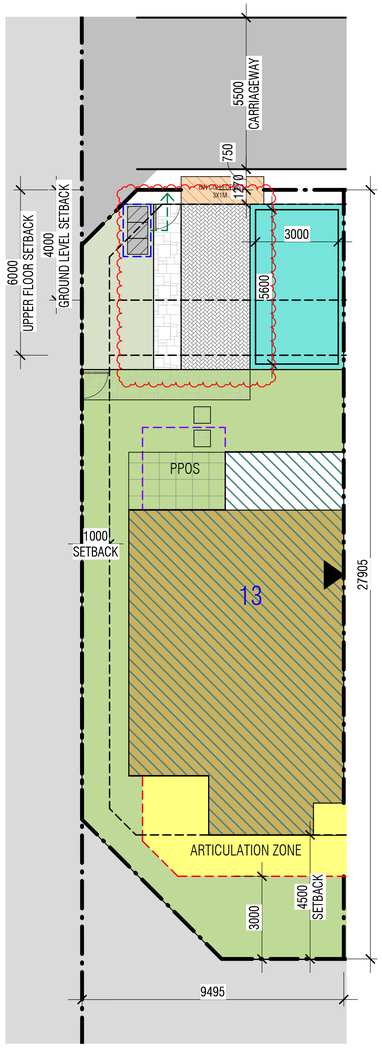


BEP FOR LOT 3-12

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

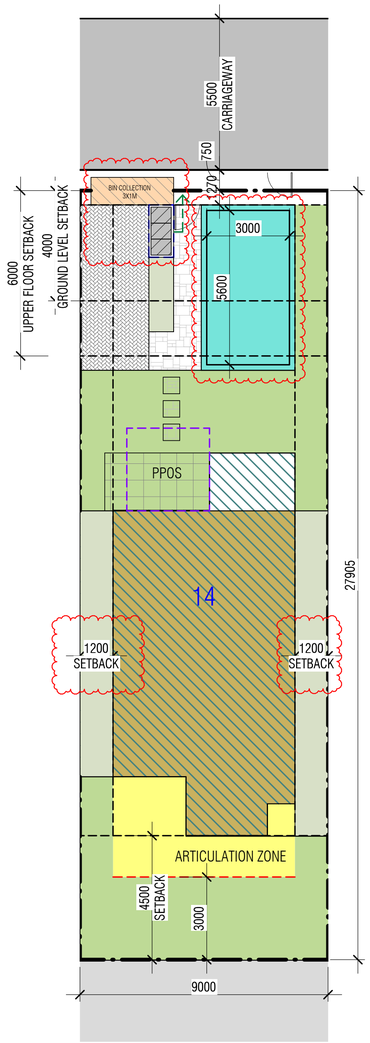
LOT AREA (LOT 3)	= 277.99m²
SITE COVERAGE (UPPER LEVEL MAX. 50% OF LOT AREA)	= 138.995m²
SOFT LANDSCAPE AREA (MIN. 15% OF LOT AREA)	= 62m²
PPOS (MIN. AREA 16m² MIN. DIMENSION 3m)	= 54m²
LOT AREA (LOT 4-12)	= 278.03m²
SITE COVERAGE (UPPER LEVEL MAX. 50% OF LOT AREA)	= 139.015m²
SOFT LANDSCAPE AREA (MIN. 15% OF LOT AREA)	= 62m²
PPOS (MIN. AREA 16m² MIN. DIMENSION 3m)	= 54m²



BEP FOR LOT 13

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

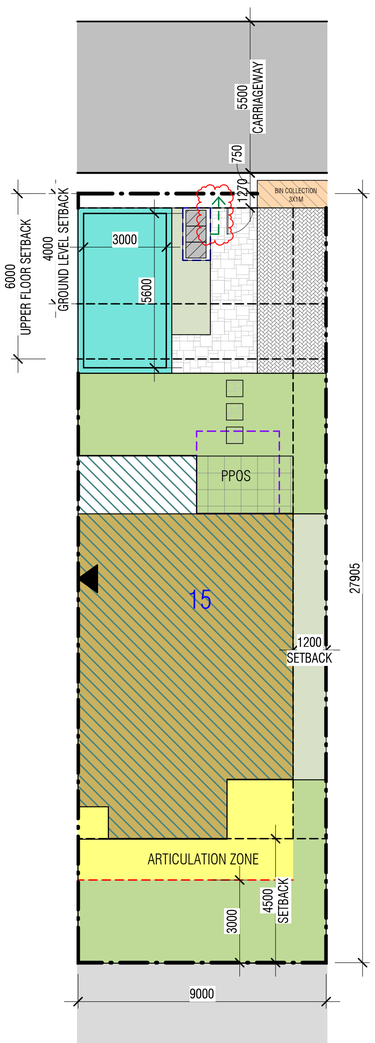
LOT AREA	= 250.23m²
SITE COVERAGE (UPPER LEVEL MAX. 50% OF LOT AREA)	= 125m²
SOFT LANDSCAPE AREA (MIN. 15% OF LOT AREA)	= 95m²
PPOS (MIN. AREA 16m² MIN. DIMENSION 3m)	= 45m²



BEP FOR LOT 14

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

LOT AREA	= 251.16m²
SITE COVERAGE (UPPER LEVEL MAX. 50% OF LOT AREA)	= 125.58m²
SOFT LANDSCAPE AREA (MIN. 15% OF LOT AREA)	= 80m²
PPOS (MIN. AREA 16m² MIN. DIMENSION 3m)	= 45m²



BEP FOR LOT 15

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

LOT AREA	= 251.16m²
SITE COVERAGE (UPPER LEVEL MAX. 50% OF LOT AREA)	= 125.58m²
SOFT LANDSCAPE AREA (MIN. 15% OF LOT AREA)	= 72m²
PPOS (MIN. AREA 16m² MIN. DIMENSION 3m)	= 45m²

LEGEND:

- MINIMUM BUILDING SETBACK LINE
- ZERO LOT BOUNDARY
- PRIMARY BUILDING
- PREFERRED 2 AND 3 STOREY
- PREFERRED PRIVATE OPEN SPACE
- PREFERRED GARAGE LOCATION
- HIGH SIDE FENCING
- 1 LOT NUMBER
- PRINCIPAL PRIVATE OPEN SPACE MIN. AREA 16m² MIN. DIMENSION 3m
- ARTICULATION ZONE
- BIN STORAGE LOCATION (3X240L)
- BIN COLLECTION POINT FOR 3X240L SIZE 3X1M CLEAR OF DRIVEWAYS
- BIN TRANSFER PATH (MAX 1:14)

NOTE:

- BIN COLLECTION ON THE KERBSIDE MIN. 1M WIDE WITH NO STEP OR LIPS, WITH SUITABLE PAVED SURFACE
- BIN TRANSFER GRADES DO NOT EXCEED 1:14 FOR 240L BINS
- BIN TRAFEL DISTANCES DO NOT EXCEED 30M FOR 240L BINS

NOTE ISSUE C:

- SETBACK FOR LOT 14 INCREASED TO 1.2M
- SECOND CAR SPACE FOR LOT 13 HAS BEEN ADJUSTED
- NOTE ON LEGEND AMENDED

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PROJECT ARCHITECTS
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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
BEP PLANS

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SCALE @A1 SHEET
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8741 JOB No.
DA2 - 102 DRAWING No.
C ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

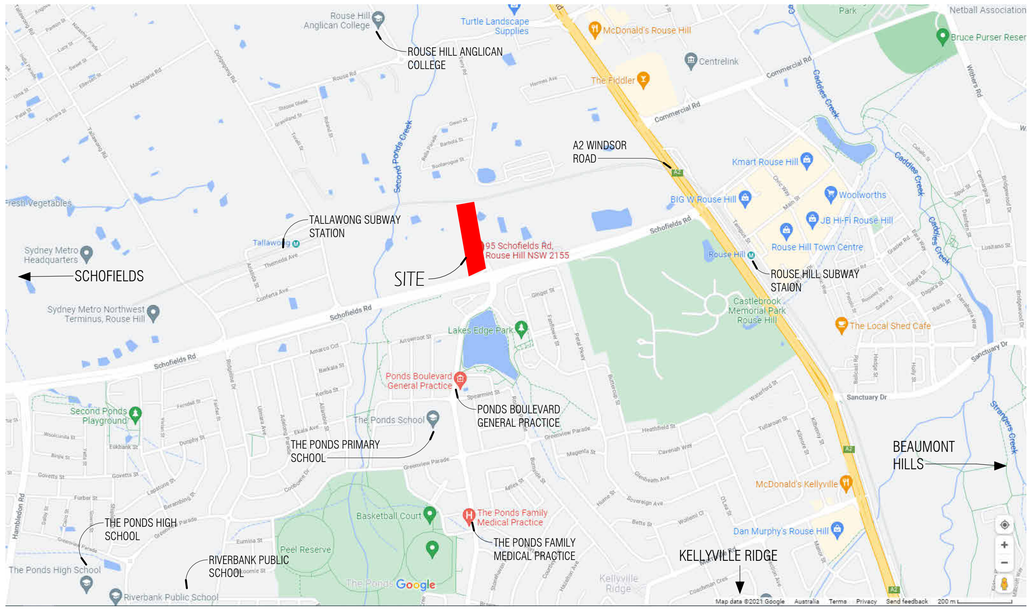
STAGE 3
(LOT 1) RESIDENTIAL FLAT BUILDING

8741
95 Schofields Rd
ROUSE HILL, NSW 2155
Proposed Development

DEVELOPMENT SUMMARY

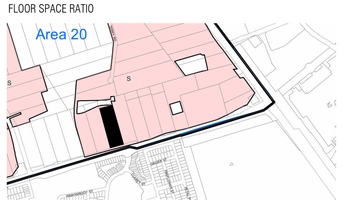
	ALLOWABLE / REQUIRED	PROPOSED	COMPLIES
01. SITE AREA		17,188 m² (existing total land parcel)	N / A
		6949 m² (proposed land parcel including road dedication)	N / A
		6278 m² (proposed subdivision)	
02. LANDZONE	R3 MEDIUM DESITY	-	N / A
03. BUILDING HEIGHT	12m	16.2 m APPROX.	varies
04. RFB NUMBER OF UNITS	-	1 BEDROOM = 5 2 BEDROOM = 94 3 BEDROOM = 5 TOTAL = 104	N / A
05. FLOOR SPACE RATIO	1.75 : 1(of 17,188 m²) (MAX GFA 30079 m²)	0.57 :1 (9933.3 m²)	YES
06. RFB CAR SPACE	1 BEDROOM 1 PER SPACE x 5 = 5 2 BEDROOM 1 PER SPACE x 94 = 94 3 BEDROOM 2 PER SPACE x 5 = 10 VISITOR MIN 1 PER 5 DWELLINGS 104/5 = 21 CAR SPACES REQUIRED = 130	CAR SPACES PROVIDED = 135	YES
07. SOLAR ACCESS	MIN. 70%	SOLAR > 2 HR = 76/104 = 73 % NO SUN = 3/104 = 3%	YES
08. CROSS VENTILATION	MIN. 60%	CV 62/104 = 60 %	YES
09. DEEP SOIL ZONE	7% (of 6278 m²) (439.46 m²)	8.2 % 519.2 m² (6M WIDE)	YES
10. LANDSCAPE	30% (of 6278 m²) (1883.4 m²)	32.4% 2037.1 m²	YES
11. COMMON OPEN SPACE	25% (of 6278 m²) (1569.5m²)	27.8% 1750.0 m²	YES
12. ADAPTABLE HOUSING (RFB)	MIN. 10% 0.1 X 104 = 11	11	YES

NOTE: AC CONDENSOR UNIT TO BE LOCATED IN BALCONY AS PER BASIX REQUIREMENT AND LOCATION TO BE DETERMINED BY MECHANICAL ENGINEER AT CC STAGE.
AC CONDENSOR TO BE DRAINED TO STORMWATER SYSTEM AS PER STORMWATER ENGINEER DETAILS.



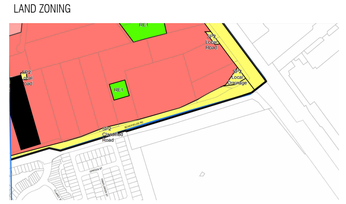
LOCATION MAP
SOURCE: GOOGLE MAPS
DATE: 12/10/2021

FLOOR SPACE RATIO



S 1.75

LAND ZONING

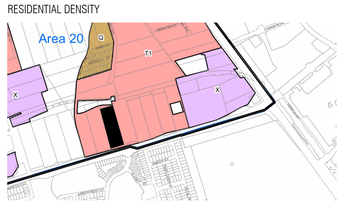


R3 Medium Density Residential

HEIGHT OF BUILDING

M 12

RESIDENTIAL DENSITY



T1 25

SOURCE: PLANNING PORTAL

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B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/VV	VB
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PROJECT ARCHITECTS
IAN CONRY

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REGISTRATION NUMBER
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www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

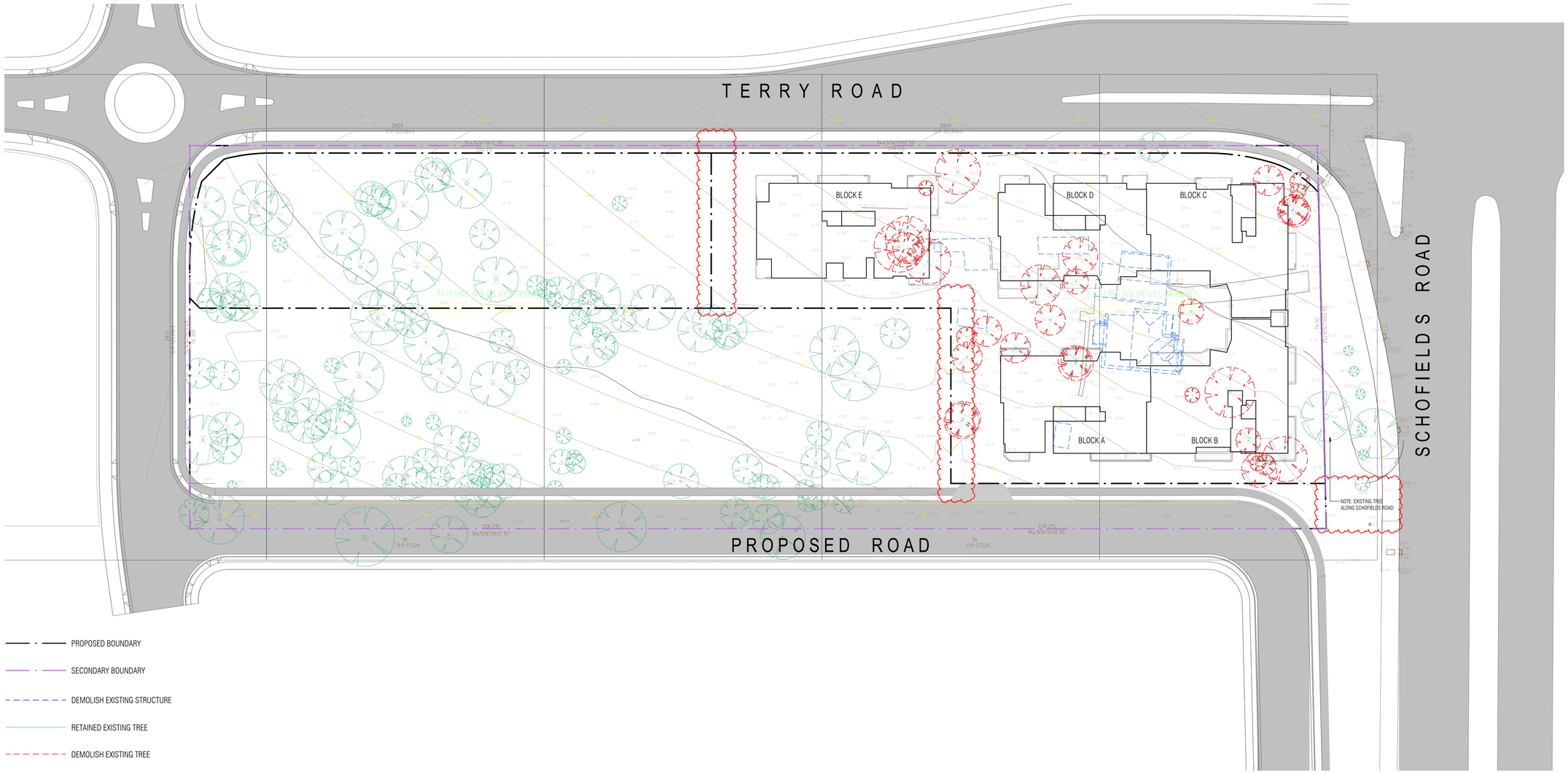
95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
DEVELOPMENT SUMMARY

Checked IC
SCALE @A1 SHEET As indicated
JOB No. 8741
DRAWING No. DA3 - 001
ISSUE B

scale 1:100 @A1sheet



SITE PLAN
1 : 400

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B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/VV	VB
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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SITE PLAN

Checked
IC

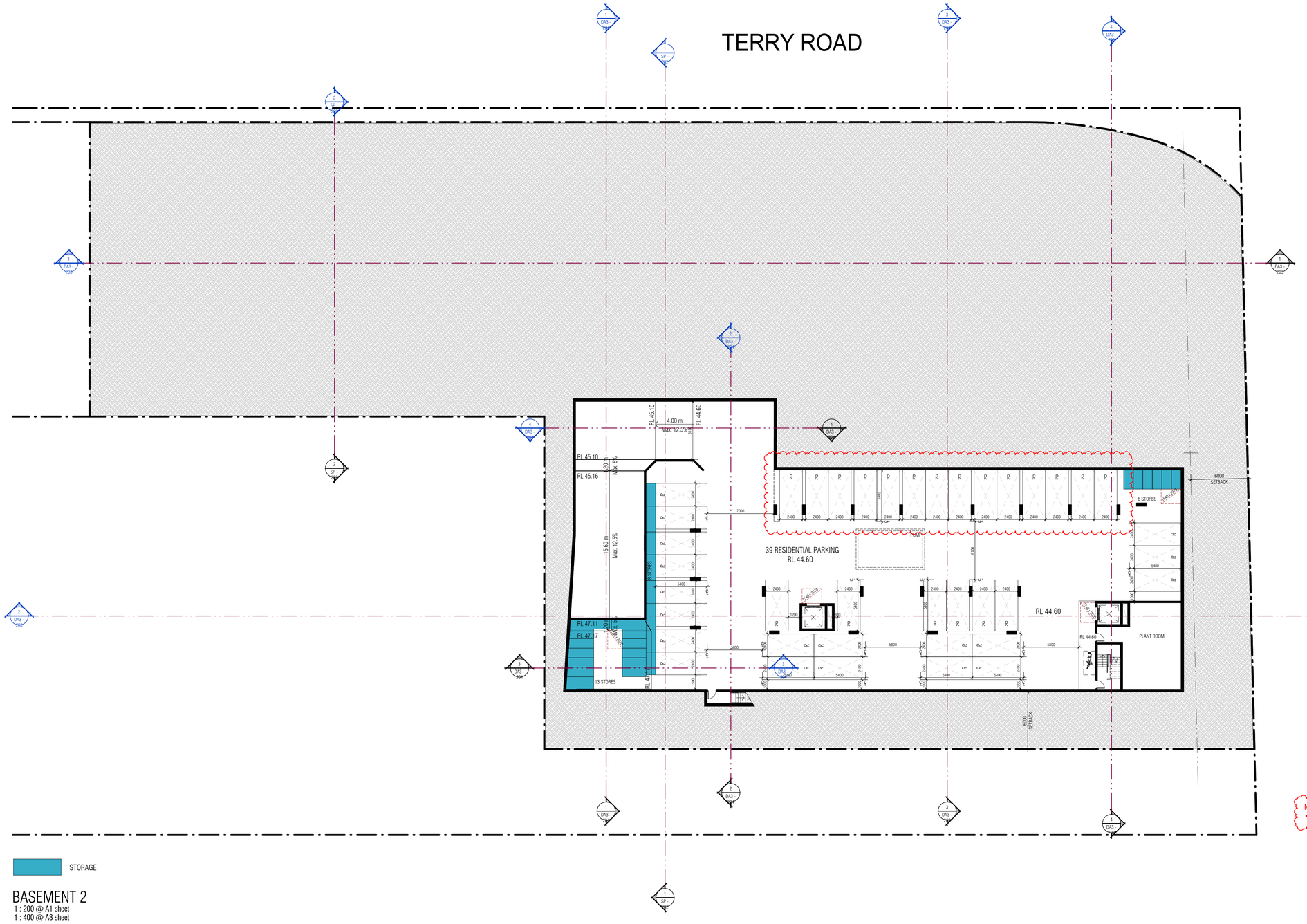
SCALE @A1 SHEET
1 : 400

8741
JOB No.

DA3 - 100
DRAWING No.

B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10



BASEMENT 2

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NOTE ISSUE C:
- PARKING LAYOUT RELOCATED. NUMBERS REMAIN THE SAME

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7/07/2025 3:15:19 PM

ISSUE	AMENDMENT	DRAWN	CHECK	DATE
C	RESPONSE TO RFI DATED 19/12/24	TH	VB	15/01/2025
B	RESPONSE TO RFI DATED 24/07/24	TH/VV	VB	20/09/2024
A	FOR DA SUBMISSION	FP	VB	19/10/2023

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PROJECT NAME
Proposed Development

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ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
BASEMENT 2

Checked
IC

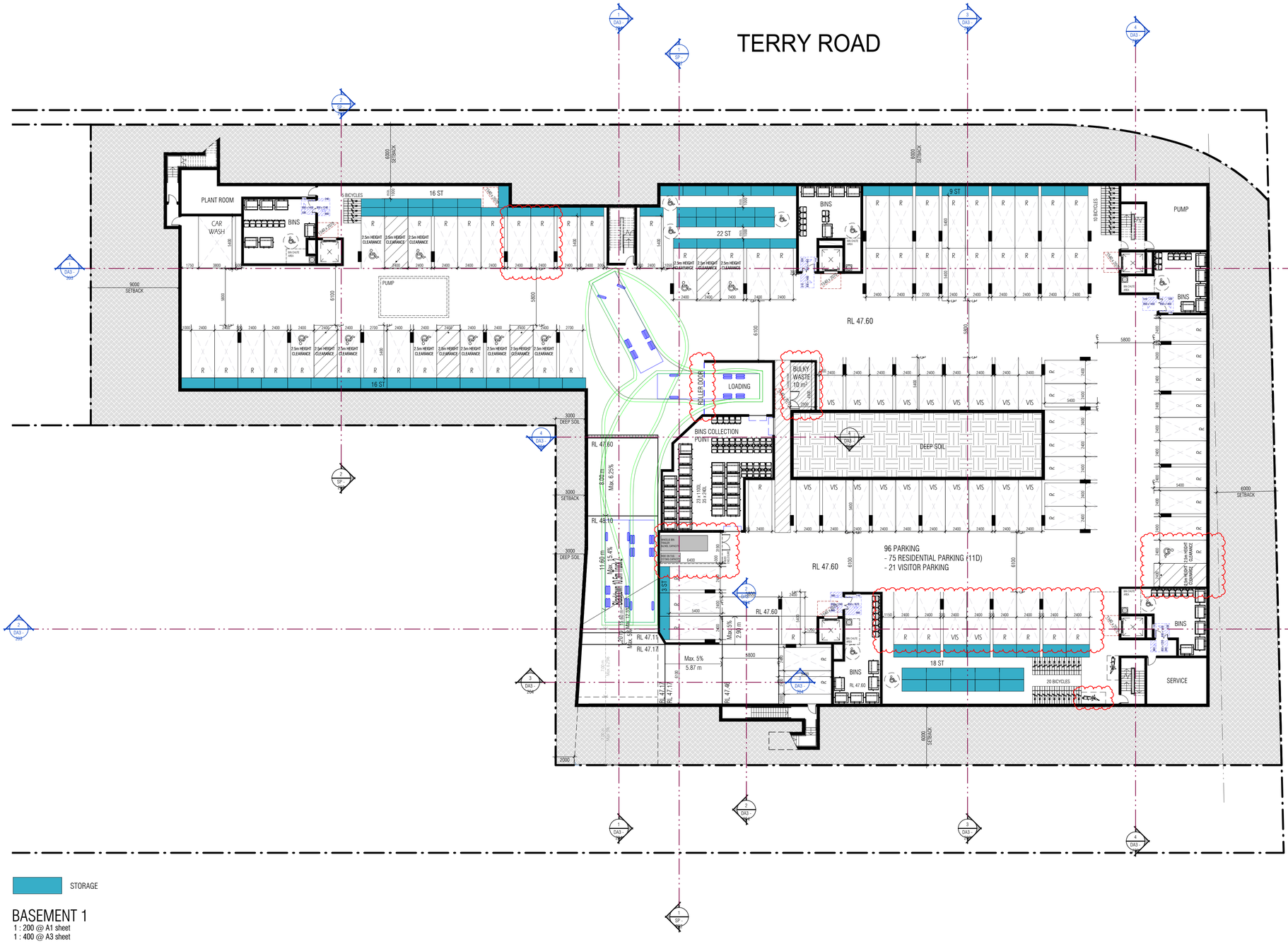
SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 101
DRAWING No.

C
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10



STORAGE

BASEMENT 1

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NOTE ISSUE C:
- BULKY WASTE ROOM AMENDED (CAGED FRONT)
- ROLLER DOOR ADDED AT LOADING BAY
- WHEELIE BIN TUG LOCATION ADDED
- PARKING LAYOUT RELOCATED. NUMBERS REMAIN THE SAME
- MOTORCYCLE LOCATION MOVED

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ISSUE	AMENDMENT	DRAWN	CHECK
C	RESPONSE TO RFI DATED 19/12/24	TH	VB
B	RESPONSE TO RFI DATED 24/07/24	TH/W	VB
A	FOR DA SUBMISSION	FP	VB
DATE		15/01/2025	20/09/2024	19/10/2023

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

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ROUSE HILL, NSW 2155
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SHEET TITLE:
BASEMENT 1

Checked
IC

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 102
DRAWING No.

C
ISSUE

scale 1:100 @A1sheet

GROUND FLOOR
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NOTE ISSUE C:
TREE IN THE GROUND FLOOR PRIVATE OPEN SPACE (UNIT D001) REMOVED

NOTE: PLANS SHOW LANDSCAPE COMPLETE ACCORDING TO LANDSCAPE ARCHITECT'S DRAWINGS AFTER TEMPORARY ROAD REMOVED

LEGEND :
PS : PRIVACY SCREEN
SL : SKYLIGHT
: FENCE
NTR : NON TRAFFICABLE ROOF
: SUN >2 HOURS
: SUN <2 HOURS
: SKYLIGHT SUN >2 HOURS
: NO DIRECT SUN
: CROSS VENTILATION
1 BED
2 BED
3 BED

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17/07/2025 3:16:23 PM

ISSUE	AMENDMENT	DRAWN	CHECK
C	RESPONSE TO RFI DATED 19/12/24	TH	VB
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15/01/2025			
20/09/2024			
19/10/2023			

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A: BLACKTOWN CITY COUNCIL

SHEET TITLE:
GROUND LEVEL

Checked
IC

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 103
DRAWING No.

C
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

LEVEL 1
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NOTE:
- NORTH SETBACK ADJACENT TO BLOCK E INCREASED TO 9M
- DEEP SOIL SETBACK ADJACENT TO DRIVEWAY INCREASED TO 3M - 2M
- 6M SETBACK FROM THE BOUNDARY ADJUSTED ON THE EASTERN SIDE (UNIT C105 AND ABOVE)
- UNIT LAYOUT ADJUSTED (C105, C101, B101, B102)
- MINIMUM DIMENSION OF POS SHOWN
- AC SHOWN ON PLAN

LEGEND :
PS : PRIVACY SCREEN
SL : SKYLIGHT
— — — : FENCE
NTR : NON TRAFFICABLE ROOF
: SUN >2 HOURS
: SUN <2 HOURS
: SKYLIGHT SUN >2 HOURS
: NO DIRECT SUN
: CROSS VENTILATION
1 BED
2 BED
3 BED

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B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THVV	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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PROJECT NAME
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95 Schofields Rd

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SHEET TITLE:
LEVEL 1

Checked
IC

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 104
DRAWING No.

B
ISSUE

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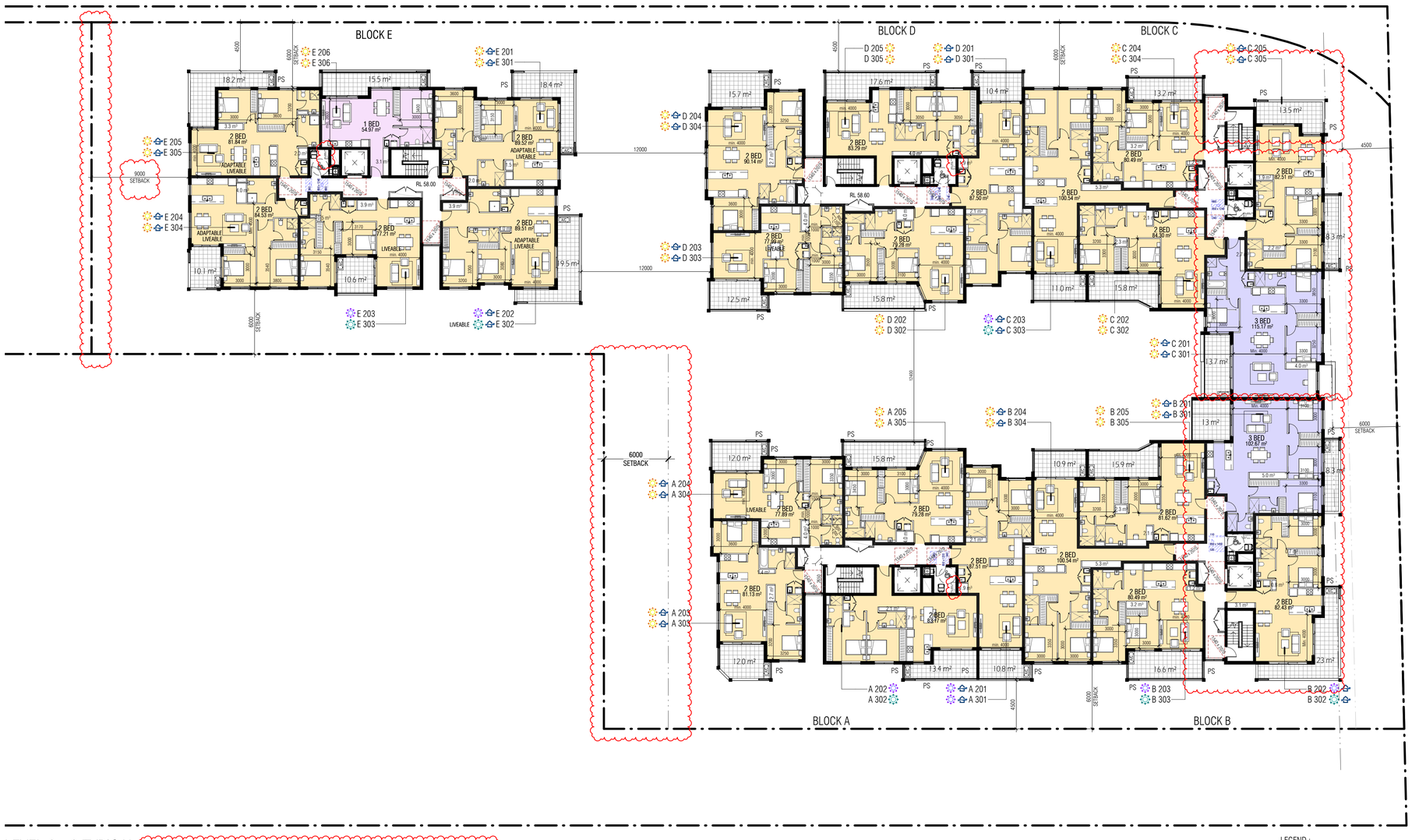

LEVEL 2 - 3 TYPICAL

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NOTE:
- NORTH SETBACK ADJACENT TO BLOCK E INCREASED TO 9M
- DEEP SOIL SETBACK ADJACENT TO DRIVEWAY INCREASED TO 3M - 2M
- 6M SETBACK FROM THE BOUNDARY ADJUSTED ON THE EASTERN SIDE (UNIT C205, C305)
- UNIT LAYOUT ADJUSTED (C205, C201, B201, B202, C305, C301, B301, B302)
- AC SHOWN ON PLAN

LEGEND :

PS : PRIVACY SCREEN
SL : SKYLIGHT
– – – : FENCE
NTR : NON TRAFFICABLE ROOF

: SUN >2 HOURS
: SUN <2 HOURS
: SKYLIGHT SUN >2 HOURS
: NO DIRECT SUN
: CROSS VENTILATION

1 BED
2 BED
3 BED

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A. : BLACKTOWN CITY COUNCIL

SHEET TITLE:
LEVEL 2 - 3 TYPICAL

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741 JOB No.
DA3 - 105 DRAWING No.
B ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

ROOF TERRACE

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

LEGEND :

PS	: PRIVACY SCREEN		: SUN >2 HOURS
SL	: SKYLIGHT		: SUN <2 HOURS
– – –	: FENCE		: SKYLIGHT SUN >2 HOURS
NTR	: NON TRAFFICABLE ROOF		: NO DIRECT SUN
			: CROSS VENTILATION

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
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SHEET TITLE:
ROOF TERRACE

Checked IC
SCALE @A1 SHEET 1 : 200
JOB No. 8741
DRAWING No. DA3 - 106
ISSUE B

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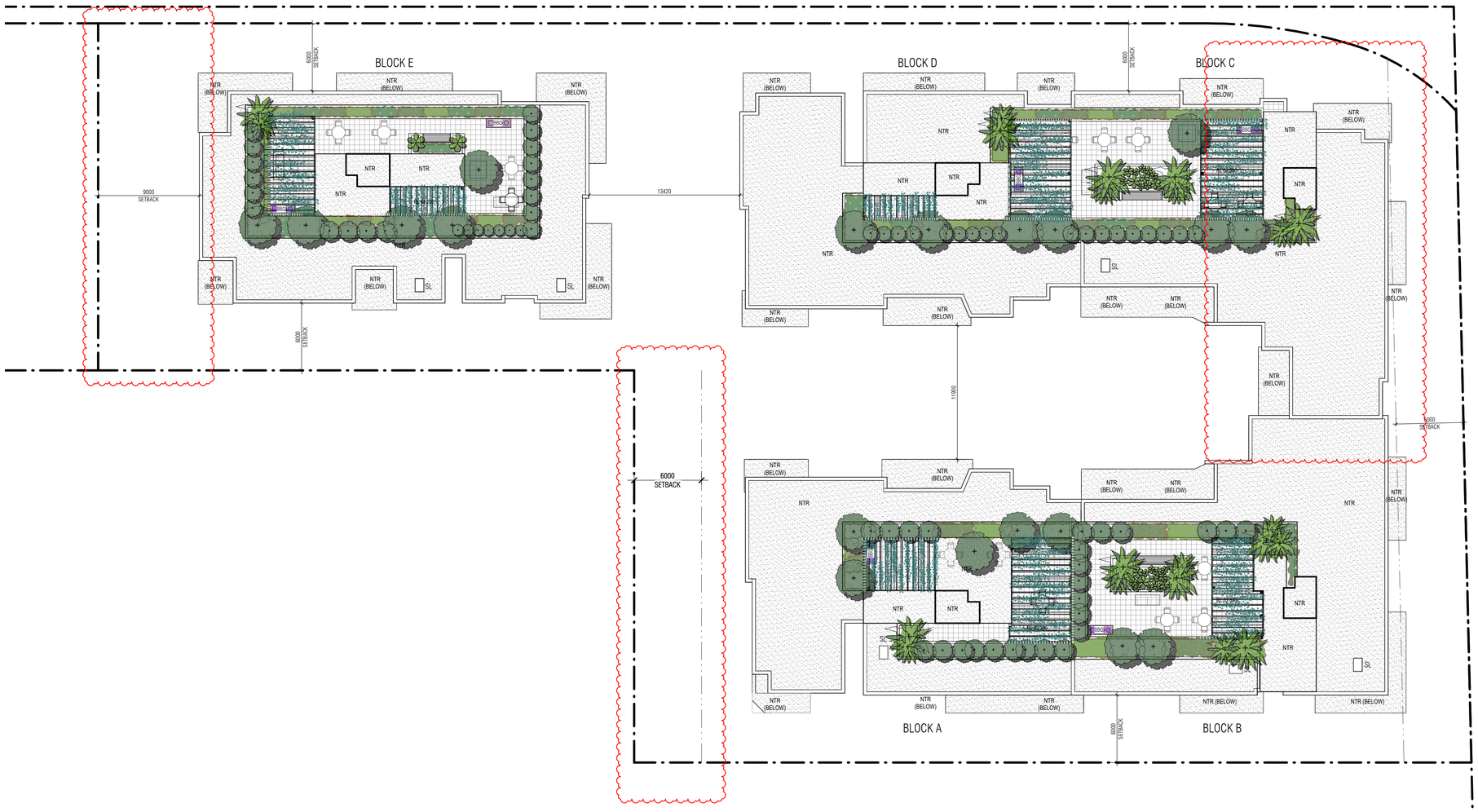

ROOF PLAN
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

LEGEND :

PS	: PRIVACY SCREEN		: SUN >2 HOURS
SL	: SKYLIGHT		: SUN <2 HOURS
— — —	: FENCE		: SKYLIGHT SUN >2 HOURS
NTR	: NON TRAFFICABLE ROOF		: NO DIRECT SUN
			: CROSS VENTILATION

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ISSUE		DATE	DRAWN	CHECK
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
ROOF PLAN

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 107
DRAWING No.

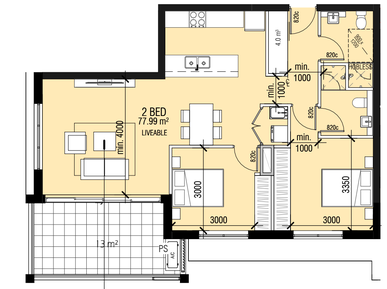
B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

1 BED 2 BED 3 BED

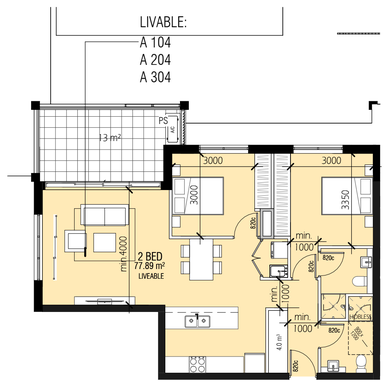
LEVEL 1 - 3 TYPICAL (BLOCK E) - POST ADAPTABLE

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



LEVEL 1- 3 TYPICAL (BLOCK D) - LIVABLE

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



LEVEL 1- 3 TYPICAL (BLOCK A) - LIVABLE

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

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		20/09/2024	
		19/10/2023	

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PROJECT STATUS :
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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155

L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
PRE & POST ADAPTABLE UNIT

Checked
Checker

SCALE @A1 SHEET
1 : 100

8741
JOB No.

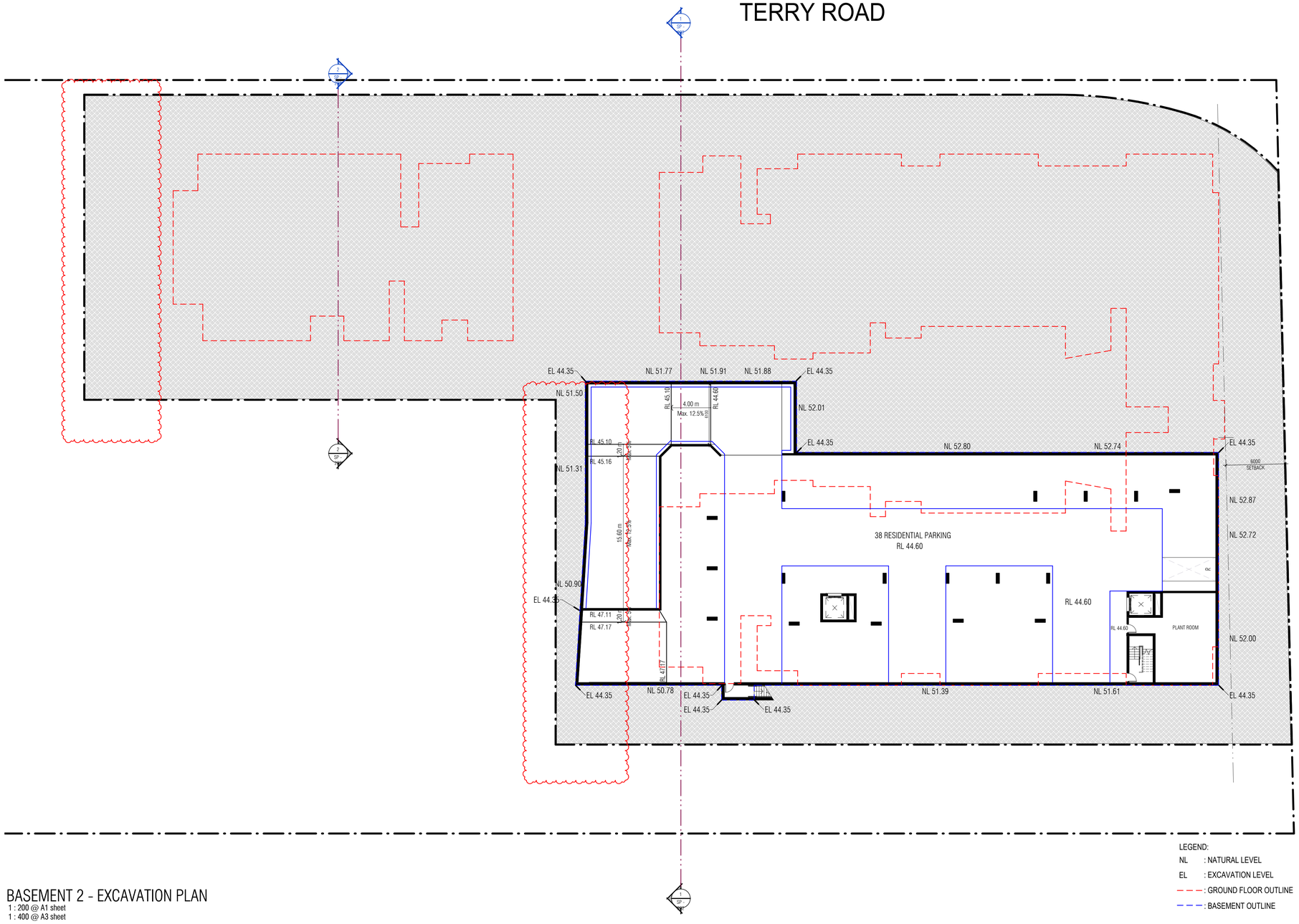
DA3 - 108
DRAWING No.

B
ISSUE

scale 1:100 @A1sheet
0 1 2 3 4 5 10

TERRY ROAD

SCHOFIELDS ROAD



LEGEND:
NL : NATURAL LEVEL
EL : EXCAVATION LEVEL
: GROUND FLOOR OUTLINE
: BASEMENT OUTLINE

BASEMENT 2 - EXCAVATION PLAN

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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A	FOR DA SUBMISSION	19/10/2023	FP	VB

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PROJECT ARCHITECTS
IAN CONRY
Member Australian Institute of Architects

REGISTRATION NUMBER
NSW Reg.8317

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info@zhinar.com.au / e
www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
EXCAVATION PLAN - BASEMENT 2

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 109
DRAWING No.

B
ISSUE

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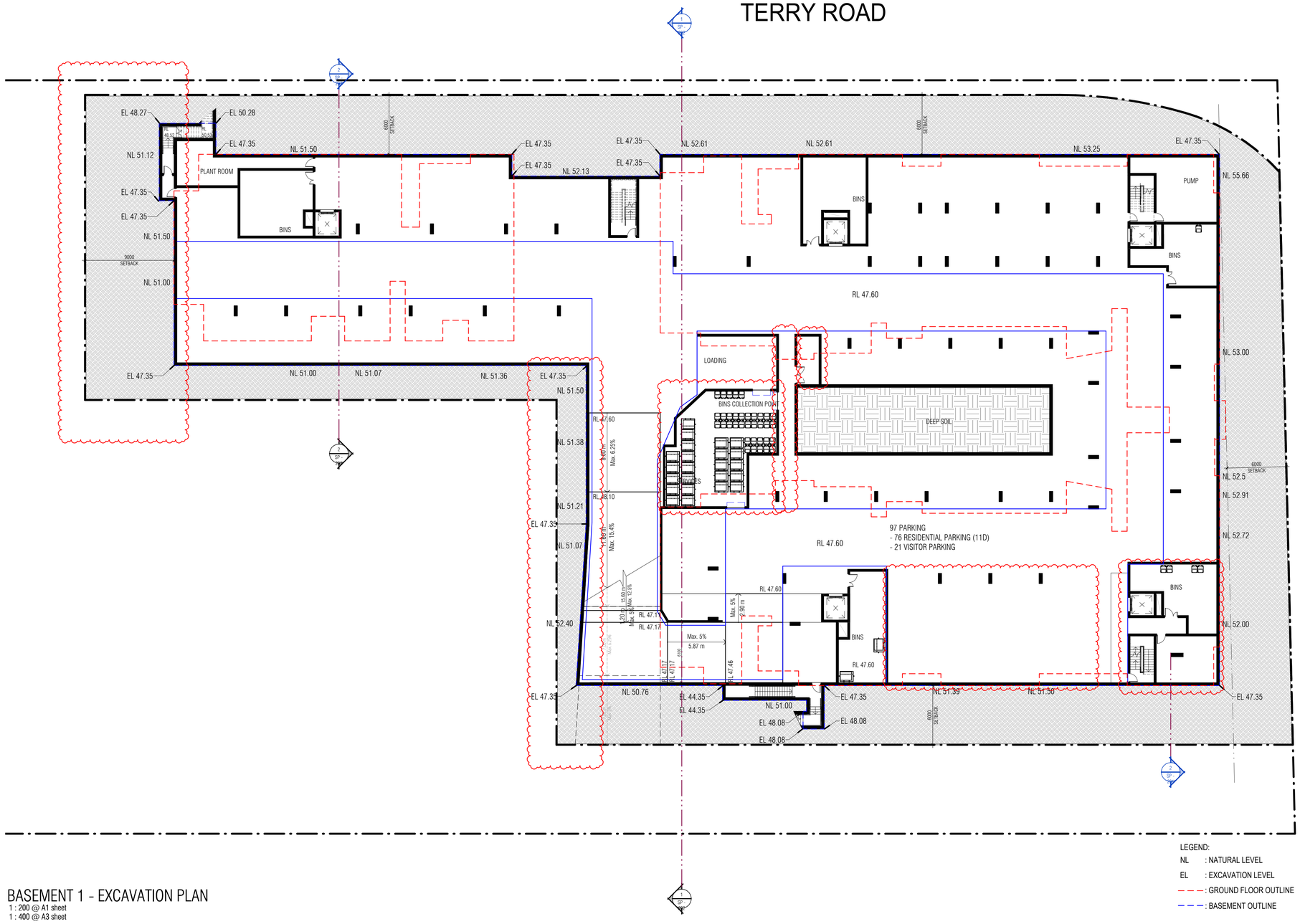

LEGEND:
NL : NATURAL LEVEL
EL : EXCAVATION LEVEL
– – – : GROUND FLOOR OUTLINE
– – – : BASEMENT OUTLINE

BASEMENT 1 - EXCAVATION PLAN

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/09/2024 8:39:39 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/W	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
EXCAVATION PLAN - BASEMENT 1

Checked
Checker
JOB No. 8741
DRAWING No. DA3 - 110
ISSUE B
SCALE @A1 SHEET 1 : 200
scale 1:100 @A1sheet
0 1 2 3 4 5 10

WEST ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

EAST ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/09/2024 1:17 PM

ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	TH/W	VB
A	FOR DA SUBMISSION	FP	VB
DATE			
20/09/2024		TH/W	VB
19/10/2023		FP	VB

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ROUSE HILL, NSW 2155
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SHEET TITLE:
ELEVATION 1

Checked
IC

SCALE @A1 SHEET
1 : 200

JOB No.
8741

DRAWING No.
DA3 - 200

ISSUE
B

scale 1:100 @A1sheet
0 1 2 3 4 5 10

SOUTH ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

NORTH ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

INTERNAL WEST ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

INTERNAL EAST ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24		
A	FOR DA SUBMISSION	FP	VB
	DATE	19/10/2023	
		20/09/2024	TH/W

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
ELEVATION 2

Checked
IC

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 201
DRAWING No.

B
ISSUE

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INTERNAL NORTH ELEVATION

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

INTERNAL SOUTH ELEVATION

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THVV	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
ELEVATION 3

Checked
Checker

SCALE @A1 SHEET
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8741
JOB No.

DA3 - 202
DRAWING No.

B
ISSUE

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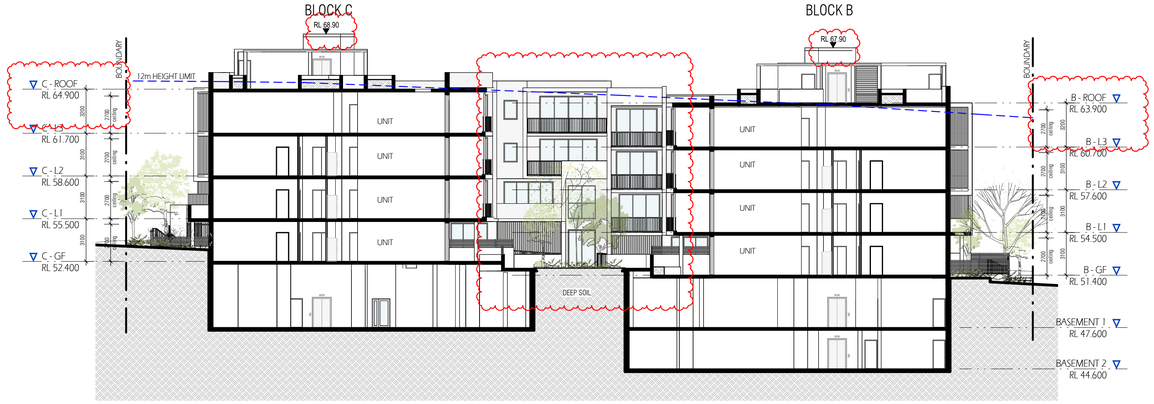

SECTION AA
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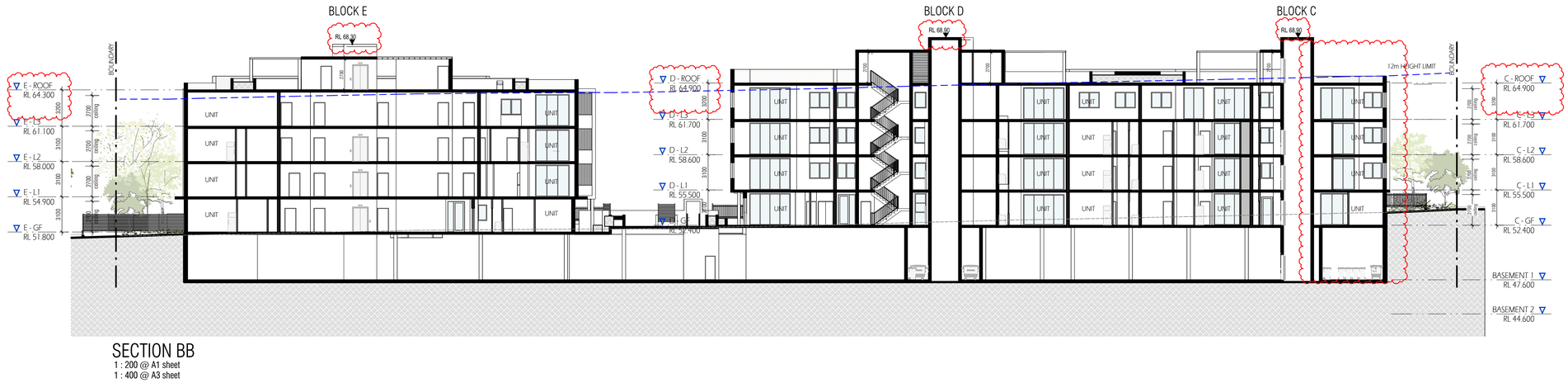

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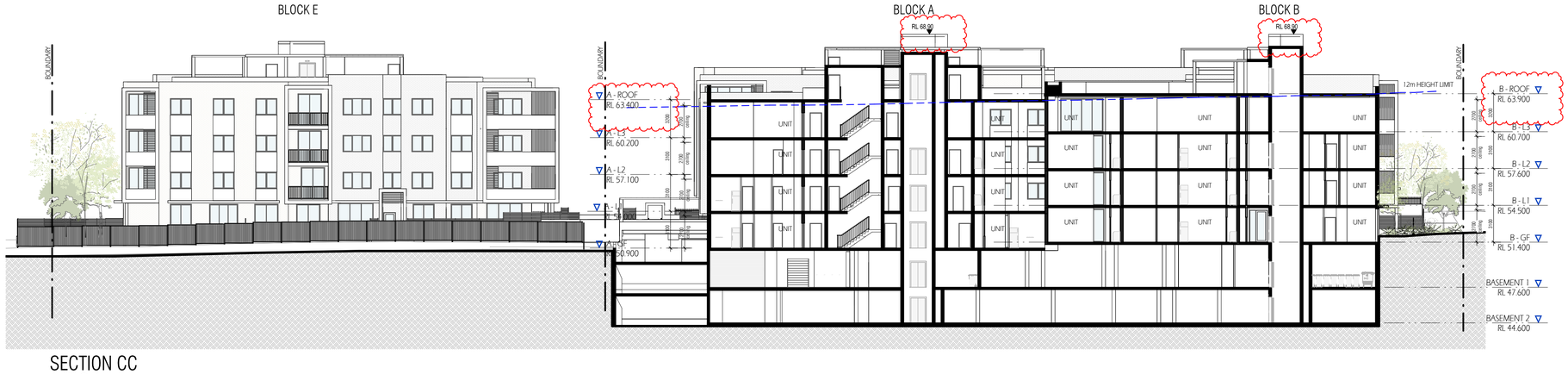

SECTION CC
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/VV	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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IAN CONRY

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SECTION

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JOB No. 8741
DRAWING No. DA3 - 203
ISSUE B
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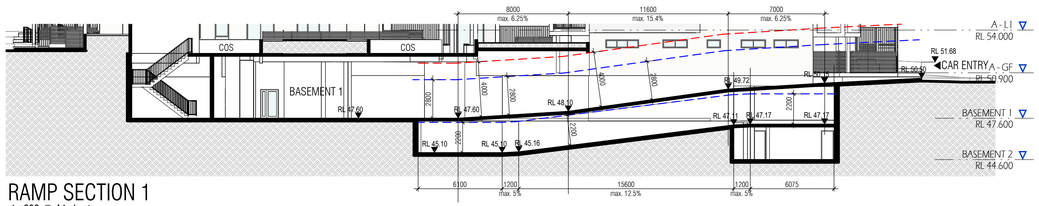

RAMP SECTION 1

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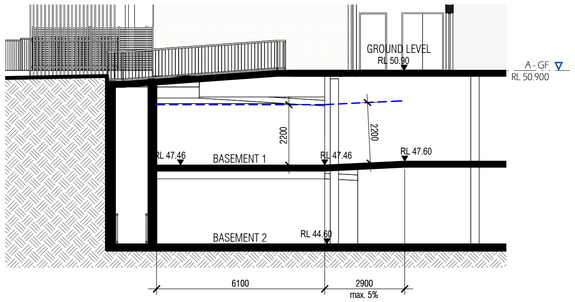

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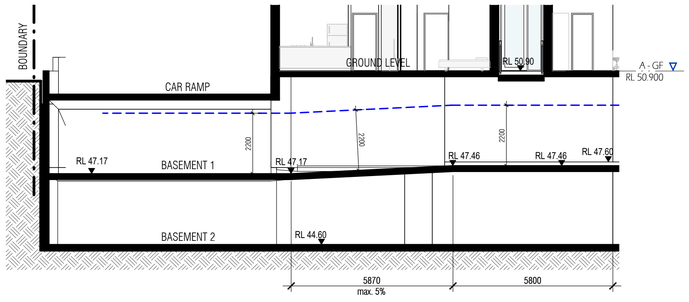

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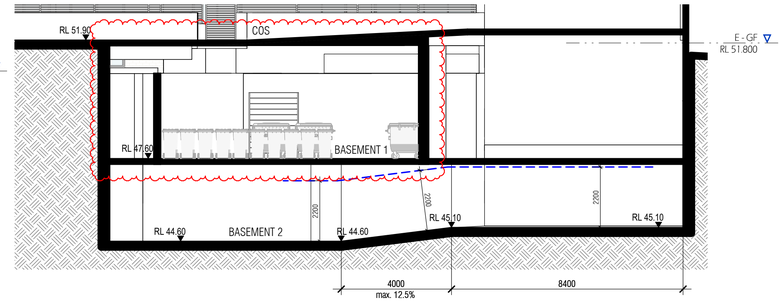

RAMP SECTION 4

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

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20/09/2024 8:41:12 AM

ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	TH/W	VB
A	FOR DA SUBMISSION	FP	VB
DATE			
20/09/2024		TH/W	VB
19/10/2023		FP	VB

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
RAMP SECTION

Checked
IC

SCALE @A1 SHEET
As indicated

8741
JOB No.

DA3 - 204
DRAWING No.

B
ISSUE

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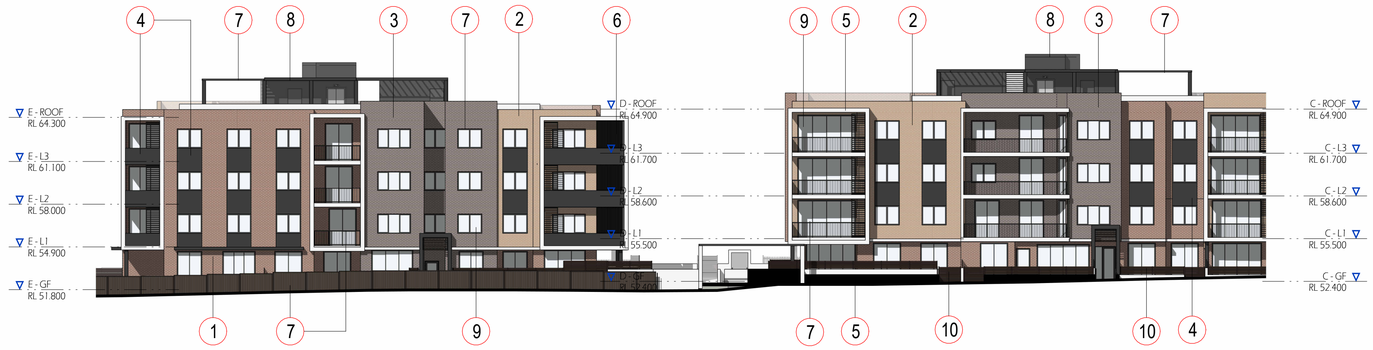
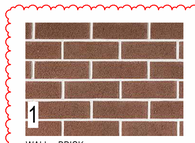
EAST ELEVATION - MATERIAL SCHEDULE



INTERNAL EAST ELEVATION - MATERIAL SCHEDULE



WALL - BRICK
AUSTRAL BRICK - EVERYDAY LIFE
COLOR - UNWIND
(OR SIMILAR)

WALL - BRICK
AUSTRAL BRICK - EVERYDAY LIFE
COLOR - LEISURE
(OR SIMILAR)

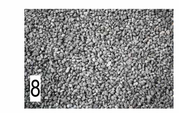
WALL - BRICK
AUSTRAL BRICK - WILDERNESS DESIGN
COLOR - BLACKBUTT
(OR SIMILAR)

WALL, SOLID BALUSTRADE, - APPLIED TEXTURED PAINT FINISH
PAINT - DULUX - DOMINO
(OR SIMILAR)

FEATURE WALL, PLANTER BOXES, LIFT & STAIR CORE ROOF & EXTERIORS
WALL - APPLIED TEXTURED PAINT FINISH
PAINT - DULUX - LEXICON QUARTER
SW1E1
(OR SIMILAR)

VERTICAL ALUMINIUM BATTEN SCREENS
COLOUR - POWDERCOATED - WHITE
(OR SIMILAR)

WINDOW FRAME, RAILING, FENCE, PERGOLA
POWDERCOATED - DARK GREY
(OR SIMILAR)



FLAT ROOF - GRAVEL FINISH (OR SIMILAR)

GLASS - CLEAR GLASS
(OR SIMILAR)

HORIZONTAL COLORBOND PRIVACY FENCE - POWDERCOATED - DARK GREY
(OR SIMILAR)

MATERIAL SCHEDULE

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18/09/2024 3:27:13 PM

ISSUE			
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/W	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB
	AMENDMENT	DATE	DRAWN	CHECK

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IAN CONRY

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
MATERIAL SCHEDULE

Checked
IC

SCALE @A1 SHEET
As indicated

8741
JOB No.

DA3 - 205
DRAWING No.

B
ISSUE

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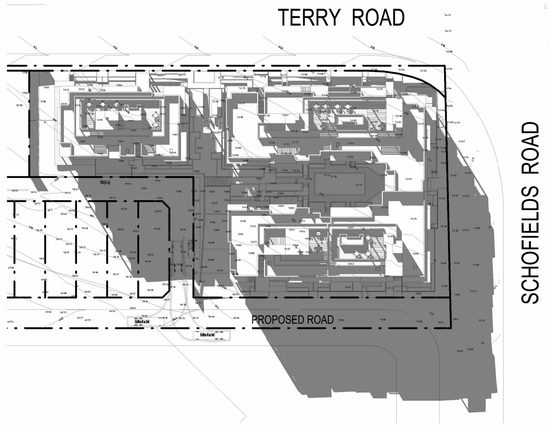
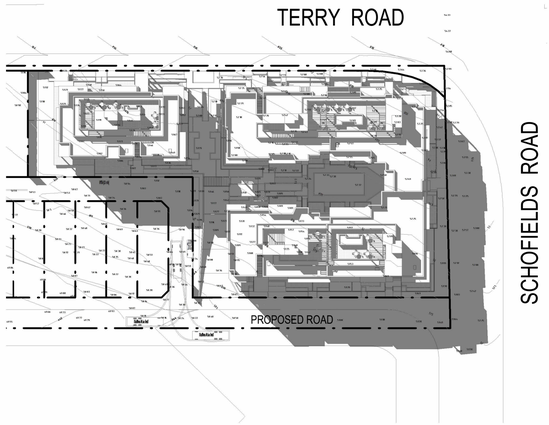


SOLAR ACCESS 22 JUNE - 9 AM



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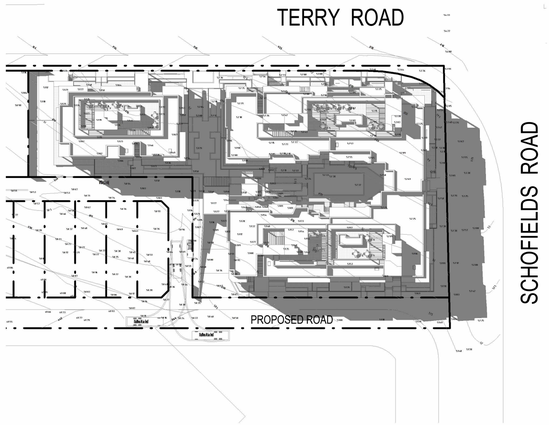

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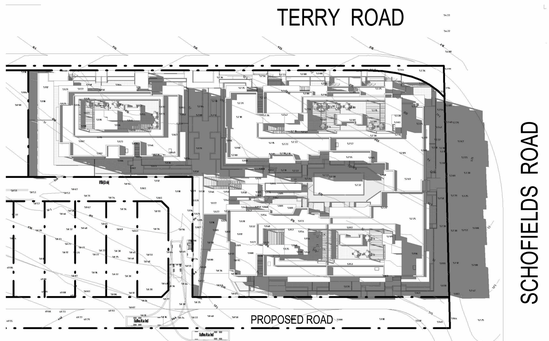

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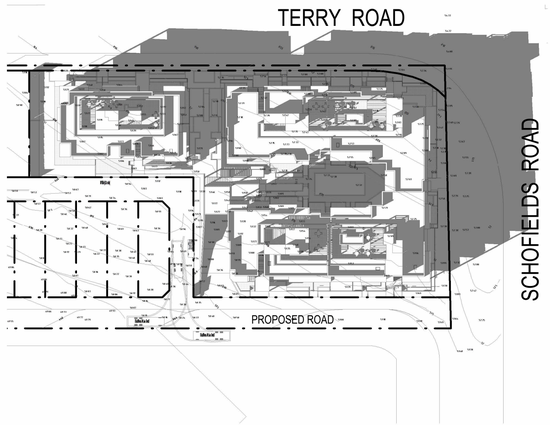

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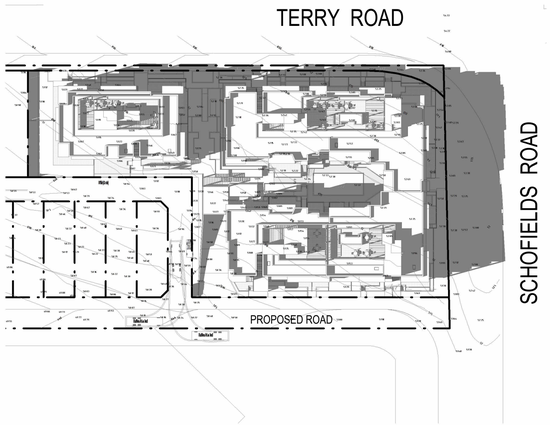

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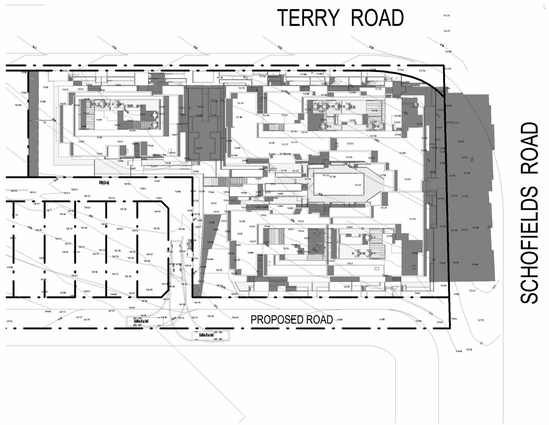

SOLAR ACCESS 22 JUNE - 1 PM

NOTE:
DRAWING UPDATED

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20/09/2024 4:21:54 AM

ISSUE	AMENDMENT	DRAWN	CHECK
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DATE			

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PROJECT NAME
Proposed Development

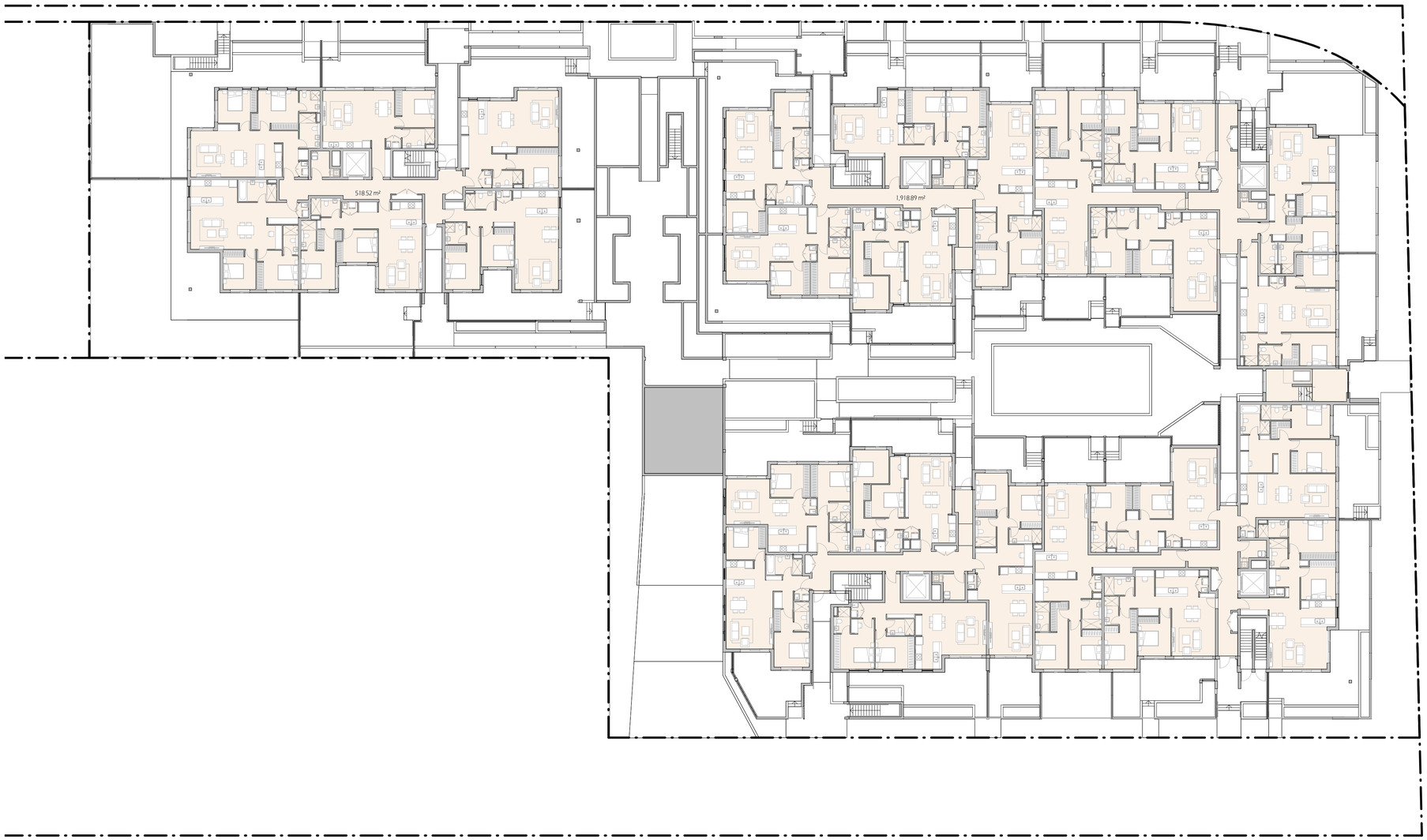
95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SHADOW DIAGRAM

Checked: IC
SCALE @A1 SHEET: 1 : 800
JOB No.: 8741
DRAWING No.: DA3 - 300
ISSUE: B

0 1 2 3 4 5 scale 1:100 @A1sheet 10



FSR

GROUND LEVEL - FSR

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/09/2024 8:47:59 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THW	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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IAN CONRY
Member Australian Institute of Architects

REGISTRATION NUMBER
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28 495 869 790 / abn

PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - FSR 1

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 600
DRAWING No.

B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

FSR

LEVEL 1 - 3 FSR

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/09/2024 4:51:13 AM

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B	RESPONSE TO RFI DATED 24/07/24	TH/W	VB
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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

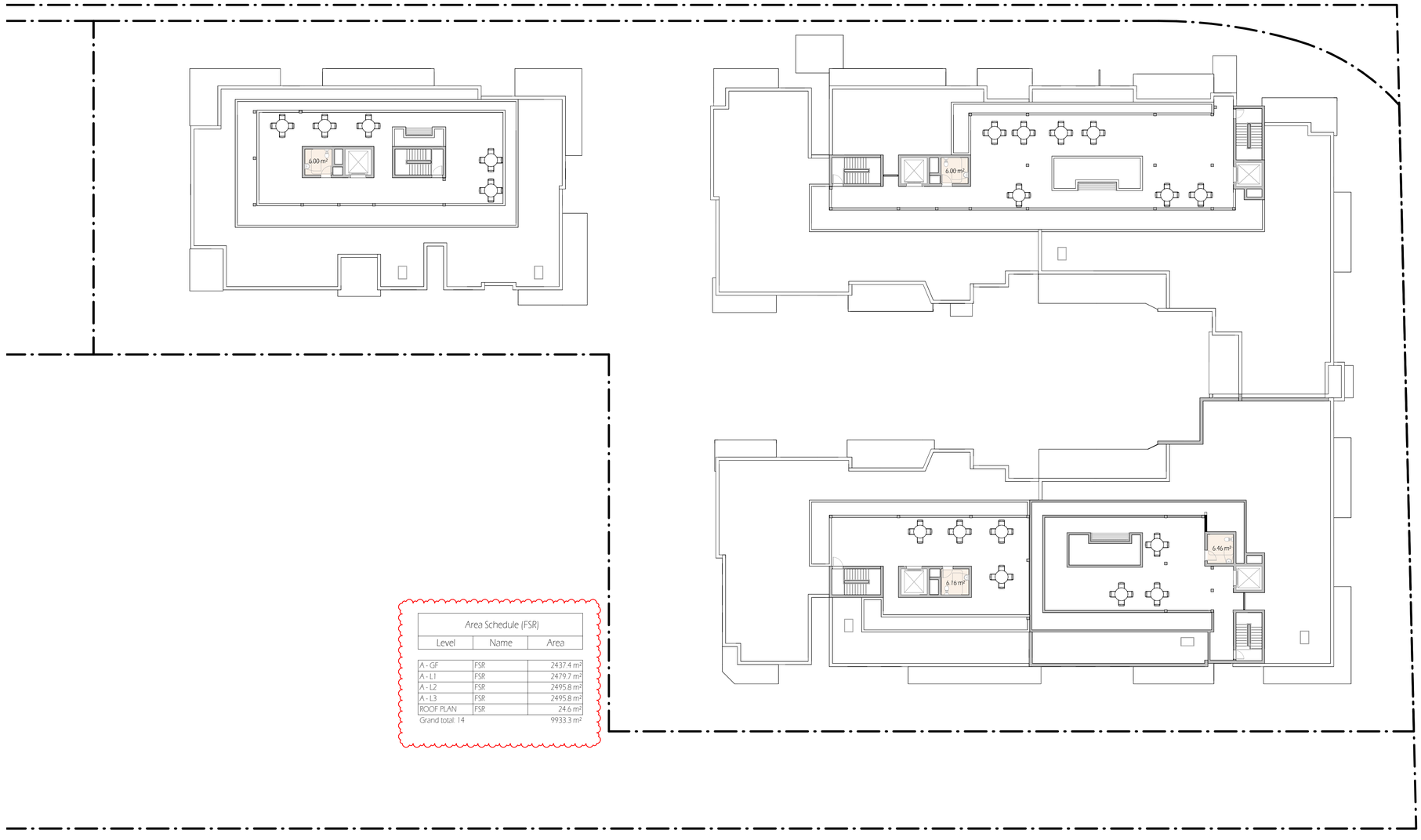
SHEET TITLE:
AREA CALCULATION - FSR 2

Checked
Checker

SCALE @A1 SHEET
1 : 200

JOB No. 8741
DRAWING No. DA3 - 601
ISSUE B

0 1 2 3 4 5 scale 1:100 @A1sheet 10



Area Schedule (FSR)		
Level	Name	Area
A - GF	FSR	2437.4 m²
A - L1	FSR	2479.7 m²
A - L2	FSR	2495.8 m²
A - L3	FSR	2495.8 m²
ROOF PLAN	FSR	24.6 m²
Grand total: 14		9933.3 m²

NOTE:
CALCULATION UPDATED

FSR

ROOF PLAN
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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29/05/2024 8:47:17 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THW	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - FSR 3

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 602
DRAWING No.

B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

LANDSCAPE - ABOVE STRUCTURE

LANDSCAPE - DEEP SOIL <6m

LANDSCAPE - DEEP SOIL min. 6m

GROUND FLOOR

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/09/2024 4:47:21 AM

ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	TH/VV	VB
A	FOR DA SUBMISSION	FP	VB
	DATE		

20/09/2024
19/10/2023

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - LANDSCAPE 1

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 603
DRAWING No.

B
ISSUE

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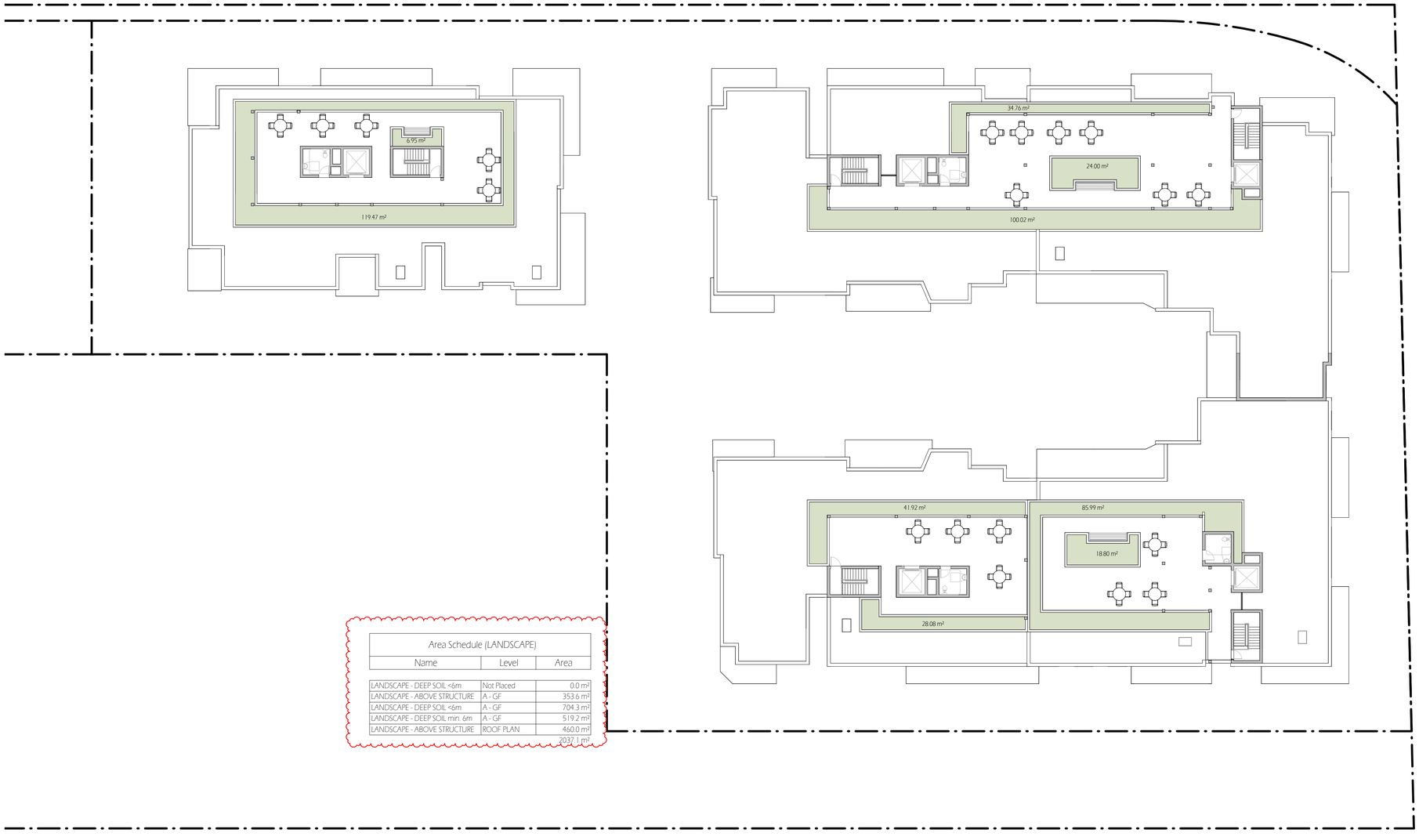

Area Schedule (LANDSCAPE)		
Name	Level	Area
LANDSCAPE - DEEP SOIL <6m	Not Placed	0.0 m²
LANDSCAPE - ABOVE STRUCTURE	A - GF	353.6 m²
LANDSCAPE - DEEP SOIL <6m	A - GF	704.3 m²
LANDSCAPE - DEEP SOIL min. 6m	A - GF	519.2 m²
LANDSCAPE - ABOVE STRUCTURE	ROOF PLAN	460.0 m²
		2037.1 m²

NOTE:
CALCULATION UPDATED

LANDSCAPE - ABOVE STRUCTURE

LANDSCAPE - DEEP SOIL <6m

LANDSCAPE - DEEP SOIL min. 6m

ROOF PLAN

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/09/2024 4:23 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THVV	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - LANDSCAPE 2

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 604
DRAWING No.

B
ISSUE

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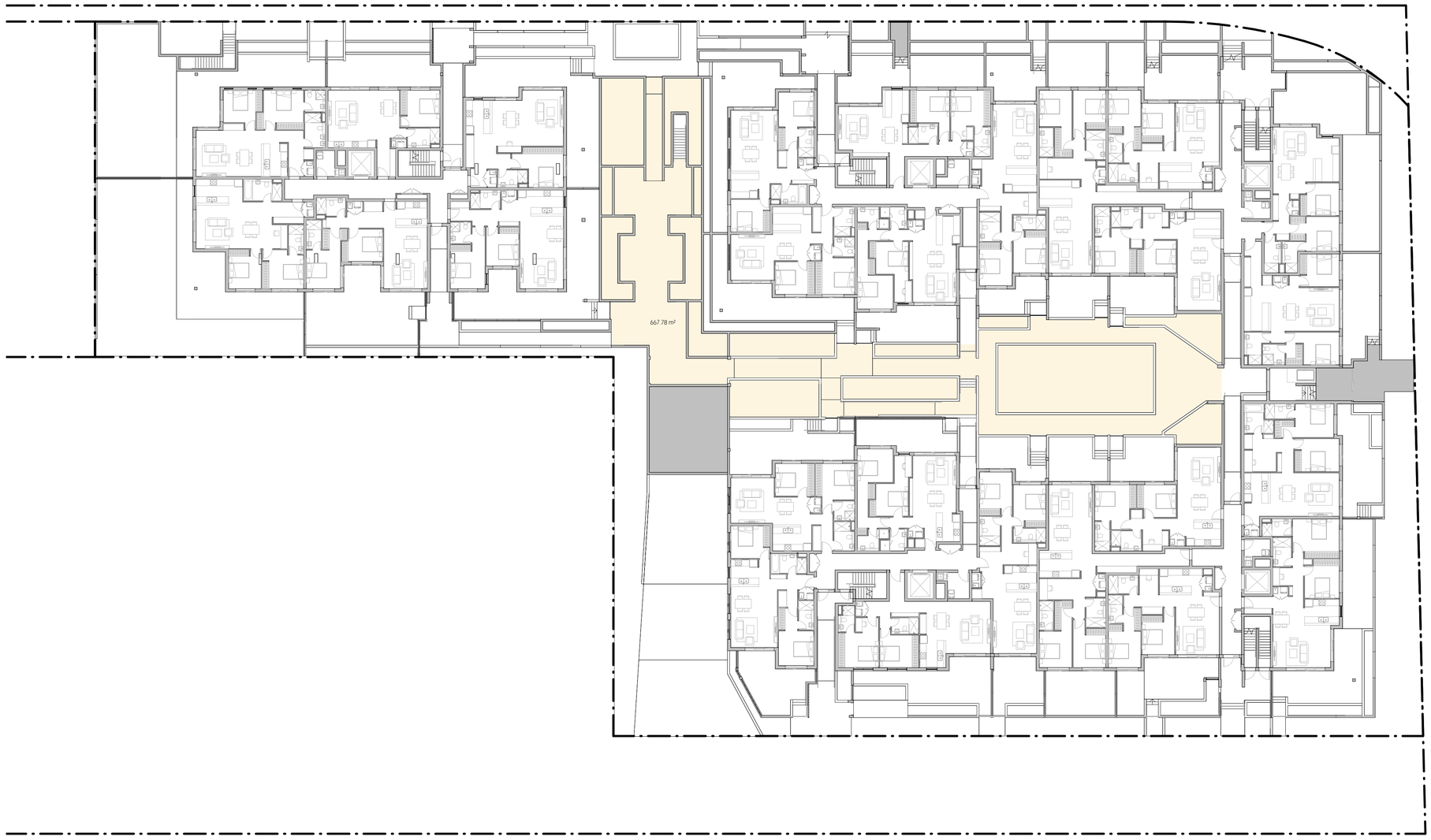

COS

GROUND FLOOR

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	THW	VB
A	FOR DA SUBMISSION	FP	VB
	DATE		
	20/09/2024		
	19/10/2023		

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - COS 1

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 605
DRAWING No.

B
ISSUE

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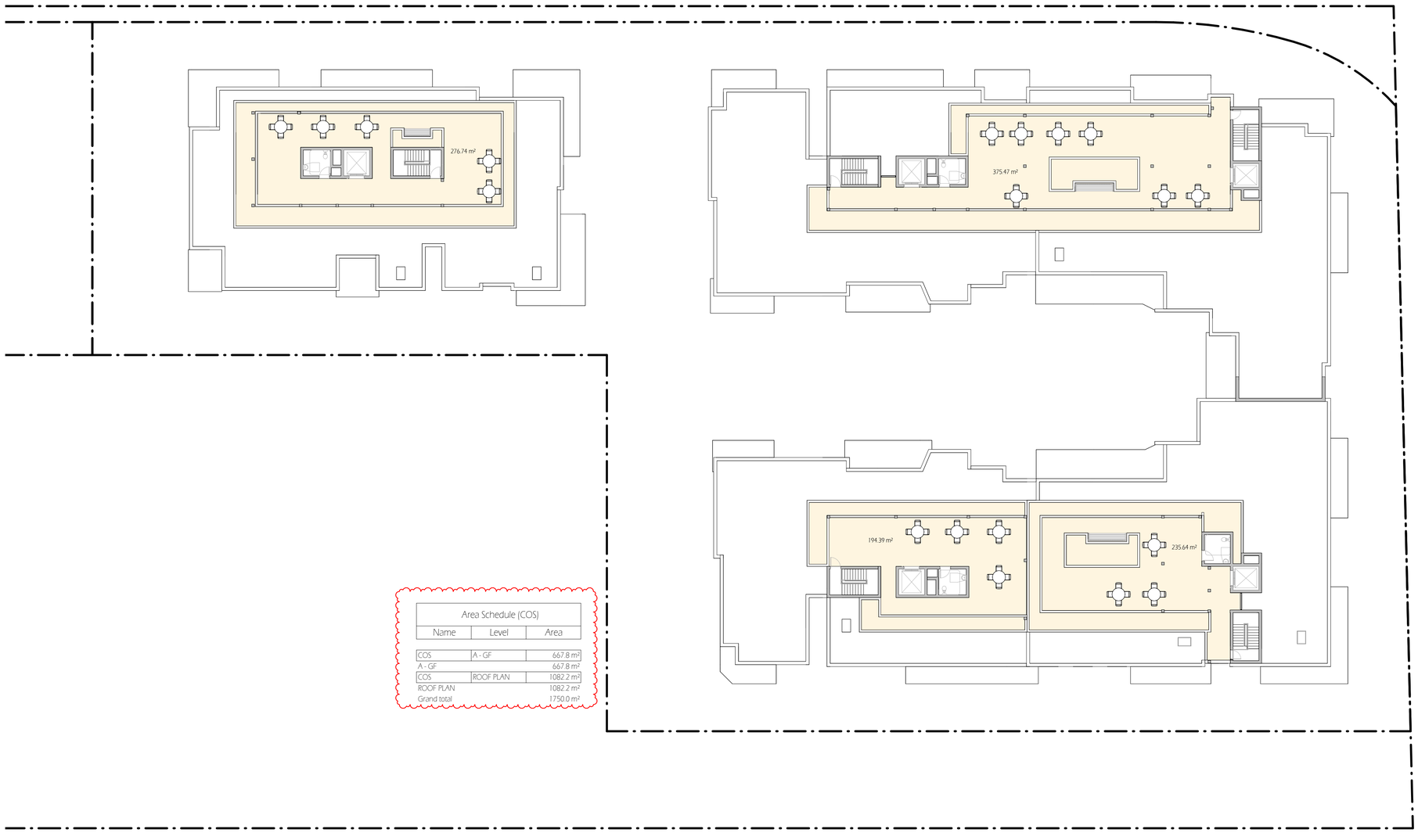

Area Schedule (COS)		
Name	Level	Area
COS	A - GF	667.8 m²
A - GF		667.8 m²
COS	ROOF PLAN	1082.2 m²
ROOF PLAN		1082.2 m²
Grand total		1750.0 m²

NOTE:
CALCULATION UPDATED

COS

ROOF PLAN

1 : 200 @ A1 sheet
1 : 300 @ A3 sheet

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20/09/2024 4:29 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THVV	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
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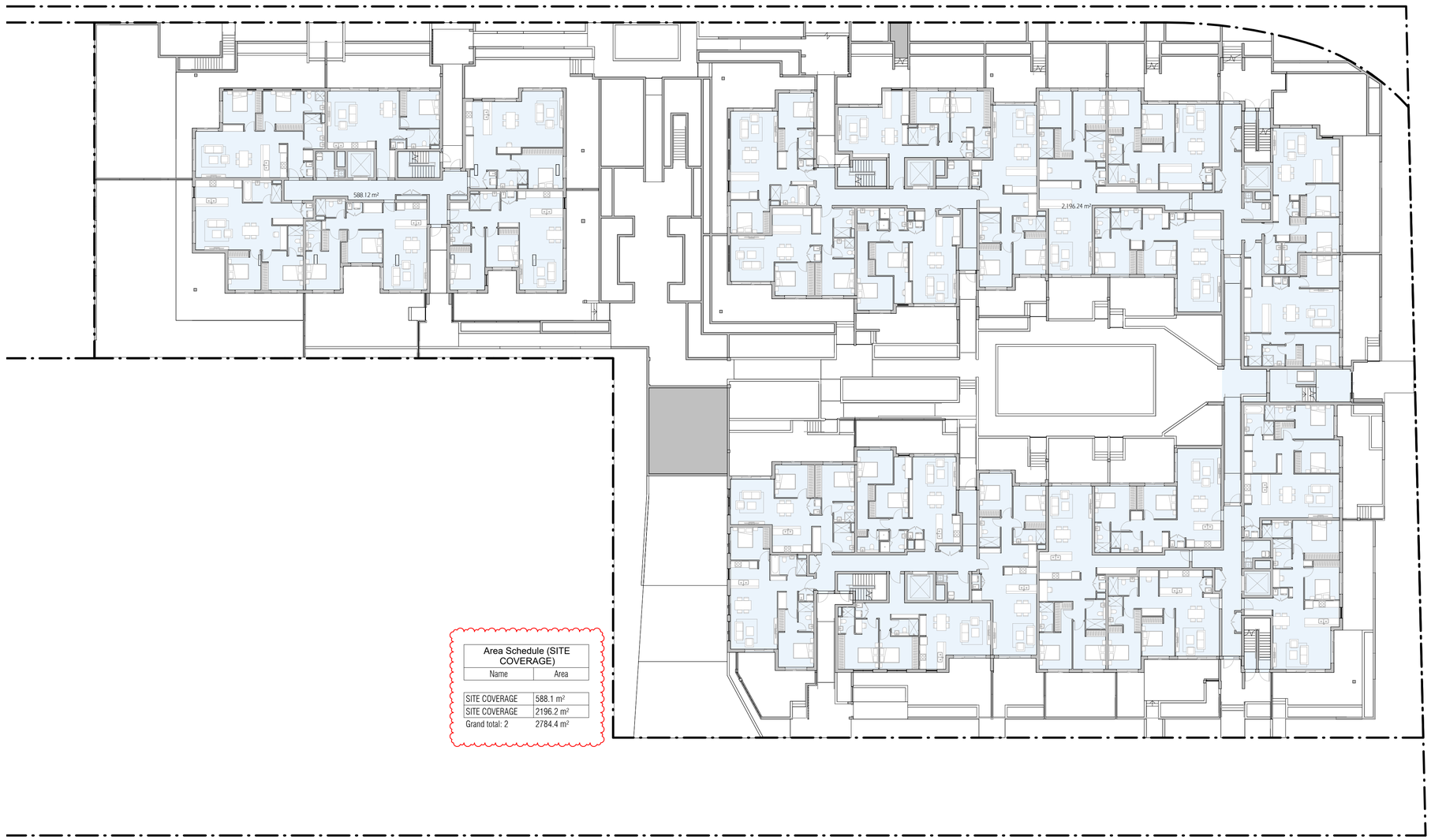
SHEET TITLE:
AREA CALCULATION - COS 2

Checked
Checker

SCALE @A1 SHEET
1 : 200

JOB No. 8741
DRAWING No. DA3 - 606
ISSUE B

0 1 2 3 4 5 scale 1:100 @A1sheet 10



Area Schedule (SITE COVERAGE)	
Name	Area
SITE COVERAGE	588.1 m²
SITE COVERAGE	2196.2 m²
Grand total: 2	2784.4 m²

NOTE:
CALCULATION UPDATED

SITE COVERAGE

GROUND FLOOR

1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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20/05/2024 8:43:32 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	THW	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
SITE COVERAGE

Checked
Checker

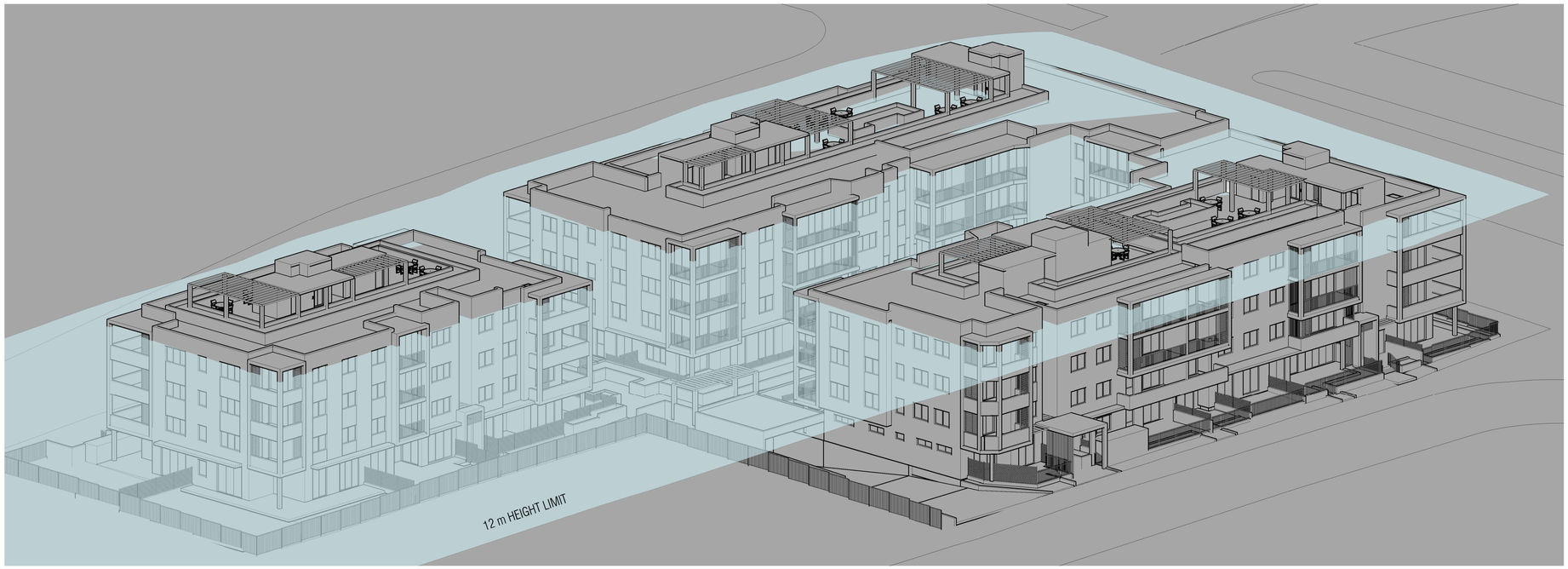
SCALE @A1 SHEET
1 : 200

8741
JOB No.

DA3 - 607
DRAWING No.

B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10



3D - HEIGHT STUDY 1

CROSS SECTION - HEIGHT LIMIT 1
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	THW	VB
A2	FOR CONSULTANT COORDINATION	THW	VB
A1	FOR CONSULTANT COORDINATION	THW	VB
A	FOR DA SUBMISSION	FP	VB
	DATE		
	20/09/2024		
	09/09/2024		
	09/08/2024		
	19/10/2023		

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PROJECT STATUS :
Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
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SHEET TITLE:
HEIGHT STUDY

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Checker

SCALE @A1 SHEET
1 : 200

JOB No.
8741

DRAWING No.
DA3 - 700

ISSUE
B

0 1 2 3 4 5 scale 1:100 @A1sheet 10

UNIT SUMMARY & ADG COMPLIANCE

LEVEL	NUMBER	TYPE	AREA (m²)	POS (m²)	UNIT ADAPTABLE	UNIT LIVABLE	CROSS VENTILATION	SOLAR > 2HR	SOLAR < 2 HR	NO DIRECT SOLAR	STORAGE (m²) INTERNAL	STORAGE (m²) BASEMENT	STORAGE (m²) TOTAL
GROUND	A 001	2 BED	85.00	45			1			1	4	4	8
GROUND	A 002	2 BED	82.78	49.3					1		4.8	4	8.8
GROUND	A 003	2 BED	79.13	28.2			1	1			4.1	4	8.1
GROUND	A 004	2 BED	76.03	47.9			1	1			4.3	4	8.3
GROUND	A 005	2 BED	79.75	25.5					1		4.1	4	8.1
GROUND	B 001	2 BED	91.55	39						1	5	4	9
GROUND	B 002	2 BED	85.70	79.6			1		1		4.7	4	8.7
GROUND	B 003	2 BED	80.49	46					1		4.4	4	8.4
GROUND	B 004	2 BED	100.54	21.8			1		1		5.3	4	9.3
GROUND	B 005	2 BED	81.62	23.6				1			4.4	4	8.4
GROUND	C 001	2 BED	83.70	33						1	5.7	4	9.7
GROUND	C 002	2 BED	81.62	22.7				1			4.4	4	8.4
GROUND	C 003	2 BED	100.54	40.5			1		1		5.3	4	9.3
GROUND	C 004	2 BED	80.49	49					1		4.4	4	8.4
GROUND	C 005	2 BED	75.34	91.9			1	1			5.5	4	9.5
GROUND	D 001	2 BED	85.00	44.4			1	1			4	4	8
GROUND	D 002	2 BED	79.75	30					1		4.1	4	8.1
GROUND	D 003	2 BED	76.11	62			1	1			4.3	4	8.3
GROUND	D 004	2 BED	79.01	69			1	1			4.1	4	8.1
GROUND	D 005	2 BED	81.46	57				1			4.6	4	8.6
GROUND	E 001	1 BED	74.02	73			1	1			5.1	3	8.1
GROUND	E 002	2 BED	85.44	68			1		1		4.2	4	8.2
GROUND	E 003	2 BED	78.41	70					1		4.5	4	8.5
GROUND	E 004	2 BED	85.06	213.5			1	1			4	4	8
GROUND	E 005	2 BED	81.69	160			1	1			4.9	4	8.9
GROUND	E 006	1 BED	58.63	40				1			3.1	3	6.1
LEVEL 1	A 101	2 BED	87.51	10.8			1		1		4	4	8
LEVEL 1	A 102	2 BED	83.16	13.4					1		4.8	4	8.8
LEVEL 1	A 103	2 BED	81.15	13.0			1	1			4.1	4	8.1
LEVEL 1	A 104	2 BED	77.89	12.0		1	1	1			4	4	8
LEVEL 1	A 105	2 BED	79.28	15.8				1			4	4	8
LEVEL 1	B 101	3 BED	102.67	21.3			1	1			5	5	10
LEVEL 1	B 102	2 BED	82.43	22.4			1			1	4.6	4	8.6
LEVEL 1	B 103	2 BED	80.43	18.3					1		4.4	4	8.4
LEVEL 1	B 104	2 BED	100.54	10.9			1	1			5.3	4	9.3
LEVEL 1	B 105	2 BED	81.62	15.9				1			4.4	4	8.4
LEVEL 1	C 101	2 BED	81.13	13.1			1	1			4.4	4	8.4
LEVEL 1	C 102	2 BED	84.30	15.8				1			4.4	4	8.4
LEVEL 1	C 103	2 BED	100.54	18.6			1		1		5.3	4	9.3
LEVEL 1	C 104	2 BED	80.49	23.7				1			4.4	4	8.4
LEVEL 1	C 105	2 BED	82.51	13.9			1	1			4.1	4	8.1
LEVEL 1	D 101	2 BED	87.50	10.6			1	1			4	4	8
LEVEL 1	D 102	2 BED	79.28	15.8				1			4	4	8
LEVEL 1	D 103	2 BED	77.99	12.5		1	1	1			4	4	8
LEVEL 1	D 104	2 BED	90.14	15.7			1	1			4.1	4	8.1
LEVEL 1	D 105	2 BED	83.55	20.7				1			5.8	4	9.8
LEVEL 1	E 101	2 BED	89.52	18.4	1	1	1	1			4	4	8
LEVEL 1	E 102	2 BED	89.51	22.9	1	1	1		1		4.9	4	8.9
LEVEL 1	E 103	2 BED	77.21	10.6		1			1		4	4	8
LEVEL 1	E 104	2 BED	84.5	10.1	1	1	1	1			4	4	8
LEVEL 1	E 105	2 BED	81.82	18.1	1	1	1	1			5.3	4	9.3
LEVEL 1	E 106	1 BED	54.97	16.2				1			3.1	3	6.1
LEVEL 2	A 201	2 BED	87.51	10.8			1		1		4	4	8
LEVEL 2	A 202	2 BED	83.17	13.4					1		4.8	4	8.8
LEVEL 2	A 203	2 BED	81.13	12			1	1			4.1	4	8.1
LEVEL 2	A 204	2 BED	77.89	12		1	1	1			4	4	8
LEVEL 2	A 205	2 BED	79.28	15.8				1			4	4	8
LEVEL 2	B 201	3 BED	102.67	21.3			1	1			5	5	10
LEVEL 2	B 202	2 BED	82.43	23			1		1		4.7	4	8.7
LEVEL 2	B 203	2 BED	80.49	16.6					1		4.4	4	8.4
LEVEL 2	B 204	2 BED	100.54	10.9			1	1			5.3	4	9.3
LEVEL 2	B 205	2 BED	81.62	15.9				1			4.4	4	8.4
LEVEL 2	C 201	3 BED	115.17	13.7			1	1			6.7	5	11.7
LEVEL 2	C 202	2 BED	84.3	15.8				1			4.4	4	8.4
LEVEL 2	C 203	2 BED	100.54	11			1		1		5.3	4	9.3
LEVEL 2	C 204	2 BED	80.49	13.2				1			4.4	4	8.4
LEVEL 2	C 205	2 BED	82.51	21.8			1	1			4.1	4	8.1
LEVEL 2	D 201	2 BED	87.5	10.4			1	1			4	4	8
LEVEL 2	D 202	2 BED	79.28	15.8				1			4	4	8
LEVEL 2	D 203	2 BED	77.99	12.5		1	1	1			4	4	8
LEVEL 2	D 204	2 BED	90.14	15.7			1	1			4.1	4	8.1
LEVEL 2	D 205	2 BED	83.29	17.6				1			4	4	8
LEVEL 2	E 201	2 BED	89.52	18.4	1	1	1	1			4	4	8
LEVEL 2	E 202	2 BED	89.51	19.5	1	1	1		1		4.9	4	8.9
LEVEL 2	E 203	2 BED	77.21	10.6		1			1		4.4	4	8.4
LEVEL 2	E 204	2 BED	84.53	10.1	1	1	1	1			4	4	8
LEVEL 2	E 205	2 BED	81.84	18.2	1	1	1	1			5.3	4	9.3
LEVEL 2	E 206	1 BED	54.97	15.5				1			3.1	3	6.1
LEVEL 3	A 301	2 BED	87.51	10.8			1		1		4	4	8
LEVEL 3	A 302	2 BED	83.17	13.4				1			4.8	4	8.8
LEVEL 3	A 303	2 BED	81.13	12			1	1			4.1	4	8.1
LEVEL 3	A 304	2 BED	77.89	12		1	1	1			4	4	8
LEVEL 3	A 305	2 BED	79.28	15.8				1			4	4	8
LEVEL 3	B 301	3 BED	102.67	21.3			1	1			5	5	10
LEVEL 3	B 302	2 BED	82.43	23			1	1			4.7	4	8.7
LEVEL 3	B 303	2 BED	80.49	16.6				1			4.4	4	8.4
LEVEL 3	B 304	2 BED	100.54	10.9			1	1			5.3	4	9.3
LEVEL 3	B 305	2 BED	81.62	15.9				1			4.4	4	8.4
LEVEL 3	C 301	3 BED	115.17	13.7			1	1			6.7	5	11.7
LEVEL 3	C 302	2 BED	84.3	15.8				1			4.4	4	8.4
LEVEL 3	C 303	2 BED	100.54	11			1	1			5.3	4	9.3
LEVEL 3	C 304	2 BED	80.49	13.2				1			4.4	4	8.4
LEVEL 3	C 305	2 BED	82.51	21.8			1	1			4.1	4	8.1
LEVEL 3	D 301	2 BED	87.5	10.4			1	1			4	4	8
LEVEL 3	D 302	2 BED	79.28	15.8				1			4	4	8
LEVEL 3	D 303	2 BED	77.99	12.5		1	1	1			4	4	8
LEVEL 3	D 304	2 BED	90.14	15.7			1	1			4.1	4	8.1
LEVEL 3	D 305	2 BED	83.29	17.6				1			4	4	8
LEVEL 3	E 301	2 BED	89.52	18.4	1	1	1	1			4	4	8
LEVEL 3	E 302	2 BED	89.51	19.5	1	1	1	1			4.9	4	8.9
LEVEL 3	E 303	2 BED	77.21	10.6		1		1			4.4	4	8.4
LEVEL 3	E 304	2 BED	84.53	10.1	1	1	1	1			4	4	8
LEVEL 3	E 305	2 BED	81.84	18.2	1	1	1	1			5.3	4	9.3
LEVEL 3	E 306	1 BED	54.97	15.5				1			3.1	3	6.1
TOTAL UNIT	104				12	21	62	76	25	3			
					12%	20%	60%	73%	24%	3%			

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/W	VB
A	FOR DA SUBMISSION	19/10/2023	FP	VB

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IAN CONRY
Member Australian Institute of Architects

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28 495 869 790 / abn

PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
ADG COMPLIANCE TABLE

Checked IC
SCALE @A1 SHEET

8741 JOB No. | DA3 - 800 DRAWING No. | B ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

2020/2024 4:43:41 AM

GROUND FLOOR - EFFECTIVE AREA (PRIVATE OPEN SPACE)

1 : 200

EFFECTIVE AREA - POS (MIN. 15 m²)

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ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	TH/W	VB
	DATE		

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PROJECT ARCHITECTS
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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - GROUND FLOOR POS

Checked
Checker

SCALE @A1 SHEET
1 : 200

8741
JOB No.

SP - 100
DRAWING No.

B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

LEVEL 1 - EFFECTIVE AREA (BALCONY)
1 : 200

EFFECTIVE AREA - POS 1 BED MIN. 8 m²
2 BED MIN. 10m²
3 BED MIN. 12m²

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2009/2024 4:57 PM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - LEVEL 1 (BALCONY)

Checked Checker
SCALE @A1 SHEET 1 : 200

8741 JOB No.
SP - 101 DRAWING No.
B ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10

LEVEL 2-3 - EFFECTIVE AREA (BALCONY)

1 : 200

EFFECTIVE AREA - POS 1 BED MIN. 8 m²
2 BED MIN. 10m²
3 BED MIN. 12m²

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2020/2021 4:31:01 AM

ISSUE	AMENDMENT	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24		
	20/09/2024	THVV	VB

DATE

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
AREA CALCULATION - LEVEL 2-3 (BALCONY)

Checked
Checker

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8741
JOB No.

SP - 102
DRAWING No.

B
ISSUE

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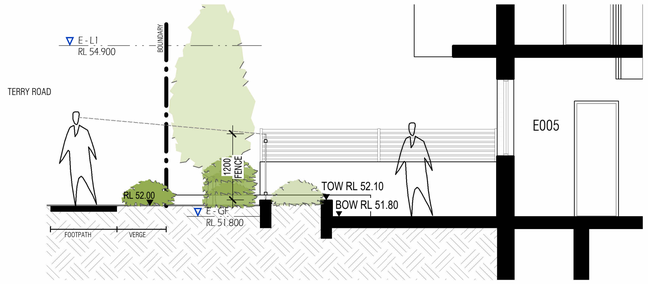

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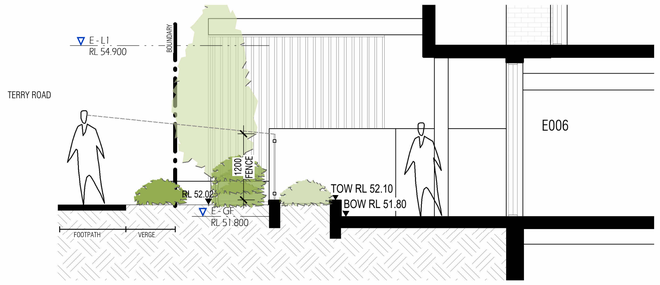

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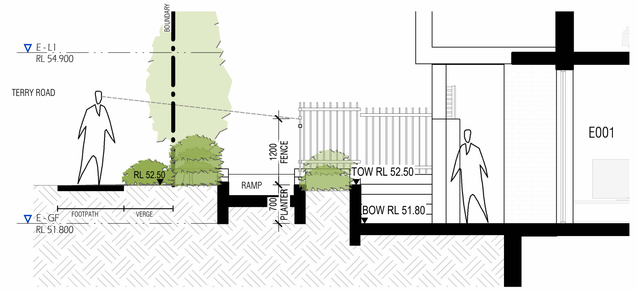

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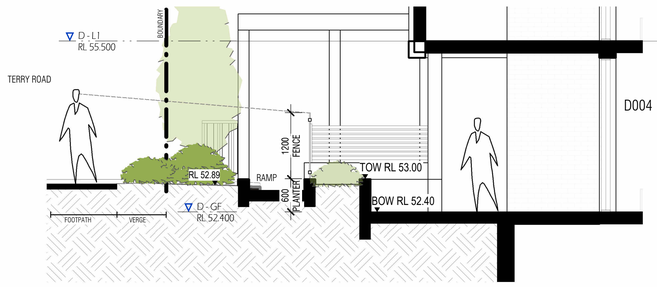

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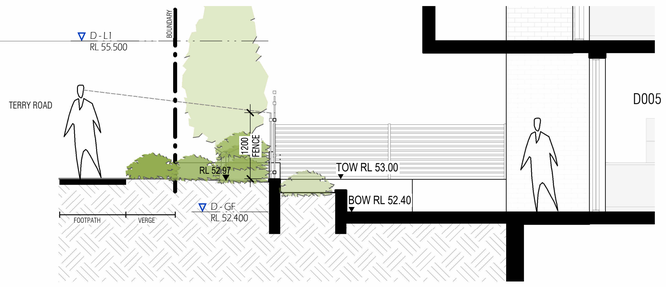

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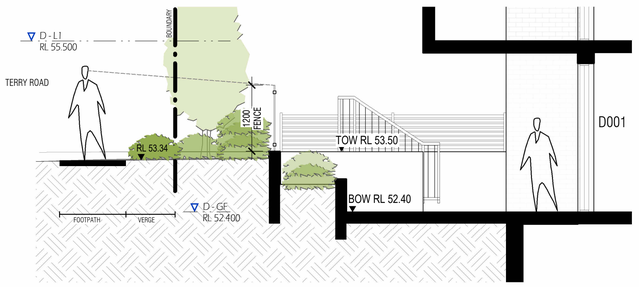

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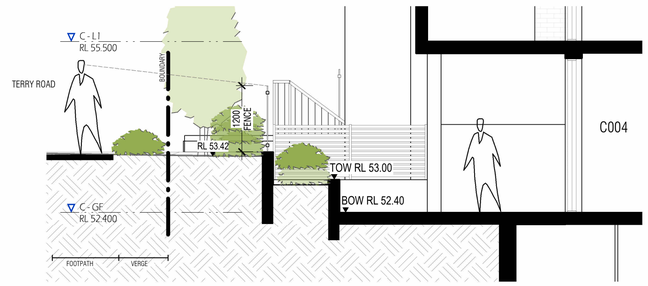

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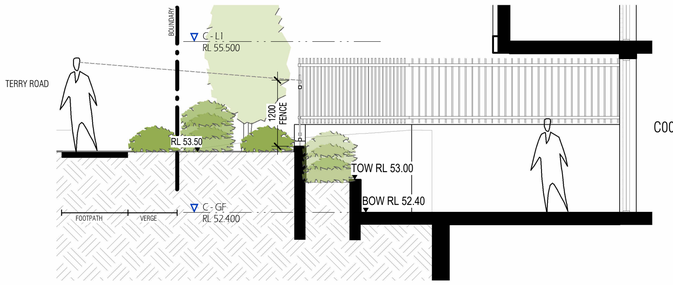

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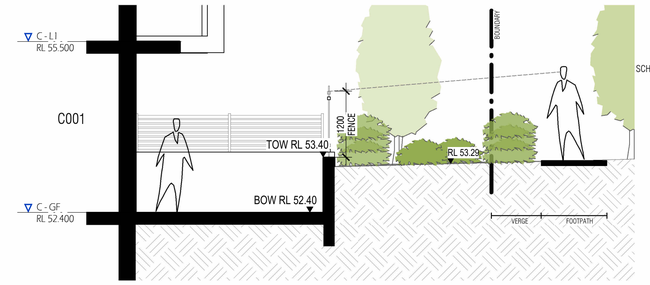

9. SECTION DETAIL - UNIT C001
1 : 50

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PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
POS - SECTION STUDY 1

Checked
Checker

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8741
JOB No.

SP - 200
DRAWING No.

B
ISSUE

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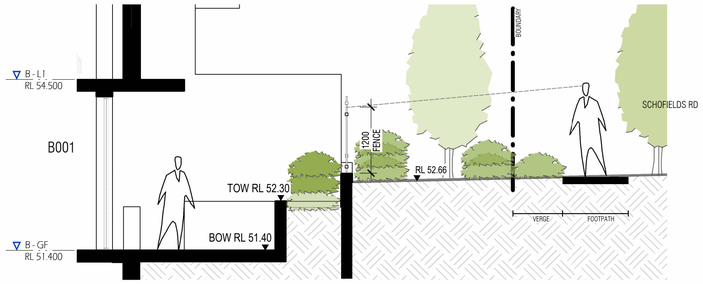

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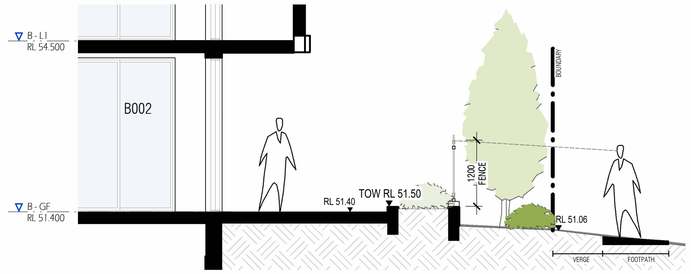

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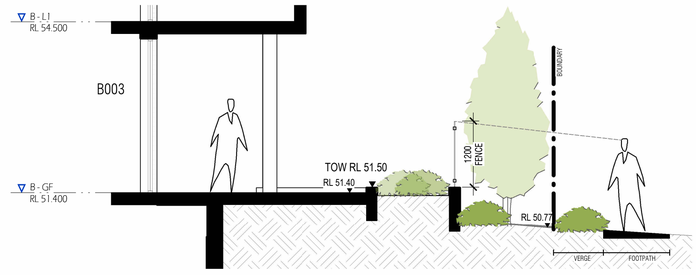

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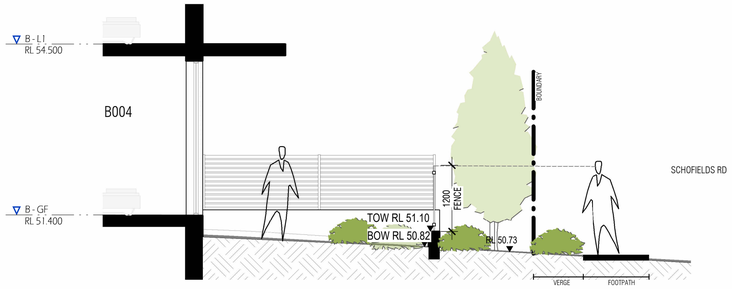

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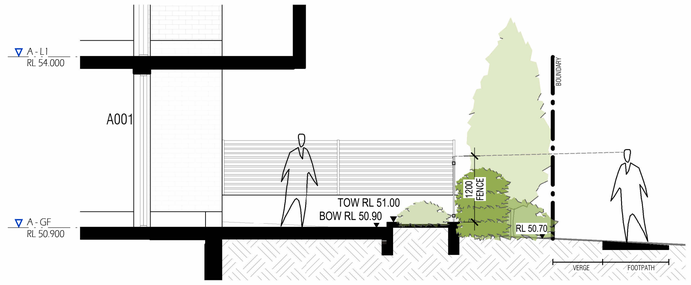

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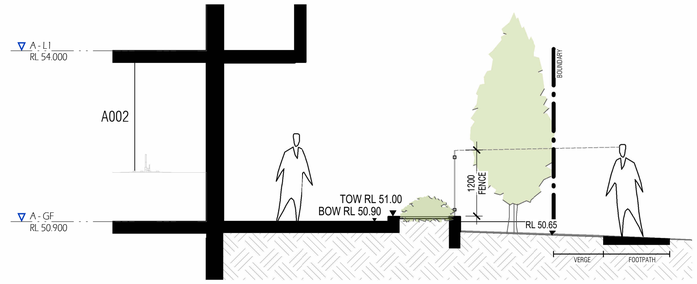

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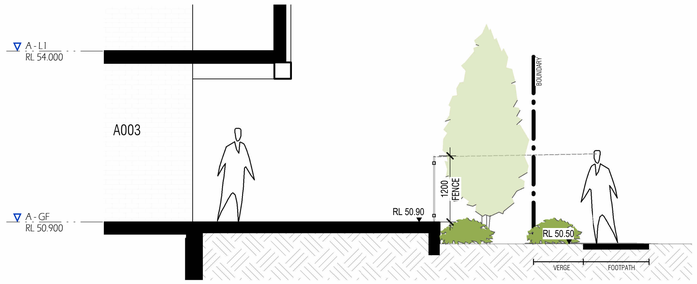

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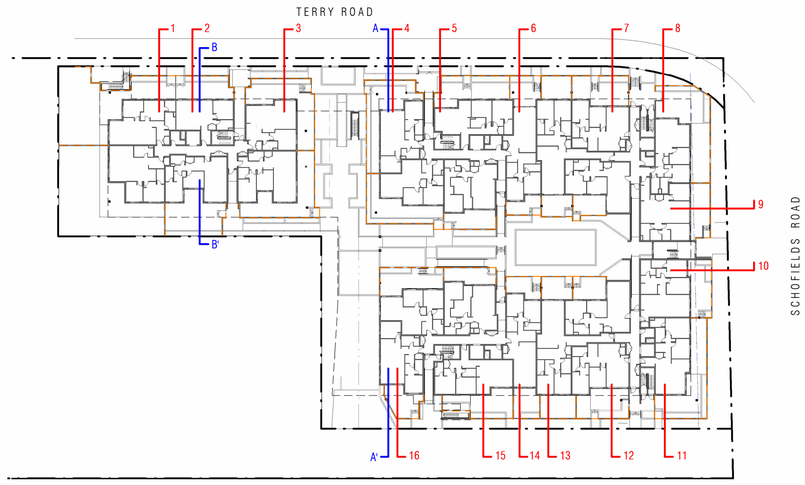

KEY PLAN - GROUND FLOOR

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK
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Development Application

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PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
POS - SECTION STUDY 2

Checked
Checker

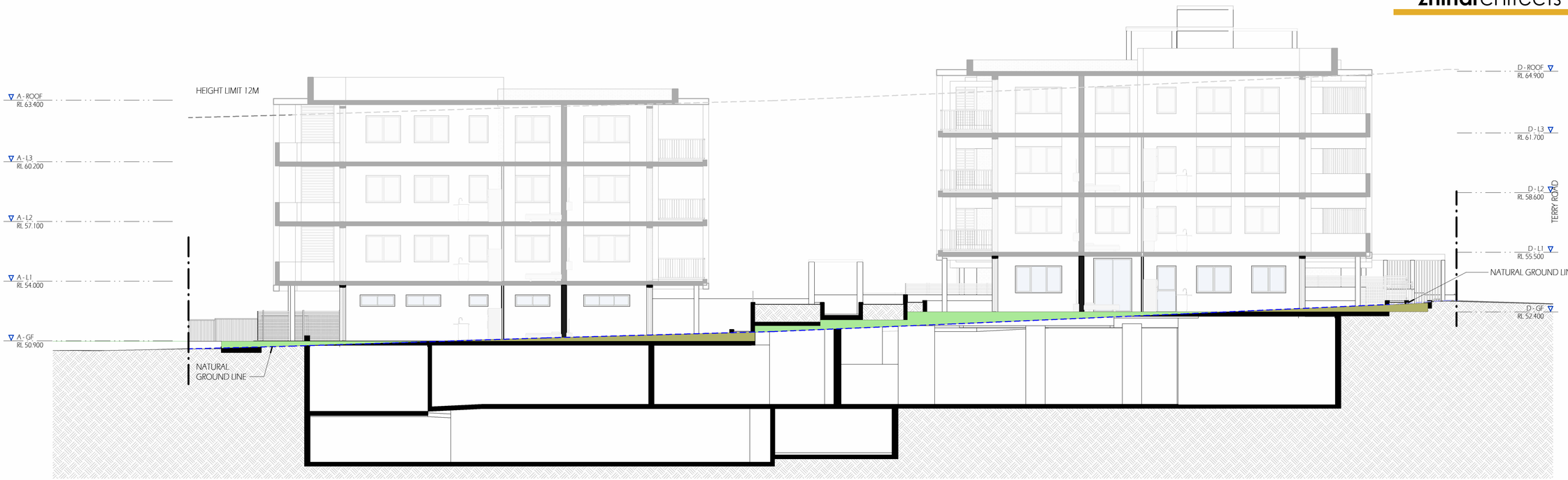
SCALE @A1 SHEET
As indicated

8741
JOB No.

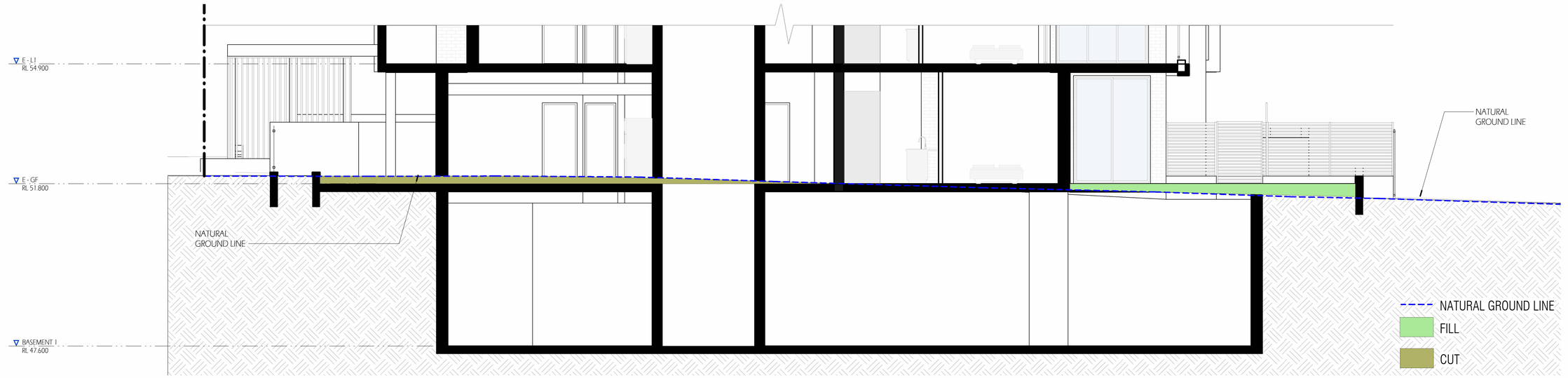
SP - 201
DRAWING No.

B
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10



SECTION STUDY - LONG SECTION A-A'
1 : 100



SECTION STUDY - LONG SECTION B-B'
1 : 50

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20/09/2024 4:51:56 AM

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	RESPONSE TO RFI DATED 24/07/24	20/09/2024	TH/W	VB

Drawing is NOT VALID or issued for use, unless checked

PROJECT ARCHITECTS
IAN CONRY

Member Australian Institute of Architects

REGISTRATION NUMBER
NSW Reg.8317

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info@zhinar.com.au / e
www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

95 Schofields Rd

ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
POS - SECTION STUDY 3 - LONG SECTION

Checked
Checker

SCALE @A1 SHEET
As indicated

JOB No. 8741
DRAWING No. SP - 202
ISSUE B

0 1 2 3 4 5 scale 1:100 @A1sheet 10

Landscape Site Plan 1:200 @ A1

0 1 2 3 4 5 10

Terry Road

Detail Plan C ,See Sheet 8-10

Detail Plan B ,See Sheet 5-7

Detail Plan A, See Sheet 2-4

Proposed Road

Road

Schofields

Entry

E 005 F.F.L.51.80
E 006 F.F.L.51.80
E 001 F.F.L.51.80
E 004 F.F.L.51.80
E 003 F.F.L.51.80
E 002 F.F.L.51.80
D 004 F.F.L.52.40
D 005 F.F.L.52.40
D 001 F.F.L.52.40
D 003 F.F.L.52.40
D 002 F.F.L.52.40
C 004 F.F.L.52.40
C 003 F.F.L.52.40
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C 002 F.F.L.52.40
C 001 F.F.L.52.40
A 004 F.F.L.50.90
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A 003 F.F.L.50.90
A 002 F.F.L.50.90
A 001 F.F.L.50.90
B 005 F.F.L.51.40
B 004 F.F.L.51.40
B 003 F.F.L.51.40
B 002 F.F.L.51.40
B 001 F.F.L.51.40

Drawing schedule:

Sheet 1: Landscape site plan
Sheet 2: Detail A plan
Sheet 3: Detail A Soil area plan
Sheet 4: Detail A planting plan
Sheet 5: Detail B plan
Sheet 6: Detail B Soil area plan
Sheet 7: Detail B planting plan
Sheet 8: Detail C plan
Sheet 9: Detail C Soil area plan
Sheet 10: Detail C planting plan
Sheet 11: Roof plan
Sheet 12: Notes & Details
Sheet 13: Sections

AMENDMENTS

G	15.1.25	Council RFI
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road
Rouse Hill, NSW.

Dwg: Landscape Site Plan

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

1 of 13

RFI

ISSUE-G

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North

Detail Plan A 1:150 @ A1

0 1 2 3 4 5 10

Privacy screens integrated with raised planters throughout. To Architect's details

Seating integrated with raised planter

1:20 Ramp up

Raised planters

1:14 Ramp up

1000mm raised planter

Steps up

Low wall & open balustrading

Steps up & handrail up to gate landings throughout

Sculpture element (See picture H)

Integrated seating throughout.

Grated drain

Dashed line indicates line of basement below.

Mailboxes

400mm Suspended planter over ramped basement entry

Low mounding in centre to provide 600mm soil depth

New 1800mm boundary fence

Natural soil boundary screen planting

Basement driveway retaining wall

800mm raised planter & integrated privacy screen

Low planting to both sides of driveway to maintain clear visual site lines.

New driveway crossing to council specifications

600mm raised planter & integrated privacy screen

Low planting to maintain vehicular sigh lines.

Steps up

Mailboxes

Fire egress stairs

Deep soil P.O.S planting zones

Screen planting & privacy screen in natural soil P.O.S

600mm raised planter & integrated privacy screen

Steps up to landing for egress

Concrete footpath connected to all pedestrian entry point

Pedestrian access

Grated drain

P.O.S privacy screen.

Raised planter & integrated privacy screens throughout, To Architect's details

Gate & Stair up to terrace

New soft leaf Buffalo turf throughout

Gate & Stair up to terrace

Deep soil P.O.S planting zones

Privacy screen.

Deep soil C.O.S planting zone

Natural soil C.O.S planting.

Deep soil canopy trees & understorey planting

New concrete foodpath to Civil Engineer's details

Road

Schofields

Proposed Road

Steps up to central C.O.S throughout

Privacy screen planting between P.O.S

Grated access throughout

Steps up

Balustrading

Ramp up

Grated access throughout

800mm raised planter & integrated privacy screen

1000mm raised planter

Grated drain

Ramp up.

Dashed line indicates line of basement below.

Lobby R.L.50.90

A 004 F.F.L.50.90

A 005 F.F.L.50.90

A 003 F.F.L.50.90

A 002 F.F.L.50.90

A 001 F.F.L.50.90

B 004 F.F.L.51.40

B 003 F.F.L.51.40

B 002 F.F.L.51.40

B 001 F.F.L.51.40

B 005 F.F.L.51.40

Entry 53.00

C.O.S

P.O.S

ramp up

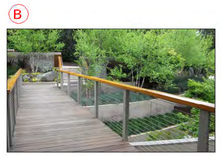
C 14

A 14

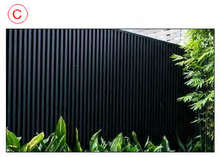
Typical design palette

A

B

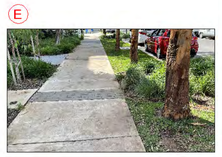


C



D

E



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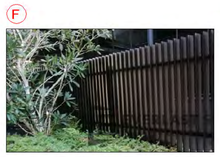

G

H

I

Typical planting palette

Blueberry Ash

Lilly Pilly Foliage (Acmena Smithii)

Spotted Gum

Livistona Palm

Murrays

Water Gum Street tree

Japanese Maple (Acer Palmatum)

See Sheet 3 for levels & soil area details

Sheet 4 for planting nominated

AMENDMENTS

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Rouse Hill, NSW.

Dwg: Detail Plan A

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

2 of 13

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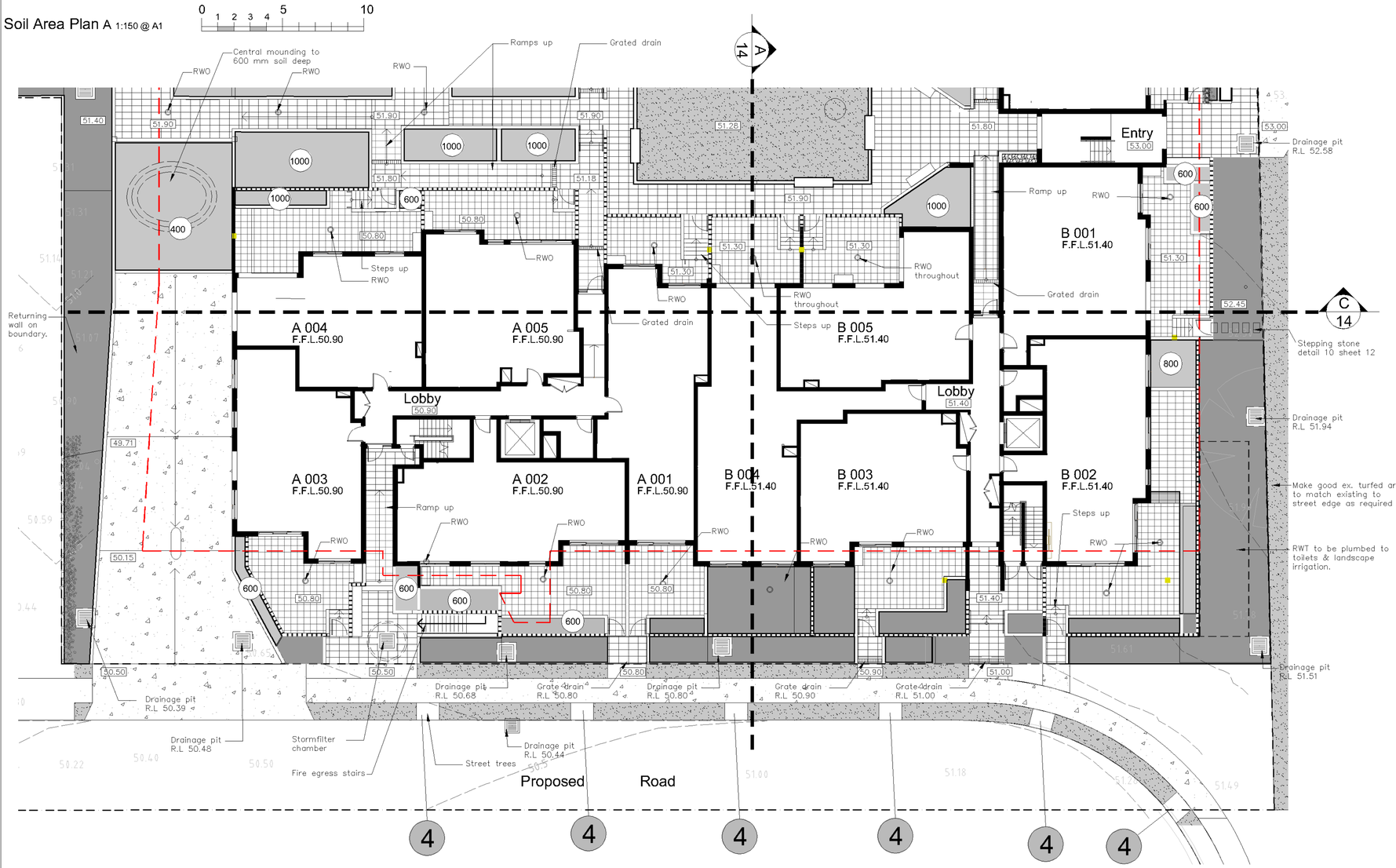
North

RFI

ISSUE-G

Soil Area Plan A 1:150 @ A1

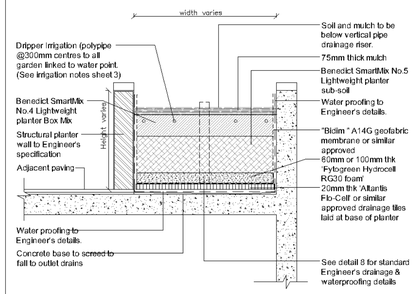
0 1 2 3 4 5 10



Detail 01 — PSLA 17

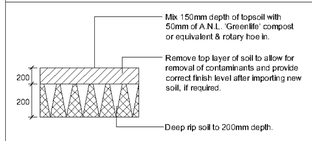
On structure planter typical soil installation detail n.t.s

For soil & irrigation methodology only Structural & drainage to relevant Engineers details



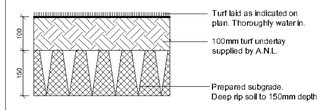
Detail 02 — PSLA 8

Soil preparation detail n.t.s.



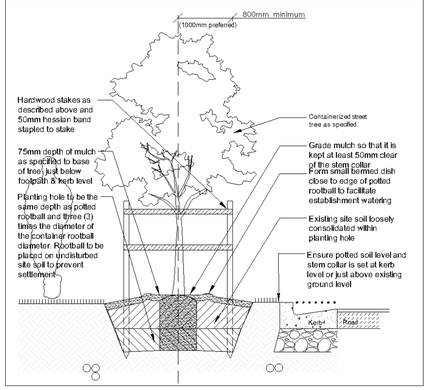
Detail 03 — PSLA 12

Turf over soil n.t.s



Detail 04 — PSLA 67

Tree planting details



Natural garden soil (Detail #2)

51.80 Levels

Turf

1000 Raised planter over slab planter height nominated (Detail 01)

Basement wall line below

4 Detail # Sheet 12

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

Detail #

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Dwg: Detail Plan A-Soil Area

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

3 of 13

RFI

ISSUE-G

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North

Planting Plan A 1:150 @ A1

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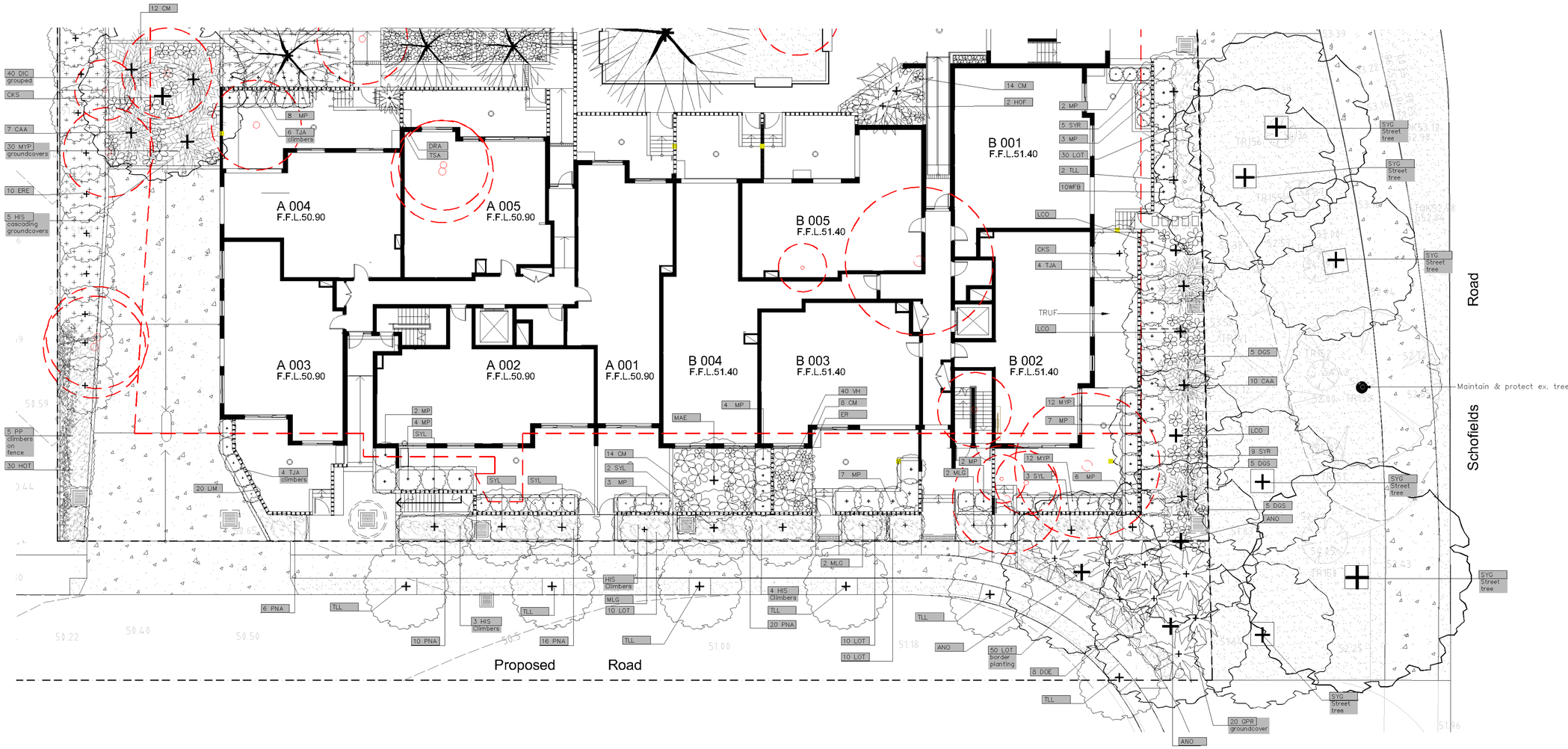

Existing trees to be removed

Existing trees

ER — Planting symbol (See schedule, sheet 10

Turfed lawn areas

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road
Rouse Hill, NSW.

Dwg: Detail Plan A -Planting plan

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

4 of 13

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North

RFI

ISSUE-G

Detail Plan B 1:150 @ A1

0 1 2 3 4 5 10

Pedestrian ramp up
Privacy screen throughout
Deep soil C.O.S planting zone
Mailboxes for entry 5
Raised planter & integrated privacy screens throughout To Architect's details
Deep soil P.O.S planting zones
Access gate for street
Privacy screen throughout
New street trees to Council approved
Concrete footpath connected to all pedestrian entry point
New pathway/cycle way to Civil Engineers details
Steps up & handrail up to gate landings throughout
Privacy screen
New concrete footpath to Civil Engineer's details
New soft Buffalo turf to nature strip
Retaining wall under privacy screens. T.O.W to meet street ground level.
New Public domain footpath to connect to ex. footpath as per Civil Engineers details.
Ex. pathway
Screen planting & privacy screen
New Syncarpia glommulifera street tree
Ex. road edge
Make good turf to ex. levels
Tall canopy trees in deep soil
Mailboxes
Gate & steps up to P.O.S
New concrete footpath connection to existing pathway
Steps up to entry path at ex. ground level
New Syncarpia glomulifera street trees

Steps up to gate landing
Deep soil planting
Basement fire egress stairs
1:20 Ramp up
800mm raised planter & intrgrated privacy screen
C.O.S Seating integrated with raised planters
1000mm raised planter
1:20 Ramp up
C.O.S Seating integrated with raised planters

Terry Road
Schofields Road

D 004 F.F.L.52.40
D 005 F.F.L.52.40
D 001 F.F.L.52.40
C 003 F.F.L.52.40
C 004 F.F.L.52.40
C 005 F.F.L.52.40
D 003 F.F.L.52.40
D 002 F.F.L.52.40
C 002 F.F.L.52.40
C 001 F.F.L.52.40
Lobby
Lobby
P.O.S
C.O.S

Ramp up
Steps up
Steps up Low retaining wall
Privacy screen
Steps up
Steps up
Dashed lines indicates line of basement wall below.
Steps up to C.O.S
Steps up to P.O.S. Privacy screen integrated with 800mm raised planter
Sculptural elements
Ramp up
Steps up
Ramp up

Pedestrian ramp up
Open balustrading
Seating benches throughout
Seating benches throughout
Pedestrian ramps up

Typical design palette

A Central seating planter
B Ramp
C
D
E Footpath
F Privacy screen
G
B
H Feature element
I

Typical planting palette

Bluberry Ash
Oak Tree (Quercus Palustris)
Turpentine
Livistona Palm
Callistemon
Murraya
Raised planter
Water Gum Street tree
Japanese Maple (Acer Palmatum)
Syzygium 'Straight & Narrow'

See Sheet 6 for levels & soil area details

Sheet 7 for planting nominated

AMENDMENTS

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Dwg: Detail Plan B

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

5 of 13

RFI

ISSUE-G

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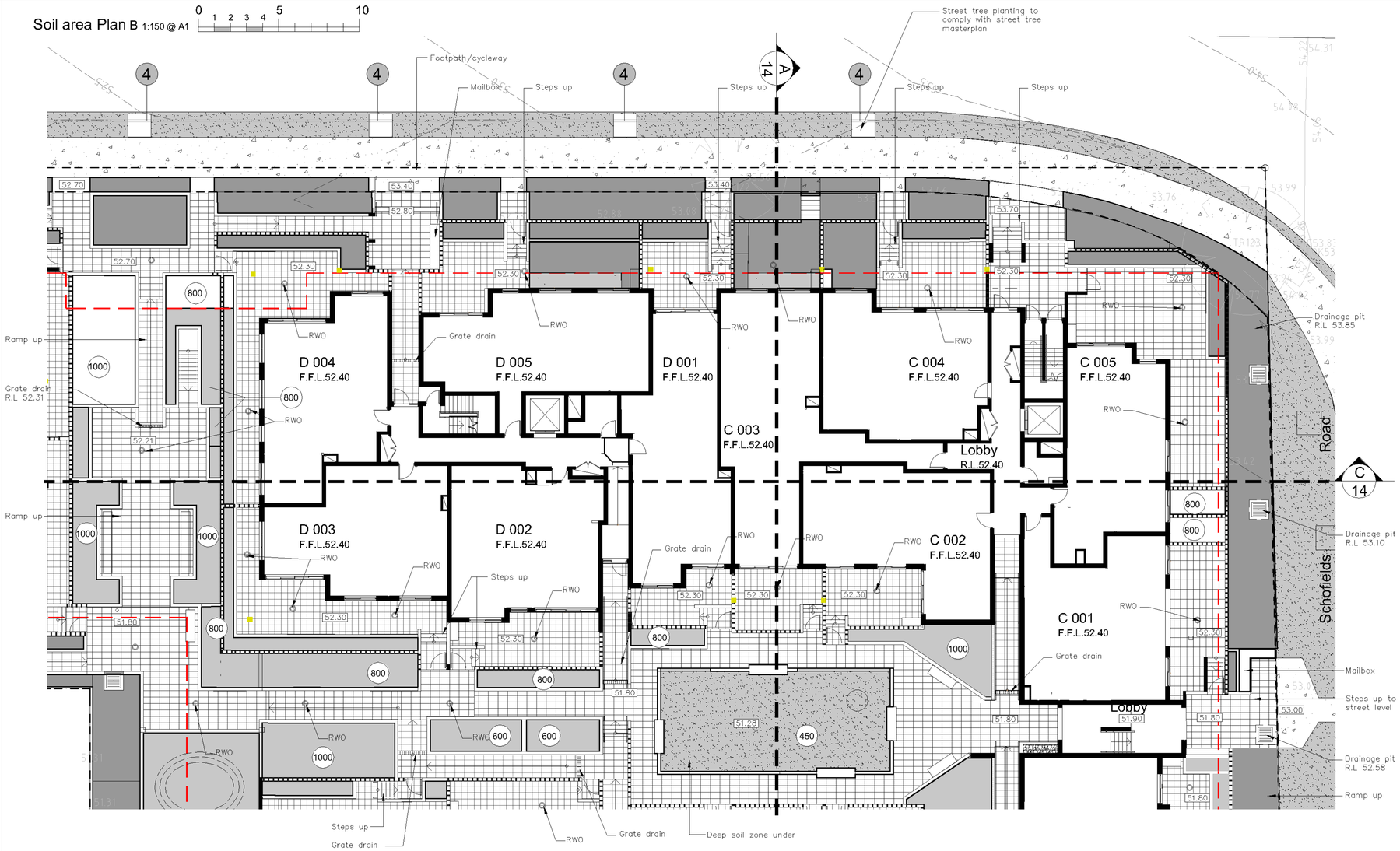
North

Soil area Plan B 1:150 @ A1

0 1 2 3 4 5 10

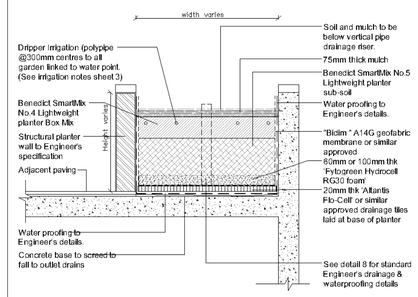


Detail 01

PSLA 17

On structure planter typical soil installation detail n.t.s

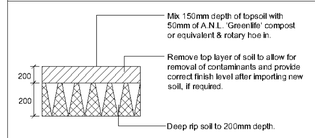
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



Detail 02

PSLA 8

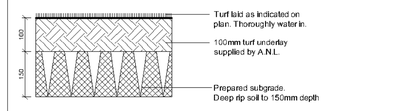
Soil preparation detail n.t.s.



Detail 03

PSLA 12

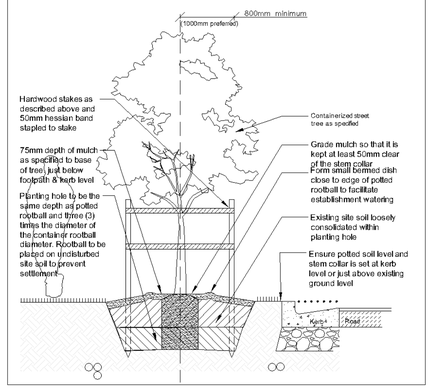
Turf over soil n.t.s



Detail 04

PSLA 67

Tree planting details



Natural garden soil (Detail #2)

51.80 Levels

Turf

1000 Raised planter over slab planter height nominated (Detail 01)

Basement wall line below

4 Detail #

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road Rouse Hill, NSW.

Dwg: Detail Plan B-Soil area

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

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North

Planting Plan B 1:150 @ A1

0 1 2 3 4 5 10

Street tree planting implantation comply with street tree masterplan

D 004 F.F.L.52.40
D 005 F.F.L.52.40
D 001 F.F.L.52.40
C 003 F.F.L.52.40
C 004 F.F.L.52.40
C 005 F.F.L.52.40
D 003 F.F.L.52.40
D 002 F.F.L.52.40
C 002 F.F.L.52.40
C 001 F.F.L.52.40

Road
Schofields
Street tree
Footpath

Existing trees to be removed

Existing trees

ER Planting symbol (See schedule, sheet 10)

Turfed lawn areas

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road
Rouse Hill, NSW.

Dwg: Detail Plan B -Planting plan

15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

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North

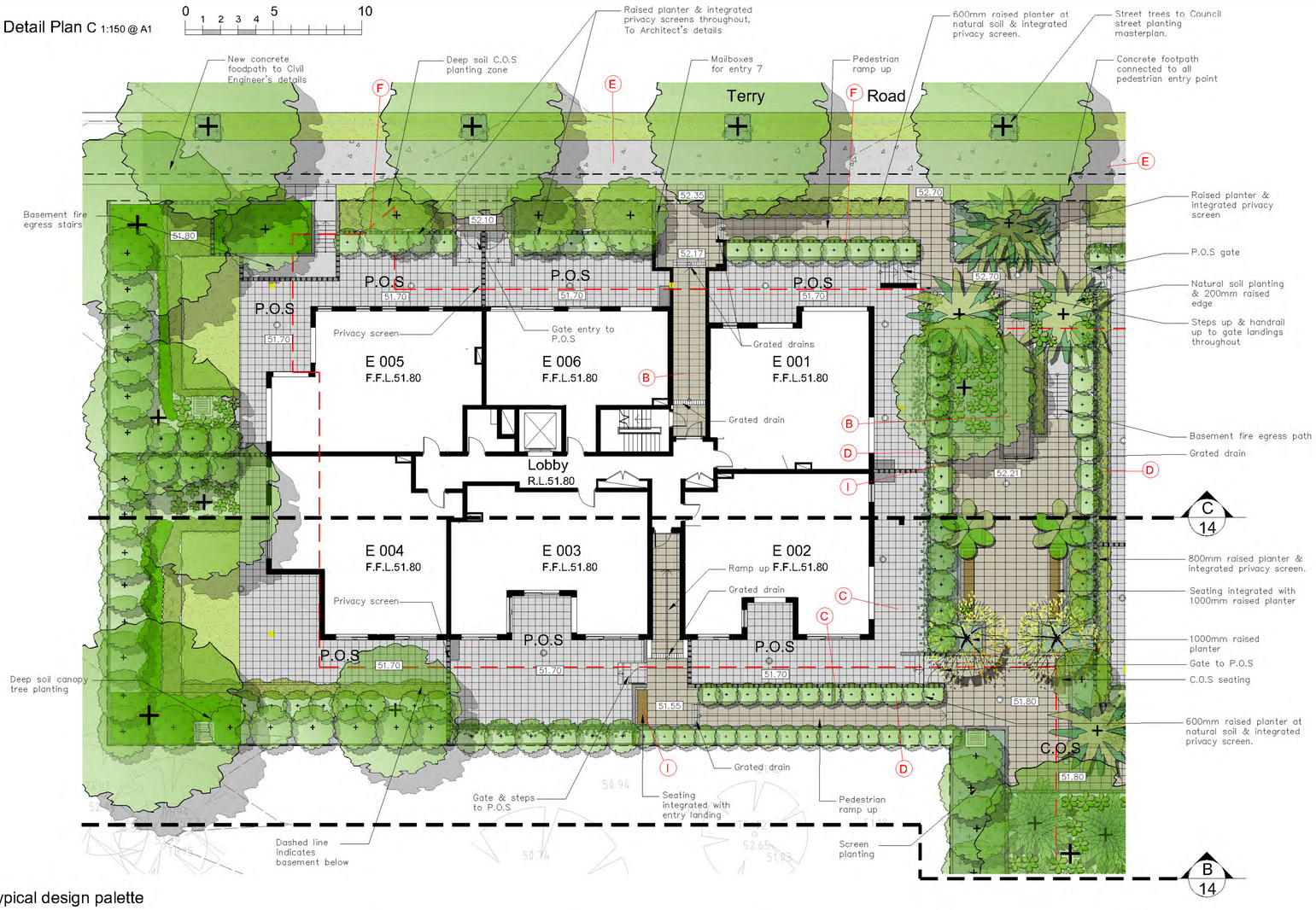
7 of 13

RFI

ISSUE-G

Detail Plan C 1:150 @ A1

0 1 2 3 4 5 10



Typical design palette

Typical planting palette

See Sheet 9 for levels & soil area details

Sheet 10 for planting nominated

AMENDMENTS

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road Rouse Hill, NSW.

Dwg: Detail Plan C

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

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North

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RFI

ISSUE-G

Soil area Plan C 1:150 @ A1

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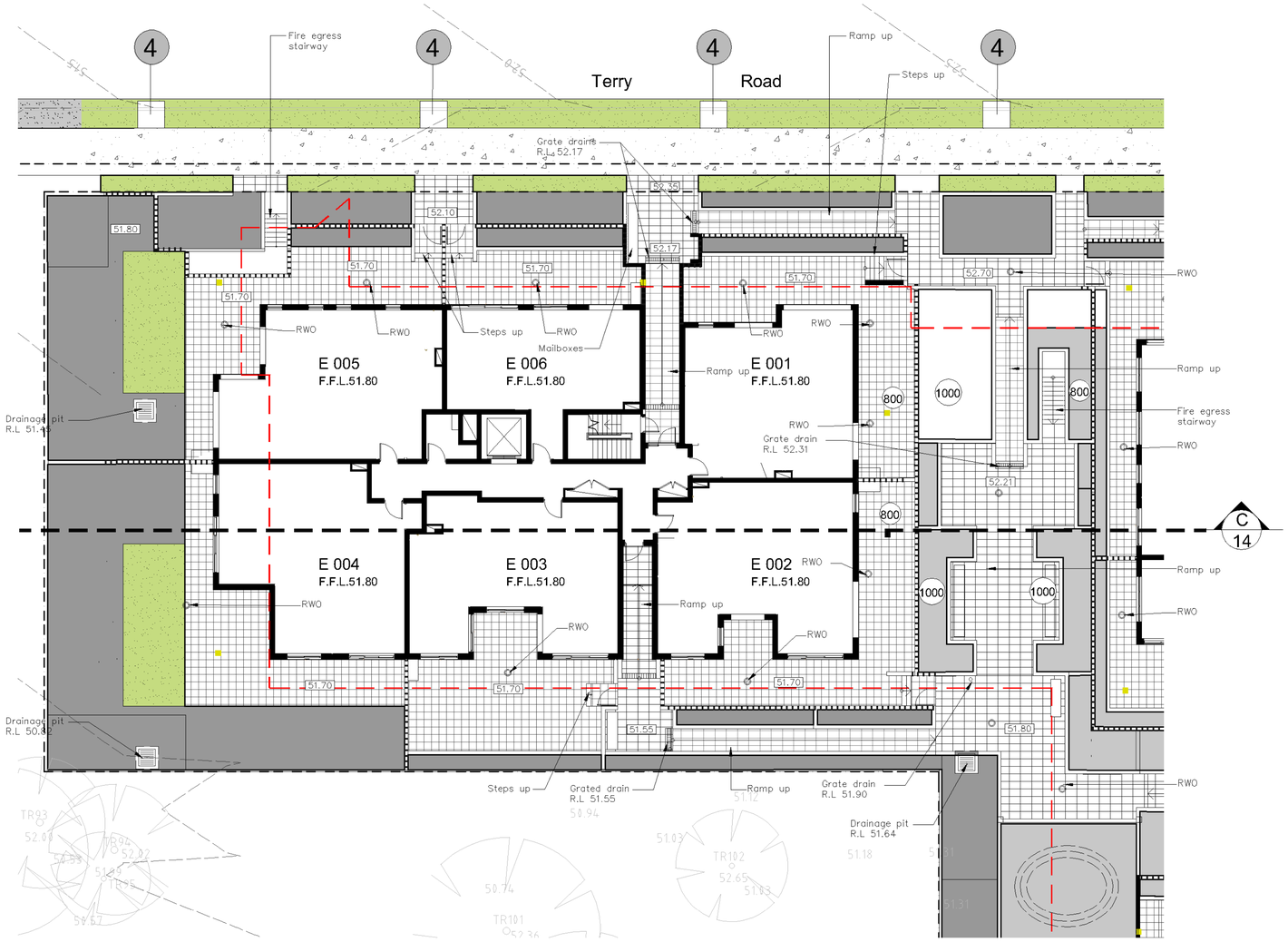
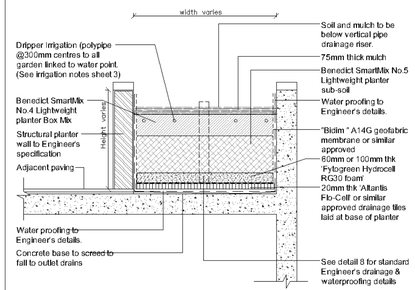


Detail 01

On structure planter typical soil installation detail n.t.s

PSLA 17

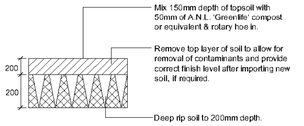
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



Detail 02

Soil preparation detail n.t.s.

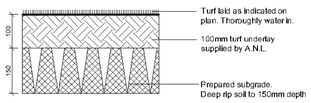
PSLA 8



Detail 03

Turf over soil n.t.s

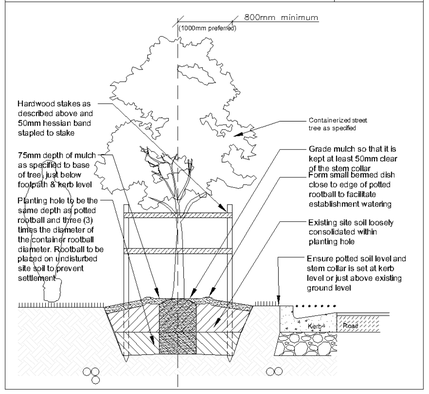
PSLA 12



Detail 04

Tree planting details (Street trees)

PSLA 67



Natural garden soil (Detail #2)

51.80 Levels

Turf

1000 Raised planter over slab planter height nominated (Detail 01)

Basement wall line below

4 Detail #

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road Rouse Hill, NSW.

Dwg: Detail Plan C-Soil area

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

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Planting Plan C 1:150 @ A1

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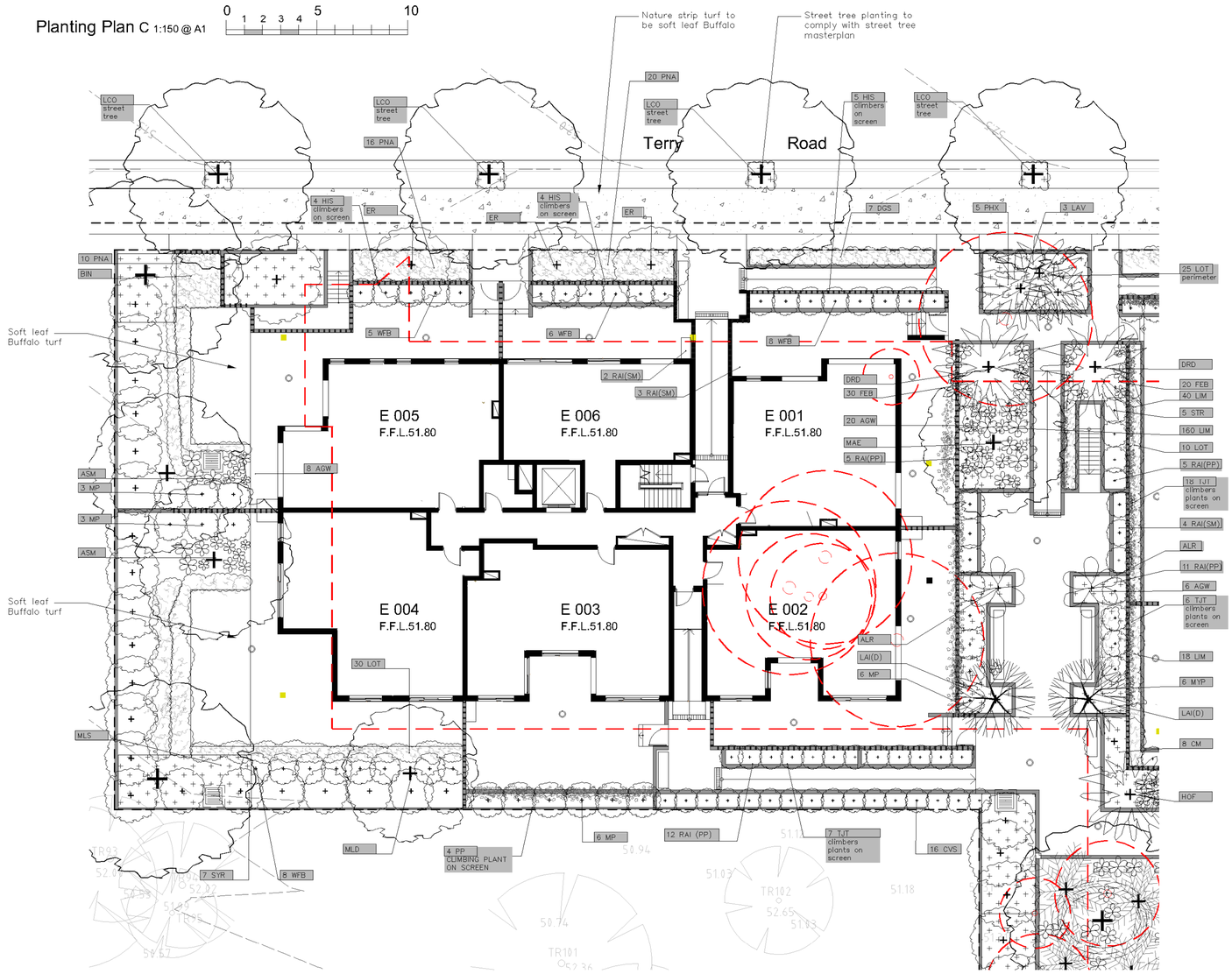

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
ANO	Angophora costata	Sydney Red Gum (large native tree. Striking bark colour)	100Lt	3x50x50x1800	16-25.0M	3
ASM	Acmena smithii	Lilly Pilly (Native tree in dep soil. Prune lower branches)	75Lt	3x50x50x1800	10.0M	1
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	7-9.0M	11
GLO	Glochidion ferdinandii	Cheese Tree (indigenous medium tree)	75Lt	3x50x50x1800	7-10.0M	4
MLD	Melaleuca decora	White Feather Honeymyrtle (indigenous small-med tree)	45Lt	3x50x50x1800	8-10.0M	1
MLS	Melaleuca styphelicides	Prickly Paperbark (indigenous small-med tree)	75Lt	3x50x50x1800	12-15.0M	1
PYR	Pyrus ussariensis	Manchurian Pear (medium deciduous tree)	400Lt	2x50x50x1800	12-15.0M	2
SYL	Syzygium leuhmanni	Small Leaved Lilly Pilly (native screen tree)	75Lt	3x38x38x1800	8-10.0M	5
MAE	Magnolia Exmouth	Magnolia (flowering evergreen small tree)	45Lt	3x50x50x1800	6-8.0M	2
APP	Acer palmarirum 'Atropurpureum'	Cut Leaf Maple (small purple foliage deciduous garden tree)	300mm	nil	2.5-3.0M	2
LAI(B)	Lagerstroemia Ind xL. Biloxi	Biloxi Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	1
LAI(D)	Lagerstroemia Ind xL. fauriei 'Tonto	Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	1
Street trees						
SYG	Syncarpia glommulifera	Turpentine (indigenous canopy tree)	100Lt	3x50x50x1800	18-25.0M	9
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	100Lt	3x50x50x1800	5-7.0M	5
Shrubs / small feature trees						
CVS	Callistemon viminalis 'Slim'	Slim Cultivar Bottlebrush (Hybrid screen hedging bottlebrush)	200mm	nil	2.5-3.0M	16
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	4
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	81
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	33
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	11
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (flowering screen plant Can be hedged)	300mm	hedged to req.height	1.8-2.8M	21
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low gorwing plant)	150mm	hedged	1.2-1.5M	62
CKS	Callistemon Kings Park Special	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	4
Ferns / Palms / Succulents						
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	10
DOE	Doryanthese excelsor	Gymea Lilly (striking palm like). Tall red flower on spike)	300mm	nil	1.5-2.0M	8
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	2
HOF	Howea forsterana	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	5
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	3
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	3
STR	Strelitzia reginae	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	5
ALR	Alacantarea 'Rubra'	Giant Bromeliade (Large succulent leaved ornamental plant)	300mm	nil	1.0M	2
Groundcovers/Climbers						
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	20
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	40
MYP	Myoprum parvifolium	Creeping Boobiala (native cascading groundcover)	150mm	nil	0.2M	50
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	5
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	5
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FTD) Cabbreid hybrid groundcover)	200mm	nil	0.2M	21
TJT	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	57
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	40
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	60
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	79
CRP	Crinum pedunculatum	Swamp Lily (native mass planted groundcover)	200mm	nil	0.5-0.7	40
DGS	Dietes grandiflora 'Grand Star'	Grand Star Dietes (cabreed hybrid. Low seeding variety)	150mm	nil	0.7M	37
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	316
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	165
PNA	Pennisetum alopecuroides 'Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	164
PHX	Philodendron 'Xanadu'	Xanadu (shade tolerant understory / border plant)	200mm	nil	0.5M	5
DIC	Dianella caerulea	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	20

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

Existing trees to be removed

Existing trees

ER — Planting symbol (See schedule, sheet 13)

Turfed lawn areas

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road, Rouse Hill, NSW.

Dwg: Detail Plan C -Planting plan

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

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Roof plan 1:150 @ A1

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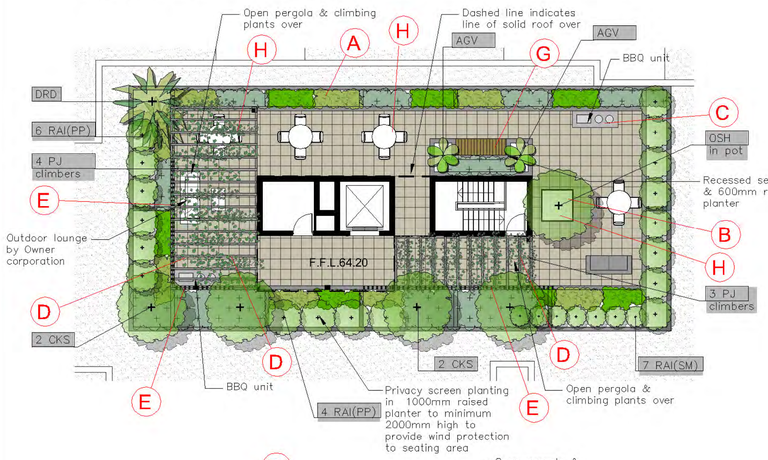
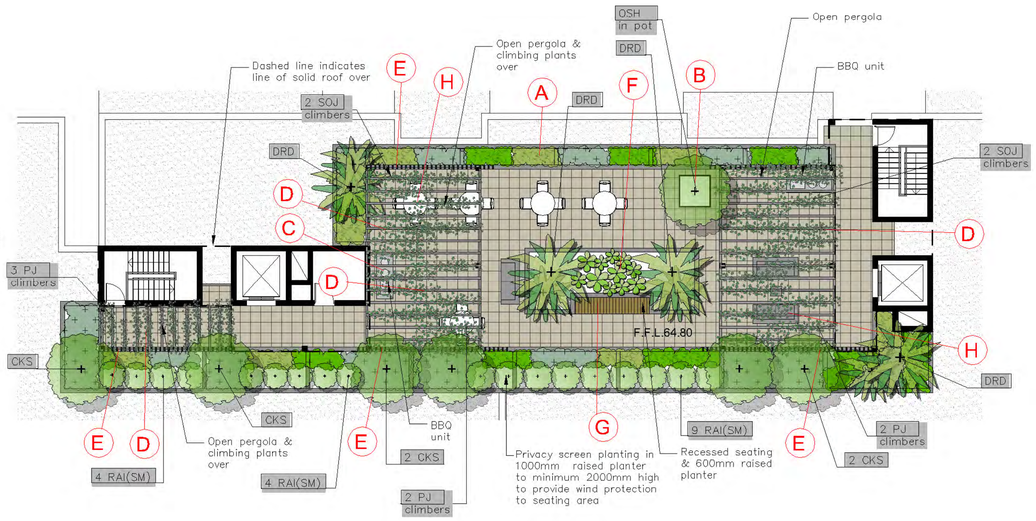
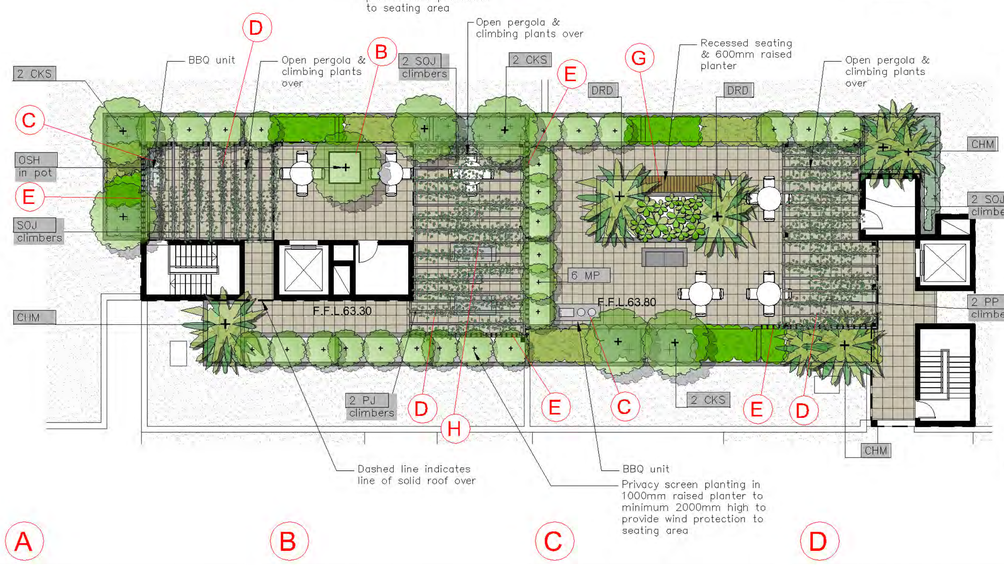


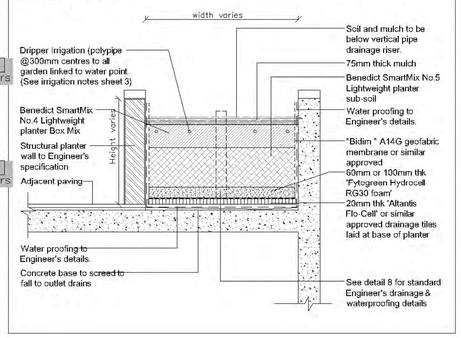




Detail 01

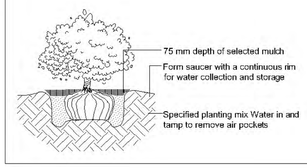
On structure planter typical soil installation detail n.t.s

For soil & irrigation methodology only Structural & drainage to relevant Engineers details



Detail 02

Shrub planting detail n.t.s



Planting schedule – Roof level

Botanical name		Common name	Cont. size		Expected height	No. req.
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.6M	2
CHM	Chamaerops humilis	Europena Fan Palm (Hardy Small – med palm)	100Lt	nil	2.5-3.0M	3
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	45Lt	nil	2.5-3.0M	16
DRD	Draceana draco	Dragon Tree (striking feature plant)	75Lt	nil	2.5-3.5M	7
OSH	Olea Europa 'Swan Hill'	Swan Hill non fruiting Olive	45Lt	Pot	3-4.0M	3
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	300mm	over pergola	2.5M	16
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	300mm	over pergola	3.0M	2
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	10
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	24
SOJ	Solanum jasminoides	Potato Vine (deciduous climber over pergola)	300mm	over pergola	3.5M	9
Mixed groundcovers/ornamental grasses planter boxes						
Carpobrotus glaucescens		Pigface (very hardy salt wind tolerant trailing groundcover)	200mm		0.2M	
Carpobrotus rossii 'White Hot'		White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm		0.3M	
Dichondra 'Silver Falls		Silver Falls (cascading groundcover in roof garden)	200mm		0.15M	
Gazania tomentosa		Orange Flowering Daisy (low hardy coastal groundcover)_	150mm		0.3M	
Gazania rigens		Yellow Flowering Daisy (low hardy coastal groundcover)_	150mm		0.3M	
Hibbertia scandens		Guinea Flower (flowering climber / groundcover)	200mm		0.3M	
Hardenbergia violacea 'Meema'		Meema Purple Coral Pea (purple flower native groundcover)	200mm		0.4M	
Lomandra 'Tanika		Dwarf Mat Rush (native mass planted groundcover)	140mm		0.4M	
Myoprum parvifolium		Creeping Boobialla (native cascading groundcover)	150mm		0.2M	
Scaevola aemula		Fan Flower (Flowering cascading groundcover)	150mm		0.3M	
Senicia serpens		Blue Chalk Sticks (silver blue low succulent groundcover)	200mm		0.2M	
Trachelospermum tricolor		Variegated Star Jasmine (variegated colour groundcover)	200mm		0.5M	
Liriope Evergreen Giant		Turf Lily (shade tolerant groundcover)	150mm		0.4M	

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

A

Raised planter

B

Free standing planter

C

BBQ unit

D

Verandah pergola

E

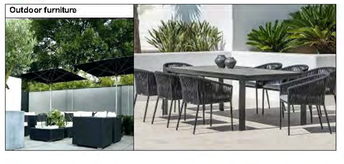
Integrated screen

F

Raised planter

G

Seating bench

H

Outdoor furniture

Dragon tree

Chamaerops humilis

Murraya

Callistemon

Agave

Snow Maiden

Pandorea Jasminoides

Potato vine

Eriostemon australasius

Pink Pearl

Amendments

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road
Rouse Hill, NSW.

Dwg: Roof Terrace Plan

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

11 of 13

RFI

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Builder must verify all dimensions of the site before work commences.
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General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes & waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric Refer Engineer's details for structural details for planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers to have the following:
- 2 coats of waterproof sealant to all interior areas as specified by the Architects construction details
- Impervious waterproof membrane along base and up to top of soil level of containers
- 'Atlantis' drainage cell (or approved equivalent) at base to be connected to drainage system of development _see detail #5 sheet 4. Mortar screed at base of all planters to fall to drainage outlets as nominated by stormwater engineer
- Planter box soil mix to comply with AS 4419 and AS 3743.
- Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane Contractor to be responsible for the integrity of the waterproofing of the planter boxes
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour. See irrigation notes sheet 6

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

8. Lawn edging
All ground level garden beds adjacent to site boundary to finish flush with all footpath, driveway or kerb levels.

9. Turfing
Turfed nature strip areas to be Soft leaf Buffalo to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

10. Structural
All structural details whatsoever to Engineer's details.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded.

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

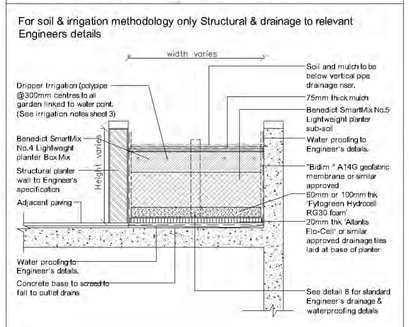
Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

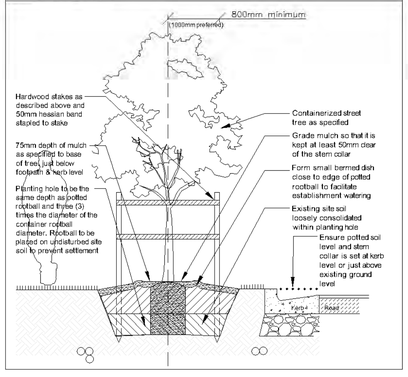
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:
- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

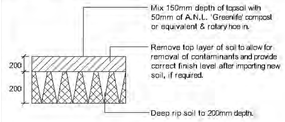
Detail 1
On structure planter typical soil installation detail n.t.s



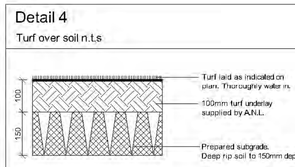
Detail 2
Tree planting details



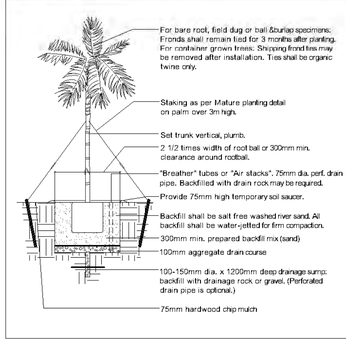
Detail 2
Soil preparation detail n.t.s.



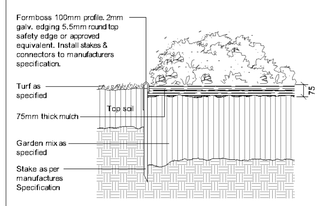
Detail 4
Turf over soil n.t.s



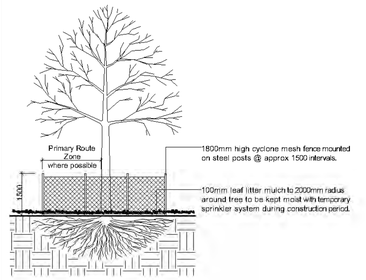
Detail 5
Palm planting detail n.t.s



Detail 6
Metal edging typical detail n.t.s



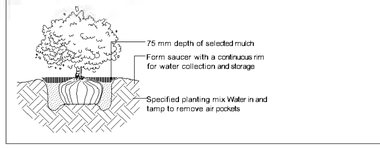
Detail 7
Tree protection measure Type 2 n.t.s.



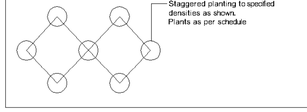
Detail 8
Typical over slab drainage methodology

- Efficiently removes only excess water
- Promotes fast and excellent plant growth
- Reduces Urban Flooding
- Reduces water contamination by filtering at source
- Retains a minimum of approximately 76L/m2 of perched water above the cells
- Strong structure can support heavy loads
- Easily installed

Detail 9
Shrub planting detail n.t.s



Detail 10
Planting set out n.t.s



AMENDMENTS

G	15.1.25	
F	30.9.24	
E	26.9.24	RFI
D	25.9.24	RFI

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Project: 95 Schofields Road
Rouse Hill, NSW.

Dwg: Notes & details

Date: 15.1.25 Scale: 1:200 @A1

Job Ref: 22/2474

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

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North

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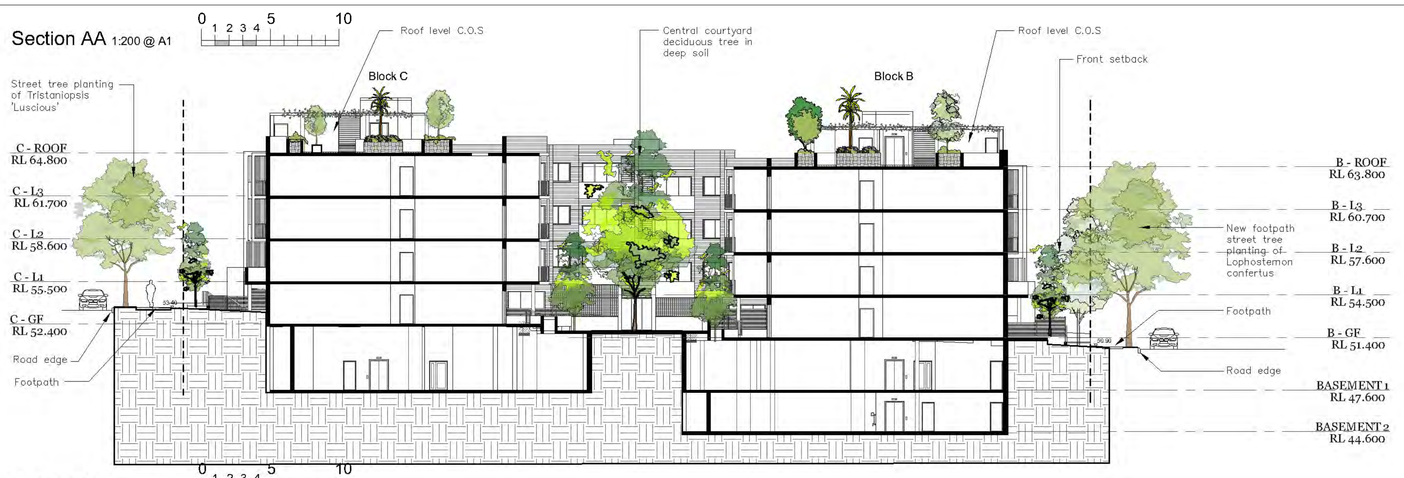
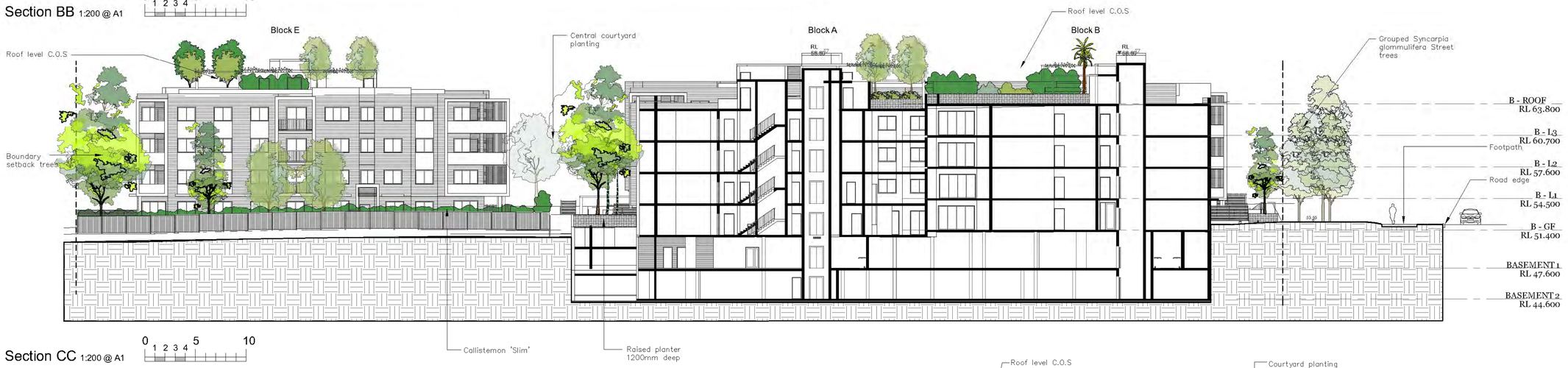
RFI

ISSUE-G

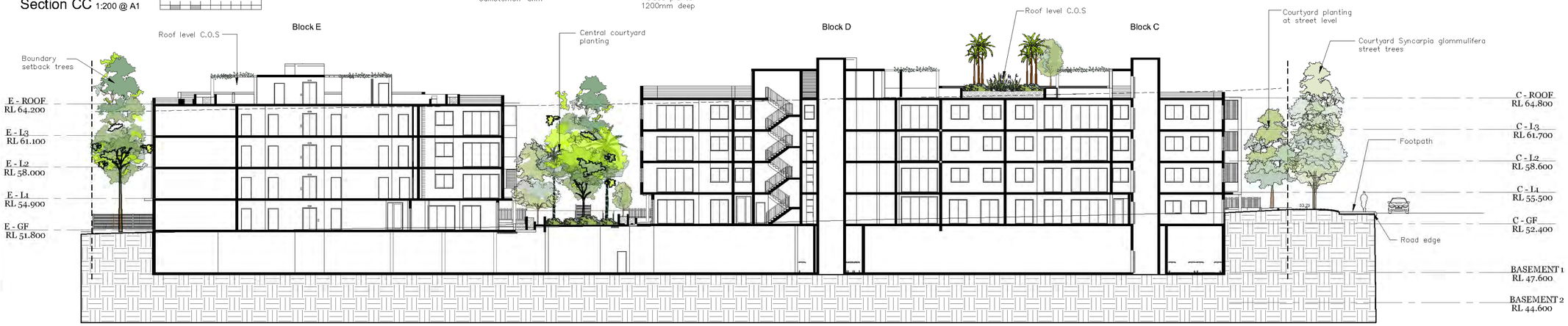
Section AA 1:200 @ A1



Section BB 1:200 @ A1



Section CC 1:200 @ A1



AMENDMENTS

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13 of 13

RFI

ISSUE-G

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North

Attachment 6

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

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of: i. Any environmental planning instrument	The proposal is considered to be generally consistent with the relevant EPIs, including: • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts – Central River City) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2021 · State Environmental Planning Policy (Transport and Infrastructure) 2021 The proposed development is compliant with the relevant controls with the exception of the 12 m maximum building height limit and Part 3C of the Apartment Design Guide. Justifiable reasons have been provided for these non-compliances.	No, but a variation is considered to be acceptable in this instance
ii. Any proposed instrument that is or has been the subject of public consultation under this Act	There are no draft Environmental Planning Instruments or policies relevant to the proposed development.	Not applicable
iii. Any development control plan	**Blacktown City Council Growth Centre Precincts Development Control Plan 2010** Schedule Four – Area 20 Precinct The proposed development is compliant with the numerical controls apart from: • the maximum cut and fill controls • the Indicative Layout Plan road layout Justifiable reasons have been provided for these non-compliances.	No, but a variation is considered to be acceptable in this instance
iv. a) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has	None applicable to this development	Not applicable

Heads of Consideration	Comment	Complies
offered to enter into under section 7.4,		
v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	The application is compliant	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 locality	It is considered that the likely impacts of the development, including traffic, parking and access, design, bulk and scale, overshadowing, noise, privacy, waste management, flora and fauna, salinity, contamination and stormwater management have been satisfactorily addressed. A site analysis was undertaken to ensure that the proposed development will have minimal impacts on surrounding properties. In view of the above, it is believed that the proposed development will not have any adverse social, economic or environmental impacts.	Yes
c. The suitability of the site for the development	The subject site is zoned 'R3 - Medium Density Residential' with a 12 m building height limit under the Growth Centres SEPP. The proposed subdivision and residential flat building are permissible with consent along with the associated subdivision works and road construction. The site is surrounded by other residential properties of the same zoning to the north, south, east and west. The development is therefore in line with the desired future character of the area and would not result in any significant adverse impacts on the amenity of the locality. Accordingly, the site is considered to be suitable for the development.	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. No submissions were received during the notification period.	Yes
e. The public interest	The proposal will assist in the delivery of higher density housing options to the area by introducing a range of dwelling and apartment types. Due to the minimal environmental impact of the development and its socio-economic benefits, the proposal is considered to be in the public interest.	Yes

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
As this land is mapped as being subject to Biodiversity Certification, the prohibition on the clearing of native vegetation that exceeds the biodiversity offsets scheme threshold under cl 2.6(2) of State Environmental Planning Policy (Biodiversity and Conservation) 2021 does not apply to this land.	Yes

Summary comment	Complies
Refer commentary under State Environmental Planning Policy (Central River City) 2021 below.	

3 State Environmental Planning Policy (Planning Systems) 2021

Summary comment	Complies
The Sydney Central City Planning Panel is the consent authority for all regionally significant development with a capital investment value of over $30 million or Council related or Crown Developments with a capital investment value of over $5 million. As this development application has a capital investment value of $38 million, Council is responsible for assessment with determination to be made by the Panel.	Yes

4 State Environmental Planning Policy (Precincts - Central River City) 2021

Summary comment	Complies
We have assessed the development application against the relevant provisions and the table below only identifies where compliance is not fully achieved, with the exception of Cl. 5.9 Preservation of trees or vegetation where we have provided advice on any proposed tree removal, retention and/or replacement. It is compliant with all other matters under the State Environmental Planning Policy (Precincts - Central River City) 2021. With regard to bio-certification, in July 2008 an amendment was made under Schedule 7 Part 7 of the Threatened Species Conservation Act 1995 to confer biodiversity certification on the former State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). The transferred provisions of the Growth Centres SEPP relevant to the Blacktown local government area now form part of State Environmental Planning Policy (Precincts – Central River City) 2021. The conferring of biodiversity certification is now performed under Part 8 of the Biodiversity Conservation Act 2016 which applies to this new development. The effect of biodiversity certification is that any development requiring consent under Part 4 of the Environmental Planning & Assessment Act 1979 (the Act) or any activity requiring determination under Part 5 of the Act is taken to be development that is not likely to significantly affect threatened species, population or ecological community, or its habitat. This removes the requirement to assess and, for Council as the consent authority, take into consideration the likely impact of biodiversity of this proposed development. Compliance with the relevant biodiversity measures in the Biodiversity certification order (dated 11 December 2007) is required to maintain the certification. The measures require (among other things) the retention of a minimum of 2,000 hectares of existing high value native vegetation within the Growth Centres and additional offsetting outside the Growth Centre precincts. This is being done by the NSW Government as an offset to the development in the Growth Centres precincts and not by the applicant. This site has vegetation but has been identified in the Growth Centres as developable land and has been zoned accordingly. This vegetation was identified by the NSW Government at the time of certification as being less viable for long-term conservation as it occurs in patches or is highly threatened with future degradation. The certification acknowledges the expected loss of this vegetation during the development of the Growth Centres to facilitate the growth of Sydney.	No, but a variation is considered to be acceptable in this instance

4.1 General development standards

Development standard		Complies
Cl. 4.3 Height of buildings **Maximum 12m**	The maximum building height is 12 m which is relevant to the RFB part of the proposal. The proposed buildings exceed the height limit by up to 4.49 m with a maximum height of 16.49 m but not for any residential units. The application is accompanied by a Clause 4.6 variation request. Refer to the assessment of the Clause 4.6 variation request at attachment 6 and Council's assessment of the variation request at attachment 7.	No, but a variation is considered to be acceptable in this instance

5 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
State Environmental Planning Policy (Resilience and Hazards) 2021 aims to 'provide a State-wide planning approach to the remediation of contaminated land'. Clause 4.6 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. A Detailed site investigation accompanies the application, which concludes that the site is suitable for the proposed use, subject to recommendations including: • development of an appropriate remedial/management strategy, culminating in the preparation of a Remedial action plan in accordance with Environment Protection Authority guidelines, to address the data gaps across the site, in particular the contaminated topsoil materials in the proposed development area. • classification of any soils requiring removal from the site, as part of future site works in accordance with the 'Waste Classification Guidelines, Part 1: Classifying Waste', NSW EPA (2014) • application of stop work procedures if, during the remaining site works, significant odours and/or evidence of gross contamination not previously detected are encountered, or any other significant unexpected occurrence. This is to include notification to the appointed environmental consultant immediately to set up a response to the unexpected occurrence. In line with the recommendations, a Remedial action plan was prepared and submitted in support of the application. The plan concludes that the site can be made suitable for the proposed residential development subject to the implementation of the remediation and validation works. Our Environmental Health Officer has reviewed the Detailed site investigation report and the Remediation action plan, and found them satisfactory, subject to conditions including the carrying out of their recommendations and site contamination validation by a qualified geoscientist.	Yes, subject to conditions

6 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
Schedule 3 of the State Environmental Planning Policy ensures that Transport for NSW is given the opportunity to comment on development nominated as 'traffic generating development'. The application was referred to Transport for NSW, which found that the proposed development will not have a detrimental impact on the surrounding classified road network and as such had no further comment. Clause 2.99 requires referral to the rail authority for development that involves the penetration of ground within 25 m of a rail corridor. The application was referred to	Yes, subject to conditions

Summary comment	Complies
Sydney Metro accordingly, but was returned on the basis that the site boundary is further than 25 m from Sydney Metro's North West line rail corridor. Clause 2.100 requires consent authorities to consider noise and vibration impacts of rail corridors such as residential accommodation. The submitted acoustic report addresses the predicted noise and vibration impacts from the Sydney Metro's North West line and provides recommendations for the units in the residential flat buildings. It is noted that the acoustic report does not make any recommendations for the subdivision component. Therefore, a condition of consent has been recommended requiring an updated acoustic report to be submitted prior to issue of a Construction Certificate of the subdivision to ensure that any recommended acoustic measures for future dwellings can be imposed on the titles of the relevant lots as S88B restrictions.	

7 State Environmental Planning Policy (Sustainable Buildings) 2022

Summary comment	Complies
The proposed development includes BASIX affected buildings or non-residential buildings and therefore requires assessment against the provisions of this State Environmental Planning Policy, including BASIX certification and other applicable documentations. A BASIX Certificate was submitted with the development application in line with the provisions of this State Environmental Planning Policy. 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.	Yes, subject to conditions

8 State Environmental Planning Policy (Housing) 2021

Summary comment

State Environmental Planning Policy (Housing) 2021 applies to the assessment of development applications for residential flat buildings 3 or more storeys in height and containing at least 4 dwellings.

Clause 30 of State Environmental Planning Policy 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.

We do not have a design review panel.

The 9 design quality principles of the Apartment Design Guide have been satisfied. The proposed architectural design, materials, finishes and internal layouts are considered to be satisfactory as confirmed by Council's City Architect.

The proposal complies with the key requirements in terms of cross ventilation, deep soil zone, solar access, common and private open space and apartment mix provisions.

8.1 Compliance with Apartment Design Guide (ADG)

ADG requirement		Proposal	Compliance
We have assessed the application against the relevant provisions of the Apartment Design Guide and the table below only identifies where compliance is **not fully achieved**. It is compliant with all other matters under the Apartment Design Guide.			
3C Public	Ground level courtyards to be above street level for visual privacy.	Ground level courtyards along the eastern and southern elevations of the residential flat buildings are up	No, but a variation is considered

ADG requirement		Proposal	Compliance
domain interface		to 1 m lower than street level. This does not comply with Objective 3C of the ADG, which relates to the public domain interface of an apartment building. It indicates that ground floor apartments should have finished ground and floor levels up to 1 m above the public domain level to provide surveillance and improve visual privacy for ground level dwellings. The objective of the Guide is that a transition between private and public domain is achieved without compromising safety and security. Despite the departure from the Guide, the apartments and the associated courtyards that are lower than the street level are considered to meet the objective of the design control as: • all ground level apartments are provided with entries from the street that will assist in activating the street • they will have landscaping between courtyard fencing and the road, which will assist with screening the development and providing an appropriate level of privacy; • upper level balconies and units will provide passive surveillance of the street • the courtyards will be provided with 1.2 m high balustrades that are generally set back off the boundary and this separation in conjunction with landscaping will ensure privacy to future residents • the courtyards are located off active living areas and will be readily seen from within the units. Given the slope of the land and the positive architectural design of the building in response the slope of the land, it is considered acceptable to support a departure from Objective 3C of the Apartment Design Guide in this instance.	acceptable in this instance

9 Central City District Plan 2018

Summary comment	Complies
While the Act does not require consideration of District Plans in the assessment of development applications, the development application is consistent with the following overarching planning priorities of the Central City District Plan: **Liveability** • Improving housing choice • Improving housing diversity and affordability	Yes

10 Blacktown Local Strategic Planning Statement 2020

Summary comment	Complies
The Blacktown Local Strategic Planning Statement outlines a planning vision for the City up to 2041. It contains 18 Local Planning Priorities based on themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation. The development application is consistent with the following priorities: • Liveability • Providing housing supply, choice and affordability with access to jobs, services and public transport	Yes

11 Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (Growth Centre DCP)

Summary comment
We have assessed the Development Application against the relevant provisions and the table below only identifies where compliance is **not fully achieved**. It is compliant with all other matters under the Blacktown City Council Growth Centres Precinct Development Control Plan 2010 (Growth Centre DCP).

11.1 Part 2.0 Precinct planning outcomes (from main body of DCP)

DCP requirement		Proposal	Complies
2.2 Indicative layout plan	Development Application is to be generally in accordance with Indicative layout plan	The proposal is generally in line with the ILP. The east-west road indicated over the site in the ILP has been shifted to the north and is being delivered by Landcom in accordance with the altered road layout approved under SPP-21-00006. SPP-21-00006 will thus deliver the same public road area envisaged by the ILP. On this basis this variation is considered acceptable. Half road construction of the north-south ILP road along the western boundary will be undertaken by the applicant as part of this application.	No, but a variation is considered acceptable in this instance

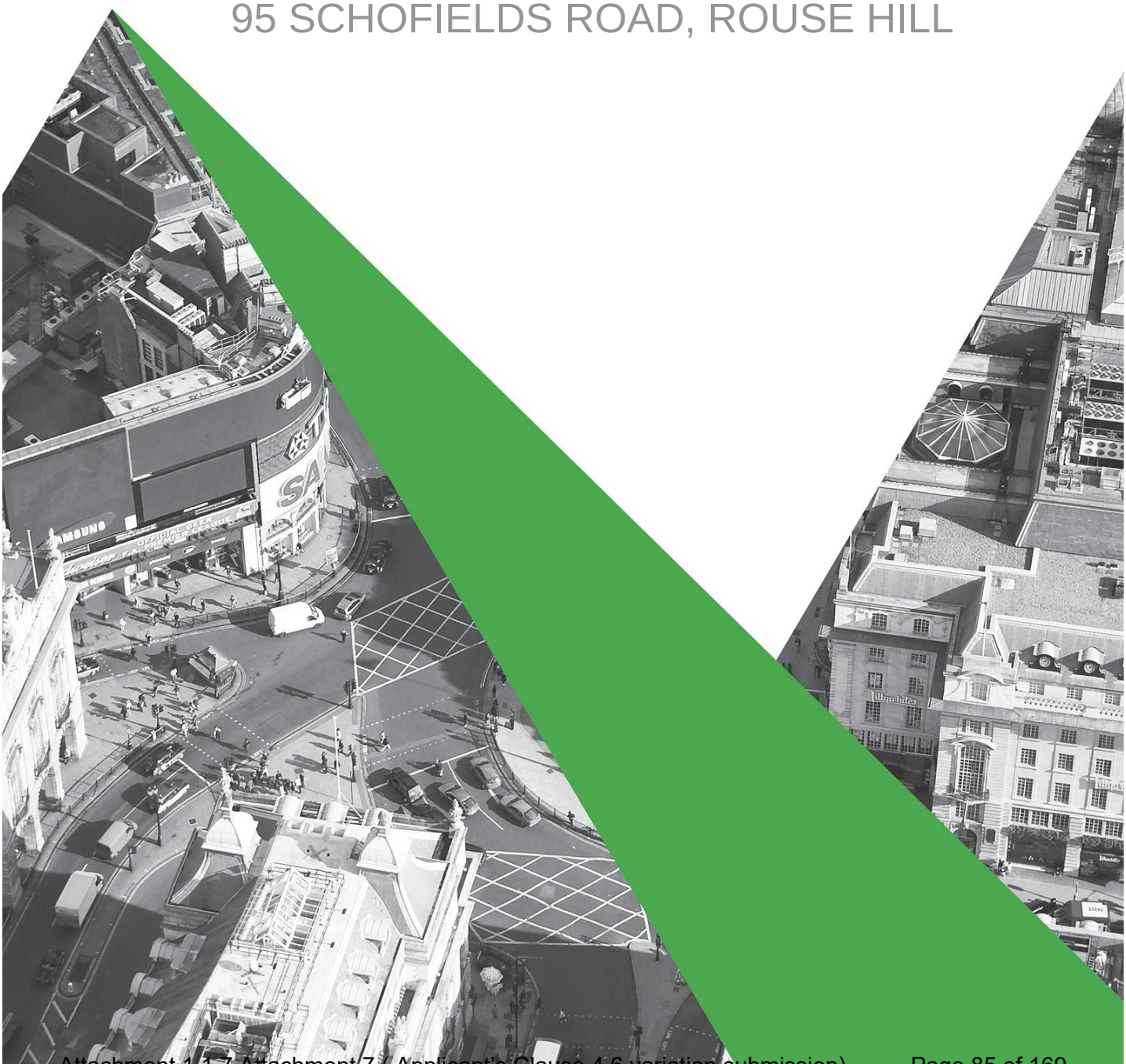
11.2 Part 4.0 – Development in the Residential Zones (from main body of Development Control Plan)

11.2.1 Controls for all residential development

DCP requirement		Proposal	Complies
Site Responsive Design (Section 4.1)			
4.1.2 **Cut and fill**	Maximum 500 mm cut/fill. Validation Report for imported fill. Where cut on the boundary, retaining walls must be integrated with its construction, otherwise minimum 450 mm from boundary. Maximum 600 mm high walls. Maximum 1,200 mm combined wall height. Minimum 0.5 m between each step.	Section 4.1.2 of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 prescribes maximum cut and fill levels of 0.5 m. Cut and fill of between 0.5 m to 1 m is proposed across the site, resulting in a variation from the controls of up to 0.5 m. This type of variation is expected on large sites such as this. These earthworks will deliver the subdivision in a way that will align it with the adjoining approved street levels and avoid construction of retaining walls along the street-facing boundary. This will result in a better streetscape outcome and the variation is therefore supported. Furthermore, cut of up to 7.7 m is required to achieve construction of the 2-level basement which is considered acceptable since basement construction is standard practice in residential flat building developments. Therefore, a variation to the cut and fill controls is considered acceptable in this instance.	No, but a variation is considered acceptable in this instance

Clause 4.6 Variation Request
Building Height

95 SCHOFIELDS ROAD, ROUSE HILL



QUALITY ASSURANCE	
PROJECT:	Clause 4.6 – Height
ADDRESS:	95 Schofields Road, Rouse Hill
LOT/DP:	Lot 5 in DP 1190434:
COUNCIL:	Blacktown Council
AUTHOR:	Think Planners Pty Ltd

Document Management				
Date	Purpose of Issue	Revision	Reviewed	Authorised
11 May 2023	Co-ordination	Draft	BD	BD
16 May 2023	Lodgement Issue	Final	BD	BD
19 September 2024	Revised Plans	Update	BD	BD

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CLAUSE 4.6 DEPARTURE – HEIGHT

BACKGROUND

This updated Clause 4.6 departure has been prepared in support of a development application that seeks approval for the construction of a residential flat complex containing 104 apartments over basement carparking, at 95 Schofields Road, Rouse Hill.

The complex contains two separated apartments buildings that are four storeys in height with a courtyard between. The development proposes the following mix:

- 5 x 1 bedroom apartments;
- 94 x 2 bedroom apartments; and
- 5 x 3 bedroom apartments.

The development site is an irregular shaped allotment that has been/ will be created as part of a subdivision and is surrounded by three roads. The site has a frontage of 76.32m to Schofields Road, a frontage of 95.61m to Terry Road, a frontage of 73.71m to a future local road and a total site area of 6822.78m2, before the local road is constructed and 6158.42m2 after the road is constructed.

The site is zoned R3 Medium Density Residential under State Environmental Planning Policy (Sydney Region Growth Centre) 2006 with a maximum height of 12m

The development seeks to vary this control with portions of the upper level, roof, common open space areas and lift overruns exceeding the 12m height limit.

Given that the 12m height control is a development standard a clause 4.6 departure is required to seek to vary this standard.

A detailed discussion against the relevant provisions of Clause 4.6 are provided below with further discussion against the relevant case law 'tests' set down by the Land and Environment Court. As shown on the sections below, the proposed development varies the height control to a portion of the lift overruns.

Section drawings and a height blanket are provided overleaf to demonstrate the nature of the departure and the portion of the buildings that exceed the height control.

Figure 1: Section (Source: Zhinar Architects)

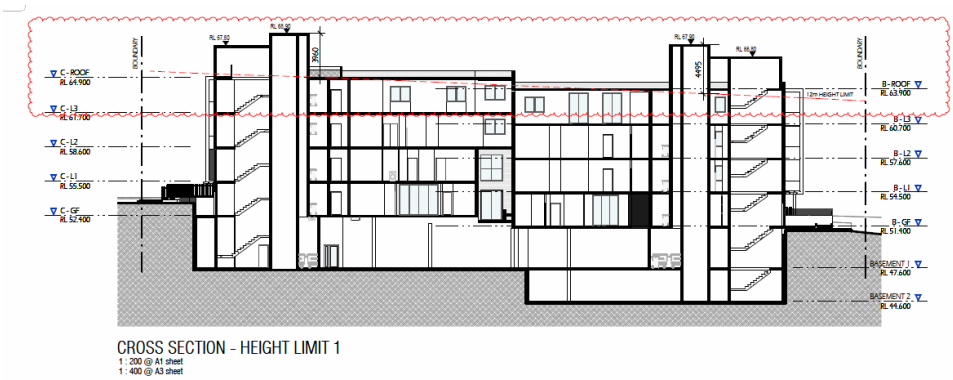
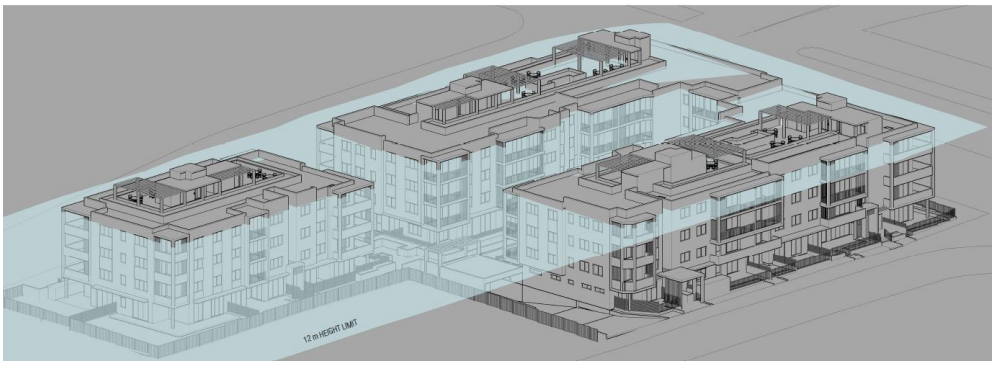


Figure 2: Height Blanket(Source: Zhinar Architects)



As illustrated above the departure predominantly relates to the roof top common open space areas and lift overruns with limited habitable space exceeding the 12m height control.

The proposal presents the following departures to the12m height control:

Building Element	Maximum Height Exceedance	% Exceedance
Ceiling of uppermost level	0.53m	4.32%
Common open space pergola	3.31m	27.58%
Lift Overrun	4.49m	37.4%

LAND AND ENVIRONMENT CASE LAW

The decision by Chief Judge Preston in a judgement dated 14 August 2018 in the matter of *Initial Action Pty Ltd v Woollahra Council* confirmed that the absence of impact was a suitable means of establishing grounds for a departure and also confirmed that there is no requirement for a development that breaches a numerical standard to achieve a '*better outcome'.* However more recent developments in the law in ***RebelMH Neutral Bay Pty Limited v North Canterbury Council*** **[2019] NSWCA 130** have set out to confirm that the approach taken in *Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 245 ('***Al Maha***') is also relevant. In simple terms, Al Maha requires that a Clause 4.6 departure will have only adequately addressed Clause 4.6(3) if the consent authority is satisfied the matters have been demonstrated in the Clause 4.6 request itself- rather than forming a view by the consent authority itself. This Clause 4.6 request demonstrates the matters in Clause 4.6 (3).

The key tests or requirements arising from recent judgements is that:

- The consent authority be satisfied the proposed development will be in the public interest because it is "*consistent with*" the objectives of the development standard and zone is not a requirement to "*achieve*" those objectives. It is a requirement that the development be compatible with the objectives, rather than having to 'achieve' the objectives.

- Establishing that 'compliance with the standard is unreasonable or unnecessary in the circumstances of the case' does not always require the applicant to show that the relevant objectives of the standard are achieved by the proposal (Wehbe "test" 1). Other methods are available as per the previous 5 tests applying to SEPP 1, set out in Wehbe v Pittwater.

- When pursuing a clause 4.6 variation request it is appropriate to demonstrate environmental planning grounds that support any variation; and

- The proposal is required to be in 'the public interest'.

In relation to the current proposal the keys are:

- Demonstrating that the development remains consistent with the objectives of the maximum building height standard;
- Demonstrating consistency with existing streetscape;
- Demonstrating compliance with objectives of the R3 zone; and
- Satisfying the relevant provisions of Clause 4.6.

This Clause 4.6 Variation request deals with the maximum building height matters in turn below.

CONSIDERATION OF CLAUSE 4.6

Clause 4.6 of Appendix 11 of State Environmental Planning Policy (Precincts Central River City) 2021 provides that development consent may be granted for development even though the development would contravene a development standard. This is provided that the relevant provisions of the clause are addressed, in particular subclause 3-5 which provide:

> *(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
>
> *(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
>
> *(b) that there are sufficient environmental planning grounds to justify contravening the development standard.*
>
> *(4) Development consent must not be granted for development that contravenes a development standard unless:*
>
> *(a) the consent authority is satisfied that:*
>
> *(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
>
> *(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
>
> *(b) the concurrence of the Director General has been obtained.*
>
> *(5) In deciding whether to grant concurrence, the Director General must consider:*
>
> *(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
>
> *(b) the public benefit of maintaining the development standard, and*
>
> *(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.*

Each of these provisions are addressed in turn.

Clause 4.6(3)

In accordance with the provisions of this clause it is considered that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case as the underlying objectives of the control are achieved. The objectives of the maximum height development standard are stated as:

> *(1) The objectives of this clause are as follows—*
> *(a) to establish the maximum height of buildings,*
> *(b) to minimise visual impact and protect the amenity of adjoining development and land in terms of solar access to buildings and open space,*
> *(c) to facilitate higher density development in and around commercial centres and major transport routes*

The development proposal is consistent with the above objectives based on the following:

- The proposal is in close proximity to the Tallawong Station and accordingly the minor height departure facilitates higher density development around transport nodes;

- The site is large and the impacts arising from overshadowing, visual impact and loss of privacy are manageable within the site, and have no significant impact on adjoining properties or open space areas given that the development is contained within its own street-block meaning shadows cast by the proposal fall on the street with the extent of overshadowing is not unreasonable for density envisaged of this scale within the Area 20 precinct;

- The proposal provides an appropriate building form that is consistent with the desired future character of the locality and is reflective of the objectives for the zone and locality generally- noting the uneven topography is the key driver of the height variation rather than a desired to achieve greater yield on the site;

- The variations are predominantly a result of providing rooftop common open spaces area that add amenity to the complex and allow future residents to enjoy district views whilst socialising with friends or follow residents;

- The extent of departure could be reduced by not proving rooftop common open space or alternatively not providing lift access to the common open space areas. This would reduce the usability of this space and not allow residents to enjoy the benefits of roof top common space;

- The portions of the building that exceed the height control are predominantly located towards the centre of the buildings meaning that it will not be highly visible from the street or surrounding residential properties;

- The proposal provides for a better planning outcome as the same density of apartments could be achieved in a building with a bigger floor plate that would be less articulated and would be located closer to adjoining properties;

- The proposal has been designed to ensure that privacy impacts are mitigated against and that the proposal will not obstruct existing view corridors;

- The development is 4 storeys in height which is consistent with the height envisioned by the DCP for the precinct.

- The proposal will provide for a number of distinct public benefits:
    - Delivery of additional housing within close proximity to the Tallawong Station;
    - Creation of jobs during the construction stage;
    - Activation of the street level;
    - Amenity impacts to adjoining properties are mitigated and the distribution of additional floor space across the site will not be discernibly different to a built form that is compliant with the height control.
    - The scale and intensity of the development is consistent with other residential flat buildings in the wider precinct, which demonstrates an appropriate development outcome.

- The proposal has no impact on heritage or other views; and

- The proposal presents an appropriate height on the site that facilitates a high quality urban form to contribute to building diversity across the Riverstone East Precinct.

As outlined above the proposal remains consistent with the underlying objectives of the controls and as such compliance is considered unnecessary or unreasonable in the circumstances. The above discussion demonstrates that there are sufficient environmental planning grounds to justify the departure from the control.

Clause 4.6(4)

In accordance with the provisions of Clause 4.6(4) Council can be satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3). As addressed the proposed development is in the public interest as it remains consistent with the objectives of the Height control and of the zone objectives that are stipulated as:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.*

The proposal provides for the housing needs of the community and the resultant dwelling is compatible with the existing and likely future character of this medium density residential area.

Clause 4.6(5)

The Secretary (of the Department of Planning and Environment) can be assumed to have concurred to the variation. This is because of Department of Planning Circular PS 18–003 'Variations to development standards', dated 21 February 2018. This circular is a notice under 64(1) of *the Environmental Planning and Assessment Regulation 2000*.
A consent granted by a consent authority that has assumed concurrence is as valid and effective as if concurrence had been given.

The points contained in Clause 4.6 (5) are a matter for consideration by the consent authority however the following points are made in relation to this clause:

a) The contravention of the Height limit does not raise any matter of significance for State or regional environmental planning given the nature of the development proposal and unique site attributes associated with the subject site; and

b) There is no public benefit in maintaining the development standard as it relates to the current proposal. The departure from the height control is acceptable in the circumstances given the underlying objectives are achieved and it will not set an undesirable precedent for future development within the locality particularly when considering the proposal is consistent with the bulk and scale and building heights of nearby and approved dwellings.

CONCLUSION

The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The design response aligns with the intent of the control and provides for an appropriate transition to the adjoining properties.

The proposal promotes the economic use and development of the land consistent with its zone and purpose.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

Strict compliance with the prescriptive maximum height requirement is unreasonable and unnecessary in the context of the proposal and its circumstances. The proposed development meets the underlying intent of the control and is a compatible form of development that does not result in unreasonable environmental amenity impacts.

The objection is well founded and considering the absence of adverse environmental, social or economic impacts, it is requested that Council support the development including the departure to the maximum height control.

The proposal will not have any adverse effect on the surrounding locality and is consistent with the future characterised envisioned for the subject area. The proposal promotes the economic use and development of the land consistent with its zone and purpose. Council is requested to invoke its powers under Clause 4.6 to permit the variation proposed.

The objection is well founded and taking into account the absence of adverse environmental, social or economic impacts, it is requested that Council support the development proposal.

Attachment 8

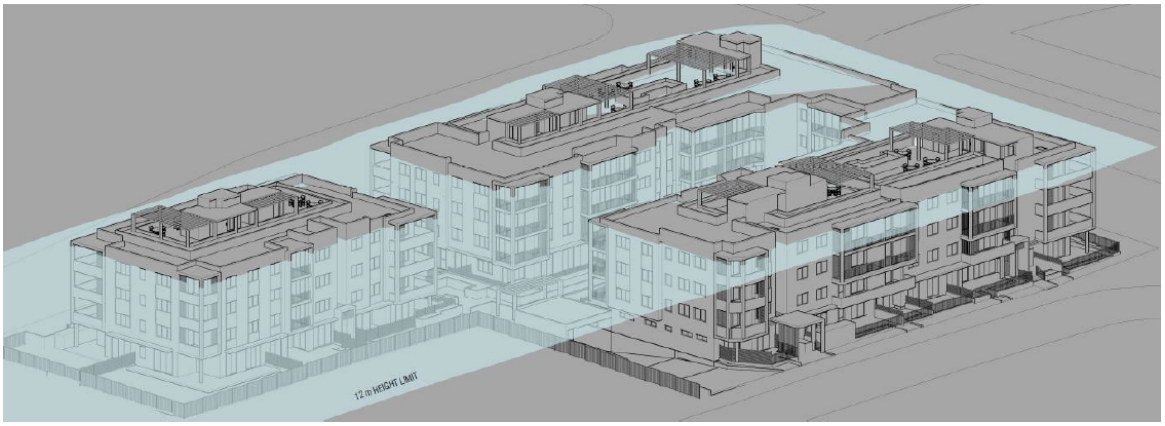
Council assessment of Clause 4.6 request

1 Overview

The applicant has lodged a Clause 4.6 variation submission to vary the 12 m maximum building height limit that applies to the site. A copy of the applicant's Clause 4.6 submission is at attachment 7.

2 Visual representation of offset

The portion of the building that will encroach up to 4.49 m into the height plane is indicated above the light blue hatching in the image below.



3 Clause 4.6 variation considerations

Clause 4.6 requires consideration of paragraphs (3)(a) and (3b) - refer 3.1 and 3.2 below for our town planning comment on each.

Additionally, the Environmental Planning and Assessment Regulation 2021 requires a development application for development that proposes to contravene a development standard to be accompanied by a document setting out the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b). This is shown in the applicant's submission at attachment 7.

3.1 Consideration as to whether compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (Clause 4.6(3)(a))

3.1.1 The underlying objective purpose of the standard is still considered relevant to the proposal. However, 100% compliance in this circumstance is considered both unreasonable and unnecessary as the proposal provides a built form which is predominantly lower than the permitted height of buildings.

3.1.2 The variations are predominantly a result of providing rooftop common open spaces area that add amenity to the development. The building elements that result in the highest exceedance of the maximum height limit are associated with the lift overruns (up to 4.49 m or 37.4 % exceedance), fire stairs and rooftop common open space pergolas (up to 3.31 m or 27.58 % exceedance). The lift overruns are required to provide access to the rooftop common open space areas for residents, particularly those with disabilities. The pergolas will provide sun protection to the rooftop common

open space areas. These will only be point encroachments and only occupy 15% of the overall roof space.

3.1.3 Parapets and roof slabs also exceed the 12 m limit but do not generally include habitable space being the upper structure of the uppermost apartments only. Therefore, the additional height does not result in additional residential unit yield in terms of the number of apartments or storeys and results in better designed buildings.

3.1.4 The impacts arising from overshadowing, visual impact and loss of privacy will be contained within the subject site and will be no significant impact on adjoining properties or open space areas. The buildings will be bounded by public roads to the east, south and west which means that the shadows cast by this proposal will fall mostly on the surrounding streets.

3.1.5 The proposed 4 storey buildings will be compatible with the emerging scale of development in the locality. They will be consistent with the scale of residential flat buildings already approved in the vicinity that all are subject to the same height limit and have already obtained approval to exceed it from either the Sydney Central City Planning Panel or Blacktown Local Planning Panel.

3.1.6 The portions of the building that will exceed the height control will be predominantly located towards the centre of the buildings, so they will not be highly visible from the street level or surrounding residential properties.

3.1.7 The proposal provides a better planning outcome because it suitably addresses the slope of the site and provides a built form which will achieve an appropriate level of solar access and will provide suitable recreation areas and amenity for its occupants.

3.1.8 Based on the above, full compliance with the development standard would be unreasonable and unnecessary in the circumstances.

3.2 Consideration of sufficient environmental planning grounds to justify contravening the development standard (Clause 4.6(3)(b))

The proposal demonstrates sufficient environmental planning grounds to justify contravening the height of buildings development standard for the following reasons:

- the proposal promotes the orderly and economic use and development of the site because it provides a well-balanced built form which does not result in any increase in residential apartments or density above the height limit and is therefore considered acceptable in the circumstance.
- the proposal promotes the social welfare of the community by providing suitable housing and good quality areas at the ground level and rooftop.
- the proposed design allows for basement access for waste vehicles and parking spaces which service all residents.
- the proposal promotes good design and amenity which creates a diverse and attractive neighbourhood based on strong urban design principles.
- the proposal is in the public interest because the development is consistent with the objectives for development within the R3 Medium Density Residential zone in which this development is to be carried out.

Based on the above assessment, the Clause 4.6 variation request is considered reasonable and is recommended for support.

4 The consent authority must keep a record of its assessment carried out under subclause (3)

This attachment is a record of the assessment carried out by the assessing senior planner.

Attachment 9

Conditions of consent (draft)

Proposed development	Residential development of the site in 3 stages. Stage 1 - Subdivision of 1 lot into 2 super lots including demolition of the existing dwelling and structures, remediation, tree clearing, construction of roads, drainage and services infrastructure. Stage 2 - Community Title subdivision of proposed Lot 2 (in Stage 1) into 1 Community Title lot and 27 residential lots. Stage 3 - Construction of 2 residential flat buildings containing 104 apartments over basement car parking on proposed Lot 1 (in Stage 1).
Property description	Lot 5 DP1190434 H/N 95 Schofields Road, Rouse Hill

1 DEFERRED COMMENCEMENT

1.1 This Development Consent is not to operate until such time as:

1.1.1 All the future road and drainage works in SPP-21-00006 are completed and the associated roads dedicated as public roads via registration of the plan with NSW Land Registry Services prior to this consent is operational.

1.1.2 All of the requirements listed in the above must be completed within 24 months of the date of this "Deferred Commencement" consent. Should these matters not be completed to Council's satisfaction within this time period, this "Deferred Commencement" consent will lapse.

1.1.3 If the satisfaction of any of the above deferred commencement conditions results in any changes to the operational conditions in this consent, the Applicant must lodge a modification application, seeking consent for those changes.

2 ADVISORY NOTES

2.1 **Terminology**

2.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

2.1.2 Any reference in this consent to a Construction, Compliance**,** Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

2.2 **Scope of Consent**

2.2.1 The applicant is advised that Council will not release the Subdivision Certificate for the approved development until such time as the development has been completed in accordance with all of the conditions of consent, to Council's satisfaction.

2.2.2 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.

2.3 **Other Approvals**

2.3.1 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

2.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

(a) the removal of any tree(s) not indicated on the approved plans, and

(b) any fence, retaining wall, land excavation or filling, advertising structure or other development not approved by this development application, and

(d) the installation of vehicular footway crossings servicing the development.

2.3.3 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

2.3.4 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.

2.3.5 Separate Council approval under the Roads Act 1993 is required for any crane used to construct this development that swings over public air space.

2.4 **Services**

2.4.1 The applicant is advised to consult with:

(a) Sydney Water Corporation Limited

(b) Recognised energy provider

(c) Natural Gas Company

(d) The relevant local telecommunications carrier

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

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

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

2.4.3 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.

2.4.4 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.

2.4.5 The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

2.5 **Tree Planting and Service Locations (After all other services)**

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

Street tree planting must not interfere with street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting. This confirmation must be received before a Construction Certificate can be issued.

2.6 **Identification Survey**

2.6.1 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.

2.7 **Other Matters**

2.7.1 This plan of subdivision is not to be released until Public Road access is provided. This may require the registration of the adjoining subdivision.

2.8 **Road Damage**

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

2.9 **Demolition**

2.9.1 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.

3 GENERAL

3.1 **Scope of Consent**

3.1.1 The proposed subdivision is to be in accordance with the following drawings/details, subject to compliance with any other conditions of this consent:

Drawing Name	Drawing No.	Drawn By	Dated	Revision
PLAN OF PROPOSED SUBDIVISION OF LOT 5 IN DP1190434	Sheet 1 of 1	SDG Pty Ltd	09/09/24	D
SUBDIVISION PLAN	DA2 - 101	Zhinar Architects Pty Ltd	15/01/2025	C
BEP PLANS	DA2 - 102	Zhinar Architects Pty Ltd	15/01/2025	C
DEVELOPMENT SUMMARY	DA3 - 001	Zhinar Architects Pty Ltd	20/09/2024	B
SITE PLAN	DA3 - 100	Zhinar Architects Pty Ltd	20/09/2024	B
BASEMENT 2	DA3 - 101	Zhinar Architects Pty Ltd	15/01/2025	C
BASEMENT 1	DA3 - 102	Zhinar Architects Pty Ltd	15/01/2025	C
GROUND LEVEL	DA3 - 103	Zhinar Architects Pty Ltd	15/01/2025	C
LEVEL 1	DA3 - 104	Zhinar Architects Pty Ltd	20/09/2024	B
LEVEL 2 – 3 TYPICAL	DA3 - 105	Zhinar Architects Pty Ltd	20/09/2024	B
ROOF TERRACE	DA3 - 106	Zhinar Architects Pty Ltd	20/09/2024	B
ROOF PLAN	DA3 - 107	Zhinar Architects Pty Ltd	20/09/2024	B
PRE & POST ADAPTABLE UNIT	DA3 - 108	Zhinar Architects Pty Ltd	20/09/2024	B
ELEVATION 1	DA3 - 200	Zhinar Architects Pty Ltd	20/09/2024	B
ELEVATION 2	DA3 - 201	Zhinar Architects Pty Ltd	20/09/2024	B
ELEVATION 3	DA3 - 202	Zhinar Architects Pty Ltd	20/09/2024	B
SECTION	DA3 - 203	Zhinar Architects Pty Ltd	20/09/2024	B
RAMP SECTION	DA3 - 204	Zhinar Architects Pty Ltd	20/09/2024	B
MATERIAL SCHEDULE	DA3 - 205	Zhinar Architects Pty Ltd	20/09/2024	B

AREA CALCULATION - FSR 1	DA3 - 600	Zhinar Architects Pty Ltd	20/09/2024	B
AREA CALCULATION - FSR 2	DA3 - 601	Zhinar Architects Pty Ltd	20/09/2024	B
AREA CALCULATION - FSR 3	DA3 - 602	Zhinar Architects Pty Ltd	20/09/2024	B
AREA CALCULATION - LANDSCAPE 1	DA3 - 603	Zhinar Architects Pty Ltd	20/09/2024	B
AREA CALCULATION - LANDSCAPE 2	DA3 - 604	Zhinar Architects Pty Ltd	20/09/2024	B
AREA CALCULATION - COS 1	DA3 - 605	Zhinar Architects Pty Ltd	20/09/2024	B
AREA CALCULATION - COS 2	DA3 - 606	Zhinar Architects Pty Ltd	20/09/2024	B
SITE COVERAGE	DA3 - 607	Zhinar Architects Pty Ltd	20/09/2024	B
HEIGHT STUDY	DA3 - 700	Zhinar Architects Pty Ltd	20/09/2024	B
ADG COMPLIANCE TABLE	DA3 - 800	Zhinar Architects Pty Ltd	20/09/2024	B
LANDSCAPE PLANS	Sheets 1-13	Paul Scrivener Landscape	15/1/25	G

* unless modified by a condition of this consent.

3.1.2 The development may be constructed in the following stages:

Stage 1

The following works must be completed before the Stage 1 Subdivision Certificate, creating proposed Lots 1 and 2, is released by Council:

i. demolition of the existing dwelling and structures, remediation, tree clearing, construction of roads, drainage and services infrastructure

ii. clearing of vegetation

iii. remediation of the entire site

iv. construction of public roads

v. construction of drainage and services infrastructure.

Stage 2

The following works must be completed before the Stage 2 Subdivision Certificate for a Community Title subdivision of proposed Lot 2 (from Stage 1) into 1 Community Title lot comprising a laneway and 27 residential lots, each with a building envelope plans is released by Council:

i. Construction of a private laneway

Stage 3

The following works shall be completed before the Stage 3 Occupation Certificate is issued:

i. Construction of 2 residential flat buildings containing 104 apartments on proposed Lot 1 (in Stage 1) including:

- 5 x 1-bedroom units.
- 94 x 2-bedroom units
- 5 x 3-bedroom units
- 12 adaptable units inclusive

ii. Basement car parking on proposed Lot 1 (in Stage 1).

3.1.3 An engineering Subdivision Works Certificate must be obtained before the subdivision works in Stage 1 are commenced.

3.1.4 A Construction Certificate must be obtained before the works in Stage 2 and 3 are commenced.

3.2 **Services**

3.2.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

3.3 **Suburb Name**

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

Suburb: Rouse Hill

3.4 **Compliance with BASIX Certificate**

3.4.1 All commitments listed in the BASIX Certificate number: 1367777M_02 dated 22 January 2024 shall be complied with.

3.5 **Other Matters**

3.5.1 Any future substation or other utility installation, including easement impositions required to service the approved subdivision/development must not under any circumstances be sited on future or existing Council land, including, but not limited to road reservations, drainage land and/or public reserves.

3.6 **Engineering Matters**

3.6.1 **Design and Works Specification**

3.6.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

a. Blacktown City Council's Works Specification - Civil (Current Version)
b. Blacktown City Council's Engineering Guide for Development (Current Version)
c. Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
d. Blacktown City Council Growth Centre Precincts Development Control Plan
e. Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M
f. On Site Stormwater Detention Handbook - Upper Parramatta River Catchment Trust FOURTH Edition.

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

or *Local Government Act 1993* approval.

Any Subdivision Works Certificate and or 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.

3.6.1.2 The Applicant is required to submit to Council, Bonds and/or Contributions for works associated with the development in conjunction with the civil engineering works required to be constructed as part of this development. Works may include:

- Path Paving construction
- Final Layer Asphaltic Concrete (AC) construction
- Maintenance of the construction works
- Removal of temporary infrastructure

These matters will be individually addressed within the consent

Note: A bond release inspection fee will apply.

3.6.1.3 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.

3.6.1.4 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.

3.6.2 **Other Necessary Approvals**

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

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

3.6.3 **Subdivision**

3.6.3.1 Blacktown City Council shall be the Principal Certifying Authority for the proposed subdivision and issue the Subdivision Certificate.

3.7 **Imported Fill Material**

3.7.1 The only fill material that may be received at the development site is virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act1997).* Evidence of validation of imported material will be required as a pre-subdivision certificate requirement.

3.8 **Other Matters**

3.8.1 No construction and/or preparatory work (such as excavation, filling and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

3.9 **Drainage Engineering Matters**

3.9.1 **Requirements for Superlot**

3.9.1.1 The developer is to maintain the temporary water quality treatment measures for the roads and these measures are not to be removed, nor the positive covenants lifted, until the downstream regional water quality basin is completed together with all trunk and drainage connections to the basin and the regional basin is operational to Council's satisfaction.

3.9.2 **Requirements for the Residential Flat Building Development on Lot 1**

3.9.2.1 The development in Lot 1 must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Blacktown City Council Growth Centre Precincts Development Control Plan for the entire site for the life of the development:

Required percentage reductions in post development average annual load of pollutants

Pollutant	**% post development pollutant reduction targets**
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45

3.9.2.2 The registered proprietor/ owner's corporation is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices installed in Lot 1 in accordance with the approved maintenance schedule. 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.

3.9.3 **Requirements for subdivision in Lot 2**

3.9.3.1 The development in Lot 2 must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Blacktown City Council Growth Centre Precincts Development Control Plan for the entire site for the life of the development:

Required percentage reductions in post development average annual load of pollutants

Pollutant	**% post development pollutant reduction targets**
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45

3.9.3.2 The registered proprietor/ owner's corporation is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices installed in Lot 2 in accordance with the approved maintenance schedule. 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.

3.10 **Sydney Water Requirements**

3.10.1 Full compliance with the requirements contained in Sydney Water's conditions dated 11 October 2024 and included at Annexure A of this consent is required.

4 PRIOR TO DEMOLITION WORKS COMMENCING

4.1 **Safety/Health/Amenity**

4.1.1 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.

4.1.2 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.

4.1.3 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.

4.1.4 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.

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

4.1.6 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

4.2 **Tree Protection**

4.2.1 Any tree not indicated to have consent for removal shall be effectively protected against damage as specified in the Tree Protection Plan by Redgum Horticultural – Arboriculture and Horticulture Consultants.

4.2.2 Unless specific approval is given in this consent, no trees, located within the subject allotment and/or within the Council Road Reserve (verge/nature strip) or any adjoining public open space, may be removed or pruned during demolition works.

4.2.3 Tree Protection measures must be installed before Demolition work begins.

4.2.4 Demolition plans, must be amended to reflect tree work approved in these conditions of consent. All trees shown on the plans are required to be numbered in accordance with the Arboricultural Impact Assessment Report, prepared by Redgum Horticulture dated 15 September 2023. All trees, approved for removal, are to be identified with dashed circles. All trees, conditioned to be retained, are to be identified with a solid circle and have their Tree Protection Zone, compliant with the calculations of AS4970:2009, clearly plotted around the tree.

4.3 Other Matters

4.3.1 The Applicant is to advise all adjoining neighbours, and those located opposite the subject development site, by letter, of their intention to commence demolition work. The letter shall be distributed at least 2 days prior to the intended work and include the following information:

- date/s, hours and duration of the works.
- contact name and phone number of the applicant
- contact name and phone number of the licensed demolisher
- SafeWork NSW contact number 131050, and email address contact@safework.nsw.gov.au

4.4 Protection of Fauna

4.4.1 Prior to any demolition or bulk earthworks commencing, it is the responsibility of the developer to ensure that the removal of hollow-bearing trees or trees containing nests is conducted with due regard to any fauna present. In the event that fauna is evident an ecologist shall be engaged on-site to undertake appropriate relocation any fauna.

5 DURING DEMOLITION WORKS

5.1 Safety/Health/Amenity

5.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the works "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.

5.1.2 A sign shall be maintained 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.

5.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.

5.1.4 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

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

5.1.6 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

5.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (if applicable)

5.1.8 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.

5.1.9 At least one access and egress route shall be made available connecting any undemolished floor to an open space well clear of the structure being demolished. The egress route shall be clearly identified as an emergency exit and maintained clear of obstructions at all times.

5.1.10 A valid public liability insurance policy of at least $10,000,000 shall be maintained throughout the demolition works.

5.1.11 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.

5.1.12 Should any excavation associated with the demolition works extend below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:

(a) must preserve and protect the building from damage, and
(b) if necessary, must underpin and support the building in an approved manner, and
(c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

5.1.13 All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.

5.1.14 The demolisher has an obligation to ensure that the adjoining buildings and property are not damaged.

5.1.15 The removal of any asbestos from the site and its transportation to its final destination is to be undertaken in accordance with the NSW Environment Protection Authority's WasteLocate online system for tracking asbestos waste. Upon completion of the transportation, the WasteLocate consignment number is to be submitted to Council. For more information, please refer to the following link: https://www.epa.nsw.gov.au/your-environment/waste/integrated-waste-tracking-solution Evidence of tracking must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

5.2 **Nuisance Control**

5.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

5.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.

5.2.3 The waste material sorting, storing and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of the demolition works.

5.3 **Environmental Health Matters**

5.3.1 The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.

5.3.2 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

- following removal, a clearance inspection and issuing of a clearance certificate for the area should be completed by an independent licensed asbestos assessor or competent person.

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

5.3.4 A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

5.4 **Tree Protection**

5.4.1 The measures required to effectively protect trees on the land shall be maintained throughout the demolition works.

6 COMPLETION OF DEMOLITION WORKS

6.1 **Final Inspection**

6.1.1 A final inspection is required to ascertain compliance with the condition of approval prior to the release of the road damage deposit.

6.2 **Hazardous Materials and Waste**

6.2.1 A clearance certificate/statement prepared in accordance with the National Code of Practice for the Safe Removal of Asbestos shall be issued by the competent demolition contractor who holds an appropriate Demolition Licence issued by the NSW WorkCover Authority under the provisions of the Work Health and Safety Act 2011 (and any relevant Regulation there under). The certificate/statement must state that the pre-existing building/s was/were demolished in accordance with the conditions and terms of that licence, Australian Standard 2601-2001 – The Demolition of Structures and that any asbestos removal has been carried out in accordance with NOHSC-2002 – Code of Practice for Safe Removal of Asbestos. A copy of the clearance certificate/statement shall be lodged with Council.

6.2.2 Submit the receipt from the trade waste depot for disposal of the asbestos from the removal/demolition of the existing dwelling.

7 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE/ SUBDIVISION WORKS CERTIFICATE (GENERAL)

7.1 **DA Plan Consistency**

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

7.2 **Street tree planting**

7.2.1 Full detail plans in relation to the proposed street tree planting and landscaping consistent with Council's adopted Street Tree Guidelines shall be submitted to and approved by Councils Greenspace Services Infrastructure Section. The Street Tree Plan shall observe the species palette identified by Council's Street Tree Guidelines and will include the following:

- cross-sections showing dimensions of tree pits
- species (contact Councils Greenspace Infrastructure Officer for details)
- 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
- Street tree maintenance

7.2.2 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.

7.2.3 Landscaping to lot boundaries is to be wholly located within private property and not encroach upon the road reserve.

7.2.4 Street tree planting must not interfere with the street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting.

7.3 **Traffic**

7.3.1 Vehicular access to the proposed lots will be provided from the new private laneway as shown in the building envelop plan DA2-101 Issue C. “No Stopping” restrictions are required on both sides of the proposed laneway to maintain two-way traffic flow. Details are to accompany the Construction Certificate plans.

7.3.2 “No Stopping” restrictions are required on both sides of the proposed half width public road to maintain two-way traffic flow. Details are to accompany the Construction Certificate plans.

7.3.3 A separate approval through Local Traffic Committee (LTC) process is required for all signs and line markings required for this development. All costs associated with this shall be borne by the developer.

7.4 **Footpath/Road Condition Assessment Fee**

7.4.1 A footpath/road condition assessment fee is to be paid prior to the issue of any Construction Certificate. The applicable fee will be charged in accordance with Council’s Goods and Services Pricing Schedule.

Council will undertake an initial inspection of civil assets outside the development site. The applicant will be held liable for any damage arising from construction activities. Council will undertake reinstatement works and recover the costs from the applicant, which will be charged in accordance with Council’s current Goods and Services Pricing Schedule in effect at the time of the work.

7.5 **Development Control Plan**

7.5.1 Except as otherwise approved, the design plans which accompany the Construction Certificate shall comply with the design criteria specified in Council's Growth Centres Development Control Plan 2018.

7.6 **Waste management for the development**

7.6.1 Access for collection vehicles must be designed in accordance with the dimensions indicated on the approved architectural plans, CAD files and vertical clearances (as per Australian Standards), showing adequate truck entry and exit and in all manoeuvring areas to Council’s satisfaction. The information must be submitted to Council’s waste section and approved prior to the release of the Construction Certificate.

7.6.2 The applicant must provide to Council satisfaction, proof of Traffic Management Committee approval for ‘no stopping’ signage and marked parking bays to the width equivalent of one car space set back from each edge of the private road entry to the sub-division and the ramp to the RFB to enable safe movement of trucks into and out of the site. This must be in place before collections can occur onsite. Confirmation of approval must be submitted to Council’s waste section and approved prior to the release of the Construction Certificate.

7.6.3 The applicant must ensure that private roads and driveways etc are rated suitable for 24 tonne trucks. Confirmation must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.4 The applicant must ensure the approved bin collection points for all bins for the whole site are shown on the stamp approved plans to Council's satisfaction with each bin indicated. The information must be submitted to Council's waste section and approved prior to the release of the Sub-division Works Certificate.

7.6.5 Waste requirements for Residential Flat Building component

7.6.5.1 The applicant must provide to Council's satisfaction, a proposed ride on bin tug (not a walk along one) plus a trolley attachment (to move 240L bins with 2 wheels), and separate bracket attachment (to move the 1100L bins with 4 wheels). The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate so correct storage space can be provided for the suggested equipment. It is too late to do this Prior to Occupation Certificate as suggested in the February 2025 waste management plan on page 5.

7.6.5.2 The applicant must demonstrate on amended plans to Council's satisfaction, the correct space requirement for the bulky waste storage area. The waste management plan (dated February 2025, page 37), suggests 36m² for Tower B and 30m² for Tower C. Only 10m² has been provided (see Drawing DA3-102 – Revision C). Either the waste management plan is incorrect, or the number of units are. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.5.3 The applicant must demonstrate on amended plans to Council's satisfaction, that the bulky waste storage area opens directly onto the loading bay. Revision C (Drawing DA3-102) plans still show a convoluted travel path (pink or green) as shown on Revision B plans. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.5.4 The applicant must provide to Council's satisfaction, swept paths for a 10.5m long, heavy rigid vehicle with a 24m turning circle for the trucks entire travel path showing forward entry and exit with all manoeuvring onsite. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.5.5 The applicant must provide to Council's satisfaction, the AutoCAD file in DWG format and 1:1 scale for the trucks entire travel path in addition to the proposed swept paths for review. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.5.6 The applicant must demonstrate on amended plans to Council's satisfaction, that the proposed construction plans (with respect to the services and piping infrastructure secured to the basement ceilings), do not encroach the required 4m headroom allowance for truck access as per Australian Standards 2890.2. This 4m headroom allowance must be achievable clear of all eaves, overhangs, balconies, services (including sprinklers, pipes etc), and at the roller door entry point. Failure to comply may impact the ability for waste collection vehicles to safely access the development to service its waste and recycling bins. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6 Waste requirements for subdivision component

7.6.6.1 The applicant must demonstrate on amended plans to Council's satisfaction, 4m² of suitable hardstand area for placement of bulky waste (lounges, furniture, mattresses etc), awaiting collection. It must be suitably line marked and sign posted. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.2 The applicant must ensure that the communal bin pads (if on private property), are line marked and sign posted to Council's satisfaction for their use as a bin collection point. No stopping signage along the entire private road is also required to aid collection of waste and recycling bins and discarded bulky waste items. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.3 The applicant must ensure no plantings or landscaping is located where the bin collection points are as this will hinder safe and efficient collection of bins and bulky waste from the development. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.4 Temporary truck turning heads must be provided in the form of a cul de sac to Council's satisfaction where the surrounding road network is not yet completed. Hammerheads are not accepted. Design must be in accordance with the Councils engineering guide for the development and cater for 10.5m long, heavy rigid vehicles with 24m turning circles. Evidence must be provided in the form of swept paths and AutoCAD files in DWG format and 1:1 scale for the trucks entire travel path. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.5 An easement or public positive covenant is required to Council's satisfaction over any lots that adjoin the required temporary turning heads which aim to provide safe truck access and turning around the site. These lots cannot be built upon until the surrounding road network is completed and the turning heads are removed. These easements or public positive covenants can only be released, varied or modified by Council and must not be released, varied or modified until the surrounding road network is completed and waste collection vehicles can move around the site in a forward direction. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.6 The applicant must demonstrate on amended plans to Council's satisfaction, the daily bin storage area for each dwelling (excluding the garage), allowing 3 x 240L bins per dwelling. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.7 The applicant must demonstrate on amended plans to Council's satisfaction, that bin transfer grades do not exceed 1:14 for 240L bins. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.8 The applicant must demonstrate on amended plans to Council's satisfaction, that bin travel distances do not exceed 30m for 240L bins. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.9 The applicant must demonstrate on amended plans to Council's satisfaction, a suitable paved surface from the bin storage area to the kerbside for collection that is a minimum 1m wide and contains no steps or lips. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.10 The applicant must demonstrate on amended plans to Council's satisfaction, suitable frontage for bin collection allowing 1m per 240L bin and 3 x 240L bins per dwelling (3m x 1m per dwelling) clear of driveways, light and power poles, traffic management devices, street furniture, bus stops, landscaping and trees. Bins must be collected from the kerbside in single file and must not be stacked. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.11 The applicant must provide to Council's satisfaction, the AutoCAD file in DWG format and 1:1 scale for the trucks entire travel path in addition to the proposed swept paths for review. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

7.6.6.12 The applicant must provide to Council's satisfaction, the swept paths to demonstrate suitable truck access around the site especially in locations with transition into or out of

areas with half road construction. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

8 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE/ SUBDIVISION WORKS CERTIFICATE (PLANNING)

8.1 Necessary Plan Amendments

8.1.1 The following plan amendments shall be submitted to Council for approval prior to the issue of any Construction Certificate:

a. The Plan of proposed easements over proposed community subdivision Revision B, drawn by SDG Pty Ltd, dated 10 September 2024 is to be amended by showing all easements as per BEP Plan by Zhinar Architects Pty Ltd Revision C dated 15/01/2025

b. The reference 'BEP for lot 15' is to be amended to 'BEP for Lots 15 to 27' on BEP Plans by Zhinar Architects Pty Ltd Revision C dated 15/01/2025

c. BEP Plans by Zhinar Architects Pty Ltd Revision C dated 15/01/2025 is to be updated with a BEP for Lot 28

d. BEP Plans by Zhinar Architects Pty Ltd Revision C dated 15/01/2025 is to be updated by amending the upper level site coverage indicated to 40% instead of 50% as currently shown

e. The Floor Space Ratio indicated in the Development Summary plan DA3 – 001 Revision B dated 20/09/2024 by Zhinar Architects Pty Ltd is to be amended to 1.58:1.

f. Roof plan DA3-107 by Zhinar Architects Pty Ltd is to be amended by removing the non-trafficable roof hatching that is currently shown on portions of the rooftop common open space area.

8.2 Section 7.11 Contributions under Section 7.17 Directions

8.2.1 Before the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works), whichever occurs first, contributions under Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid.

These payments contribute to the provision of the local infrastructure specified in the contribution/s plan specified below.

The amounts below are as at 6 May 2025. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

PLEASE NOTE*: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card attract a % surcharge as detailed in Council's Goods and Services Pricing Schedule.*

Section 7.11 contributions payable for Stage 1:

Contribution Item	Amount
Stormwater Quantity Second Ponds Creek Land	$101,213.00
Stormwater Quantity Second Ponds Creek Works	$14,597.00
Stormwater Quality Second Ponds Creek All Development	$20,196.00
Total	$136,006.00

The Section 7.11 contribution(s) have been based on the total developable area nominated below. Should the final plan of survey indicate any change in the total developable area, the Section 7.11 contribution(s) will be adjusted accordingly.

Developable area: 0.2484 hectares

Section 7.11 contributions payable for Stage 2:

Contribution Item	Amount
Stormwater Quantity Second Ponds Creek Land	$343,814.00
Stormwater Quantity Second Ponds Creek Works	$49,586.00
Stormwater Quality Second Ponds Creek All Development	$68,604.00
Traffic Management Rouse Hill Land	$50,798.00
Traffic Management Rouse Hill Works	$283,608.00
Open Space Rouse Hill Land	$1,058,333.00
Open Space Rouse Hill Works	$322,835.00
Community Facilities Rouse Hill Land	$4,119.00
Community Facilities Land	$7,943.00
E2 Conservation Zone Land	$19,123.00
E2 Conservation Zone Works	$6,865.00
Total	$2,215,628.00

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Additional population: 78.3 persons
Developable area: 0.8438 hectares

Section 7.11 contributions payable for Stage 3:

Contribution Item	Amount
Stormwater Quantity Second Ponds Creek Land	$255,803.00
Stormwater Quantity Second Ponds Creek Works	$36,892.00
Stormwater Quality Second Ponds Creek All Development	$51,042.00
Traffic Management Rouse Hill Land	$128,521.00
Traffic Management Rouse Hill Works	$717,532.00

Open Space Rouse Hill Land	$2,677,595.00
Open Space Rouse Hill Works	$816,776.00
Community Facilities Rouse Hill Land	$10,421.00
Community Facilities Land	$20,097.00
E2 Conservation Zone Land	$48,381.00
E2 Conservation Zone Works	$17,368.00
Total	$4,780,428.00

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Additional population: 198.1 persons
Developable area: 0.6278 hectares

The contribution(s) will be indexed according to index specified in the contributions plan.

Copies of the following relevant contributions plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:

Section 7.11 Contributions Plan No. 22 – Rouse Hill (Works and Land)

8.2.2 Any Compliance Certificate issued for the payment of Section 7.11 Contributions shall be accompanied by a letter from Council acknowledging that the correct Section 7.11 Contributions have been paid for that particular development or stage of development.

8.3 **Special Infrastructure Contribution**

8.3.1 A special infrastructure contribution is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

More information:
Information about the special infrastructure contribution can be found on the Department of Planning's website:
http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/guage/en-US/Default.aspx

Prior to the issue of any Subdivision Certificates, evidence that the special infrastructure contribution payment has been made is to be submitted to Council.
Please contact the Department of Planning and Environment regarding arrangements for the making of a payment.

8.4 **State Environmental Planning Policy (Housing) 2021– Design Quality of Residential Flat Development and the Apartment Design Guide**

8.4.1 No construction certification must be issued unless all design verifications have been provided in accordance with Section 15 of *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. A certifying authority must

not issue a construction certificate for residential flat development unless the certifying authority has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Clause 147 of Chapter 4 of State Environmental Planning Policy (Housing) 2021.

8.5 **Aesthetics, Streetscape and External Materials**

8.5.1 The reflectivity index of glass used in the external facade of the building is not to exceed 20 percent.

8.5.2 Any bathroom, w.c. or laundry window in the external wall of the building shall be fitted with translucent glazing.

8.5.3 The development approved by this consent is to be constructed in accordance with the materials, finishes and colours indicated on the photomontage and the external material and finishes schedule submitted with the application. Building materials and finishes are to be finished with an anti-graffiti coating. Details of these building materials and finishes, including colour samples from brochures or the like, are to be included as part of the Construction Certificate plans. Materials and finishes including the external walls of the development are to comply with the requirements of *the Environmental Planning and Assessment Amendment (Identification of Buildings with Combustible Cladding) Regulation 2018* and *State Environmental Planning Policy Amendment (Exempt Development – Cladding and Decorative Work) 2018* which commenced on 22 October 2018.

8.5.4 All external walls and fences of this development must be finished with a non-flammable graffiti proof coating.

8.5.5 External service fixtures and conduits are to be designed so that they form part of the overall appearance of the building, or are to be screened from view.

8.5.6 Windows in the residential apartments from the first floor level through to the top floor level are to be fitted with a child safety mechanism to prevent accidental falls out of windows by persons such as children. Details of such safety mechanisms shall be shown on the Construction Certificate plans and provided to the principal certifying authority/principal certifier.

8.6 **Common Areas and Landscaping**

8.6.1 All common areas and landscaping shall be of a high quality and detailed on the landscaping design plans as part of the Construction Certificate. The minimum pot sizes are to be 45 litres for medium sized plants and 100 litres for trees. All landscaping is to be afforded suitable spacings and pot sizes to ensure that the range of the mature spread of the trees, shrubs and ground covers provide effective coverage and avoid the appearance of sparse landscaping.

8.6.2 All landscaping, lawn areas, recreation features and furniture, bbq facilities, children's play areas, pathways, ramps and fencing shall be of a high quality and detailed on the landscaping design plans as part of the Construction Certificate.

8.7 **Fencing**

8.7.1 All fencing details and materials are to be as per the approved plans. All fencing is to be provided at full cost to the developer and is to be constructed on top of any masonry retaining walls.

8.7.2 With regard to the treatment of any front fences or walls at the ground level which is in the vicinity of the public domain / public footway, appropriate measures are to be in place to deter the potential for graffiti on these front fences or walls, such as landscaping which limits access to these front fences or walls, or a varied finish to these front fences / walls and with an anti-graffiti finish. These details are to be shown on the construction certificate plans to the satisfaction of the Certifying Authority.

8.7.3 Where possible, foliage should be grown on/over fencing adjacent to public areas to minimise any potential for graffiti. All fencing which is visible from the public domain is not permitted to be continuous, closed board, or the like.

8.8 **Access/Parking**

8.8.1 The access driveway, ramps, circulation aisles and parking arrangements are to be designed in accordance with AS 2890.1, AS 2890.2 & AS 2890.6.

8.8.2 All car parking spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 – 2004 as follows:

Residential Flat Building (excluding width of pillar): 2.5m x 5.4m

Residential Flat Building (adjacent to solid wall): 2.7m x 5.4m

Disabled Car Space: 3.2m x 5.4m

8.8.3 A total of 135 car parking spaces are to be provided including 114 residential, 21 visitor and 11 disabled car parking spaces.

8.8.4 All internal roads and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

8.8.5 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6 – 2009 and AS1428.1 - 2009.

8.8.6 Adequate pedestrian and bicycle access is required to be provided to the adjoining road network.

8.8.7 Provision for adequate sight distance needs to be made for both pedestrian and vehicular movement at the proposed driveway in accordance with Section 3.2.4 AS 2890.1 and Figure 3.2 of AS 2890.1 to ensure safety of pedestrians on the footpath system and motor vehicles along the new driveway.

8.9 **Adaptable Housing Units**

8.9.1 A minimum of 10% of the units are to be designed in accordance with the Australian Adaptable Housing Code (AS 4299-1995) which includes “pre-adaptation” design details to ensure visitability is achieved. The following units are nominated to be adaptable as illustrated on plans: E101, E102, E104, E105, E201, E202, E204, E205, E301, E302, E304 and E305.

8.10 **Floor to Ceiling Heights**

8.10.1 All residential habitable rooms are to have a minimum floor to ceiling height of 2.7 metres. Service bulkheads are not to intrude into habitable spaces.

8.11 **Utilities, Services, Plant and Equipment**

8.11.1 The plans are to demonstrate that all building plant, equipment and services including air conditioning systems, basement vents, and substations, etc. are appropriately located and treated so as not to be visually prominent and not to adversely impact on the

streetscape presentation, apartments and communal open space areas with regard to visual, acoustic and odour impacts.

8.11.2 The garbage and recycling storage areas must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

8.11.3 Written evidence is to be provided to Council from an appropriately qualified acoustic consultant stating that all plant and equipment have been selected to meet the project noise criteria.

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

8.12 **Additional Inspections**

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

8.13 **Appointment of Project Arborist**

8.13.1 Prior to issue of a Construction Certificate, a Project Arborist is to be appointed for the duration of the works on site. The Project Arborist must hold a minimum qualification of Australian Qualification Framework (AQF) Level 5 in arboriculture and have Public Liability Insurance (minimum $20 million) for the duration of the project. The name and contact details of the Project Arborist are to be notified to Council prior to the commencement of any works on site, including demolition.

8.13.2 The AQF Level 5 Consulting Arborist needs to be engaged to supervise work within the TPZ, provide advice regarding tree protection and monitor compliance. The Consulting Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the builder before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

8.14 **Tree protection**

8.14.1 Tree protection and identification are in line with the findings presented in the Arboricultural Impact Assessment Report prepared by Redgum Horticultural – Arboriculture and Horticulture Consultants, dated 15 September 2023

8.14.2 The protection of the street trees and neighbouring property trees is to meet AS:4970-2009 "Protection of Trees on development Sites".

8.14.3 The applicant who has the benefit of the development is to pay a tree preservation bond for trees 33, 53, 116, 151 - 156 being retained. This is to ensure the retention and protection of the trees are in line with AS 4970-2009. The bond amount will be returned 12 months following the issue of the final occupation certificate and following the submission of a final report by the Applicant's project Arborist.

8.14.4 A final assessment report by the project Arborist is to be presented to Council to provide advice on the retained tree's health and structure and to decide on any Bond return to the applicant.

8.14.5 The confirmation about the health and structure of the trees will be done following an inspection by an authorised officer from Council's Open Space Maintenance section with the recommendations in the final report considered.

8.14.6 Two inspection fees as per Council's Goods and Services Pricing Schedule will be applicable for the authorised officer to inspect the tree protection measures implemented before construction commencing and following a request for the return of the tree preservation bond as noted above.

8.14.7 The bond will be forfeited if any defects result in the death or damage of any trees, due to poor construction practices. Council will use the forfeited bond to embellish any public reserves in the vicinity. NOTE: Further investigations regarding the unauthorised destruction of the trees will be carried out and fines may apply.

8.14.8 The preservation bonds and the inspection fees are to be paid before Construction begins.

8.14.9 The tree protection measures are to be installed prior to construction commences.

8.15 **Salinity**

8.15.1 Consideration shall be given to the guidelines in Building In Saline Environment 2008, Western Sydney Salinity Code of Practice 2003 and the design of structures in contact with the soils in accordance with AS 2159-1995 ‘Piling –Design and Installation’.

A Salinity Management Plan (SMP) prepared by a suitably qualified consultant for the proposal shall be submitted to Council for approval prior to the release of the Construction Certificate. The SMP shall, as a minimum, consider the soil salinity, soil aggressivity, soil sodicity and ground water and include recommendations regarding re-use of excavated materials and erosion and sediment control measures.

At the completion of site works, a post earthworks salinity assessment shall be carried out and provide appropriate recommendations on construction materials for floor slab, footings and internal beams in accordance with AS2870-2011 ‘Residential Slabs and Footings’.

8.16 **Acoustics**

8.16.1 An amended acoustic report is to be submitted to Council’s satisfaction that addresses the Stage 2 subdivisions requirements for any acoustic treatments required for dwellings in the subdivision.

8.17 **Construction Environmental Management Plan**

8.17.1 A Construction Environmental Management Plan (CEMP) is to be submitted prior to the issue of Construction Certificate.

8.18 **NSW Local Police Requirements**

8.18.1 Graffiti resistant materials are to be utilised in the design of the building to assist with the clean-up of it.

8.18.2 The balconies must be designed not to act as a natural ladder for a person to climb up.

8.19 **Site Validation**

8.19.1 A final site validation report prepared by a suitably qualified geoscientist is to be submitted to Council prior to the issue of the Construction Certificate for the residential flat building on Lot 1.

9 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDING)

9.1 **Building Code of Australia Compliance**

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

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

9.2 **Site Works and Drainage**

9.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under the Blacktown Local Environmental Plan), together with any associated groundwater drainage system, shall be designed by an appropriately qualified person. Details of such site works shall accompany the Construction Certificate.

9.2.2 Stormwater drainage from the site shall be designed to satisfactorily drain rainfall intensities of 159 mm per hour over an average recurrence interval of 20 years. The design shall:

(a) be in accordance with Australian Standard 3500.3, and

(b) provide for drainage discharge to an existing Council drainage system, and

(c) ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

9.2.3 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

10 PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE/ SUBDIVISION WORKS CERTIFICATE (ENGINEERING)

10.1 **General**

10.1.1 All relevant conditions within the 'Prior to Construction Certificate/Subdivision Works Certificate' section of this consent shall be satisfied before any Construction Certificate or Subdivision Works Certificate can be issued.

10.1.2 Where this consent requires both subdivision and building works to be undertaken, no construction certificate for building works is to be issued until all subdivision works have been completed to the satisfaction of Council, and the Subdivision Certificate issued. This includes future public infrastructure such as roads and road drainage systems as well as any engineering infrastructure required to serve the road and road drainage system, including temporary onsite stormwater detention (OSD) and Water sensitive Urban Design (WSUD) located on privately owned land.

For temporary OSD and WSUD located on privately owned land, the registration of all associated easements/restrictions and positive covenants of said infrastructure is required prior to any building works construction certificate being issued.

10.1.3 The engineering drawings referred to below are not for construction. The Construction Certificate/Subdivision Works Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application.

Construction Certificate/Subdivision Works Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Drawing No.	Revision	Dated
C&M Consulting Engineers	02530-100	05	12/02/2025
C&M Consulting Engineers	02530-110	04	24/09/2024
C&M Consulting Engineers	02530-201	06	12/02/2025
C&M Consulting Engineers	02530-202	06	12/02/2025
C&M Consulting Engineers	02530-231	07	12/02/2025
C&M Consulting Engineers	02530-232	06	12/02/2025
C&M Consulting Engineers	02530-301	05	12/02/2025
C&M Consulting Engineers	02530-302	06	12/02/2025
C&M Consulting Engineers	02530-401	07	12/02/2025
C&M Consulting Engineers	02530-601	06	12/02/2025
C&M Consulting Engineers	02530-602	05	12/02/2025
C&M Consulting Engineers	02530-603	02	12/02/2025
C&M Consulting Engineers	02530-621	02	12/02/2025
C&M Consulting Engineers	02530-622	02	12/02/2025
C&M Consulting Engineers	02530-651	02	12/02/2025
C&M Consulting Engineers	02530-652	01	12/02/2025
C&M Consulting Engineers	02530-701	06	12/02/2025
C&M Consulting Engineers	02530-702	05	12/02/2025

10.1.4 The following items are required to be addressed on the Construction Certificate/ Subdivision Works Certificate plans:

i. Obtain written concurrence from Council's Manager Asset Design that proposed engineering works are consistent with Council any S7.11 works design prior to issue of any Subdivision Works certification.

10.1.5 Drainage requirements for Superlot subdivision: Amended drainage plans from C & M Consultants are to address the following;

i. Provide a plan for the super lot subdivision that includes only Lot 1 and Lot 2 and all the associated external road and drainage works.
ii. Pits containing OceanGuards are to be clearly detailed on the drainage plans.
iii. All OceanGuards are to be clearly notated as "200 micron OceanGuards".
iv. The roads are designed such that the maximum depth of flow in the gutter is less than 200 mm for all 1% AEP storm events.

10.1.6 Drainage requirements for proposed Lot 1: Amended drainage plans from C & M Consultants for Residential Flat Development are to address the following;

i. On drawing 02530_A_203 (05), indicate the flows from the basement directed to theHumeFilter.

ii. Provide a basement design that ensures a minimum 0.5% slope to all surface inlet pits.
iii. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tank and HumeFilter.
iv. Provide details for permanent interpretive signage minimum A1 size to be installed in Lot 1 to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures of the water quality device and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the water quality device in a location that can be viewed by the public. The wording and detail are to be approved by Council. Details are on Chapter 14 of Council's WSUD developer handbook.
v. Due to the cut and/or fill exceeding 1.5 m, a desktop Groundwater Assessment Report is required for the site in accordance with section 5 of Council's WSUD developer handbook. Where there is the potential for interaction with groundwater, a Groundwater Management Plan must be prepared by a Geotechnical Engineer registered with NER.

10.1.7 Drainage requirements for proposed Lot 2: Amended drainage plans from C & M Consultants are to address the following;

i. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tank and HumeFilter.
ii. Provide details for permanent interpretive signage minimum A1 size to be installed in Lot 2 to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures of the water quality device and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device in a location that can be viewed by the public. The wording and detail are to be approved by Council. Details are on Chapter 14 of Council's WSUD developer handbook.

10.2 **Subdivision Works/Construction Certificate Requirements**

10.2.1 Under the *Environmental Planning and Assessment Act 1979* a Subdivision Works/Construction Certificate is required. These works include but are not limited to the following:

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)
- Path Paving (within a subdivision)

The above requirements are further outlined in this section of the consent.

10.3 **Local Government Act Requirements**

10.3.1 Under *Section 68 of the Local Government Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works on adjoining land (outside the subject site boundaries)
- Inter-allotment drainage on adjoining land

The above requirements are further outlined in this section of the consent.

10.4 **Roads Act Requirements**

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

- Any works within Council's Road reserve
- Half width road construction

- Kerb inlet pit connections or construction
- Vehicular crossings
- Path Paving
- Road and drainage construction and associated works at interface of new Terry Rd extension and existing Terry Road.
- Road and drainage construction and associated works at interface of new Terry Rd extension and Schofields Rd in addition to any works northern side of the lot and within Schofields Rd (i.e. batter works within Schofields Rd and proposed road 1 of approved DA SPP-21-00006).

The above requirements are further outlined in this section of the consent.

10.5 **Other Engineering Requirements**

10.5.1 If the estimated cost is $250,000 or greater proof of long service levy payment is required.

10.5.2 Any ancillary works undertaken shall be at no cost to Council.

10.5.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

10.5.4 Submit written evidence from the Transport for New South Wales indicating compliance with all necessary requirements.

10.5.5 Submit written evidence from Sydney Water indicating compliance with all necessary requirements.

10.5.6 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

10.5.7 All street name poles, light poles and bus shelters shall be black powder coated in accordance with Blacktown City Council's Engineering Guide for Development. Ensure this is noted on the construction plans.

10.5.8 If the development is requiring for any Works-in Kind (WIK) agreement then the execution of the WIK agreement shall be provided in writing from Council's Manager Asset Design (Section 7.11).

10.6 **Roads**

10.6.1 Submit a pavement report prepared and designed by a professional civil engineer with soil tests carried out by a registered NATA soils laboratory. The pavement design shall withstand the traffic loadings listed in this consent.

Note: The design CBR is to be confirmed on site prior to placement of any pavement. If actual CBR is less than design CBR, revised pavement design will be required.

10.6.2 Submit a traffic management plan (TMP) to Council for approval including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card.

10.6.3 Any approved design drawings must show an 5m x 5m splay for residential allotments at each street intersection.

10.6.4 Splays are to be adjusted to meet site specific intersection designs in accordance with Council's Engineering Guide for Development.

10.6.5 The proposed new public road shall be designed, constructed and dedicated free of charge to Council as follows:

Name	Width(m)	Length (m)	Formation (m)	Traffic Loading N(E.S.A)

No.3 (CH 18.451 to CH 211.00)	(half width)	193(Appro.)	3.5-5.5	5x10^5

10.6.6 Half width road with a minimum 4.5 m width of pavement for the full road frontage of the development is required. These construction works include drainage, kerb and gutter, footway turfing, service adjustments and any other ancillary work necessary to make this construction effective.

10.6.7 Community title roads or right of way driveways shall be designed and constructed as follows:

Name	Width(m)	Length (m)	Formation (m)
Laneway	7	196	0.7-5.5-0.7

The pavement shall be designed as a 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 with a Design Traffic loading determined in accordance with Austroads particularly Section 7.7 and that all Jointing and reinforcement requirements are consistent with RMS NSW practice (i.e. RMS NSW Publication - Plain concrete pavement MD.R83.CP, Jointed concrete pavement MD.R83.CJ and Continuously reinforced concrete pavement MD.R83.CC).

Note: the minimum equivalent N(ESA) traffic loading for design shall be 5 x 10^4

10.6.8 Staging of road construction will be permitted where suitable traffic circulation or temporary turning areas in dead end roads are evident in accordance with Council's Engineering Guide for Development.

10.7 **Drainage**

10.7.1 Drainage from the site must be connected into Council's existing drainage system.

10.7.2 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped and or channelled drainage system and discharged in a satisfactory manner.

10.8 **Signage and Line Marking**

10.8.1 A formal submission must be made to the Local Traffic Committee (LTC) through Council's Traffic Engineering department for all signage and line marking details proposed as part of these works.

A determination will be required prior to the implementation of all signage and line marking works.

10.9 **Earthworks**

10.9.1 Proposed lots must be filled so that the ground levels are a minimum of 500mm above the designed 100-year average recurrence interval flood level.

10.9.2 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.

10.9.3 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

10.10 **Temporary Stormwater Quality Control (Roads)**

10.10.1 A temporary stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management for treatment of stormwater runoff from the new roads.

10.10.2 Provide a maintenance schedule for the stormwater quality device that is signed and dated by the designer.

10.11 **Footpaths**

10.11.1 Path paving is to be provided generally in accordance with Council's Path Paving Policy, Blacktown City Council Engineering Guide for Development and Blacktown City Council Growth Centre Precincts Development Control Plan 2010 and as follows:

Street Name	Side	Paving Width	Length
Road No.3	Eastern side	1.5m	Full length

11 PRIOR TO DEVELOPMENT WORKS COMMENCING

11.1 **Safety/Health/Amenity**

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

Each toilet provided shall be:

(a) a standard flushing toilet, or

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

11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with 70 of the Environmental Planning and Assessment Regulation 2021 2000 indicating:

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

This condition does not apply to:

(a) building work carried out inside an existing building, or

(b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

11.1.3 Should the development work:

(a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or

(b) involve the enclosure of a public place,

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

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

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

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

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

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

11.2 **Notification to Council**

11.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clause 57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 indicating details of the appointed Principal Certifying and the date construction work is proposed to commence.

11.3 **Tree Management**

11.3.1 No trees, located within the subject allotment and/or within the Council Road Reserve (verge/nature strip) or any adjoining public open space, may be removed or pruned unless specific approval is given in this consent.

11.3.2 All trees, including Community Assets (Public Trees), not approved for removal or pruning by the Conditions of this Development Consent, are required to be retained and protected. Tree Protection Measures, compliant with the provisions of AS4970: Protection of trees on development sites, 2009 must be installed prior to the commencement of any works on site, including demolition.

11.3.3 A Compliance Certificate is to be provided by the Project Arborist to the Principal Certifying Authority once the required Tree Protection Measures have been installed.

11.3.4 There must be no excavation, mechanical or by hand, or alteration to existing soil levels within the Tree Protection Zone of any tree required to be retained and protected.

11.4 **Tree removal**

11.4.1 Trees 1, 2, 4 - 32, 34 - 52, 54 - 115, 117 - 150, identified for removal in Section 9 of the Arboricultural Impact Assessment Report prepared by Redgum Horticulture, reference 9501.1 and dated 15 September 2023, are approved for removal.

11.4.2 Trees, not specifically identified in the Arboricultural Impact Assessment Report referenced above may NOT be removed under this development consent.

11.4.3 Trees approved for removal must be removed by a qualified Practicing Arborist, with a minimum qualification of Australian Qualification Framework (AQF) Level 3 in arboriculture, and have Public Liability Insurance (minimum $20 million) and Public Indemnity Insurance (minimum $10 million).

11.4.4 All tree work must be carried out in accordance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work and Work Cover NSW Code of Practice – Amenity Tree Industry 1998.

11.5 **Hollow bearing trees-protection of wildlife**

11.5.1 Trees 1, 2, 4 - 32, 34 - 52, 54 - 115, 117 - 150, identified for removal in Section 9 of the Arboricultural Impact Assessment Report prepared by Redgum Horticulture, reference 9501.1 and dated 15 September 2023, are approved for removal. Prior to the removal of any tree located on site the applicant shall:

- Have all trees inspected, by a Practicing Arborist with a minimum qualification of Australian Qualification Framework (AQF) Level 3 in Arboriculture, for the presence of hollows or potential hollows.
- Prior to any works being undertaken on tree/s approved for removal or pruning, a person, holding a wildlife handling licence, must be present on site. If, during tree works, an animal or bird is located, the accredited handler is to direct removal/relocation of the animal as appropriate. Accredited handlers can be contacted through Wires (<https://www.wires.org.au/>) or Birdlife Australia (<https://birdlife.org.au/>).

11.6 **Tree Preservation and protection requirements**

11.6.1 Trees 33, 53, 116, 151 - 156, recommended for retention in Appendix C of the Arboricultural Impact Assessment and Tree Management Plan Reference 9501.1, prepared by Redgum Horticulture 15 September 2023 (AIA) must be retained and protected.

11.6.2 Tree Protection, as specified in Section 9 of the Tree Management Plan is to be installed on site.

11.7 **Home Building Act**

11.7.1 The construction of *residential building work* within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

(a) in the case of work for which a principal contractor is required to be appointed:
  (ii) the name and licence number of the principal contractor, and
  (ii) the NSW Home Building Compensation Fund “Statement of Cover” under Part 6 of that Act,

(a) in the case of work to be done by an owner-builder:
  a. the name of the owner-builder, and
  b. if the owner-builder is required to hold an owner-builder permit under Part 3 of the Act, the number of the owner-builder permit.

11.8 **Sydney Water Authorisation**

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

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine whether

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

12 DURING CONSTRUCTION (BUILDING)

12.1 Safety/Health/Amenity

12.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

12.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 70 of the Environmental Planning and Assessment Regulation 2021 indicating:

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

12.1.3 Should the development work:

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

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

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

12.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

12.1.5 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

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

12.1.7 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

12.1.8 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

12.2 **Nuisance Control**

12.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

12.2.2 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

12.3 **Building Code of Australia Compliance**

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

12.4 **Surveys**

12.4.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifier to verify the approved position of each structure in relation to the property boundaries.

12.5 **Stormwater Drainage**

12.5.1 Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:

(a) the floor level being a minimum 225 mm above the adjoining finished ground level, and/or

(b) being drained to an effective drainage system.

(c) if draining to kerb use an approved kerb outlet and sewer grade PVC or RHS

12.6 **Waste Control**

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

12.6.2 The applicant must provide evidence of tipping dockets for all demolition and construction waste generated onsite.

12.6.3 The applicant must ensure all litter is managed onsite by ensuring waste receptacles are covered when not in use

12.7 **Construction Inspections**

12.7.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections

must be conducted by an accredited certifier, and may include inspections (where applicable):

a. After excavation for, and prior to placement of, any footings; and
b. Prior to pouring any in-situ reinforced concrete building element; and
c. Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
d. Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2, 3 or 4 building); and
e. Prior to covering any stormwater drainage connections; and
f. After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

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

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

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

12.8 **Other Matters**

12.8.1 No building elements are to overhang any maintenance easement.

12.8.2 All landscaping, fencing, retaining walls are to be provided in accordance with the approved plans, and the details submitted and approved as part of the Construction Certificate/ Subdivision works Certificate.

12.9 **Salinity and Aggressive Soil Management**

12.9.1 The environmental consultant engaged for this project is to be on site for regular monitoring of the approved site works. In this regard, Council will require a post earthworks salinity investigation demonstrating that the salinity management measures provided in the Salinity Management Plan have been implemented and that the site is suitable for residential development. Any lots identified as containing saline or aggressive soils shall provide suitable Section 88B restrictions / covenants on title for building construction measures to mitigate the effects of aggressive soils and salinity.

12.10 **Site Contamination**

12.10.1 Should any contaminated material be unearthed during the construction works, all works are to cease immediately and a suitably qualified environmental site contamination consultant is to investigate and report on the findings. Any recommended remediation and validation works are to be undertaken pursuant to Council's Contamination Lands Policy.

12.11 **European Heritage**

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

12.12 **Aboriginal Heritage**

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

12.12.2 The recommendations of the Aboriginal Cultural Heritage Assessment Report by Apex Archaeology dated May 2023 are to be carried out.

12.13 NSW Local Police Requirements

12.13.1 Throughout the length of the construction works, the site is to be appropriately secured to prevent unauthorised access.

12.13.2 Security patrols outside working business hours, a CCTV surveillance system and lighting are to be temporarily installed during the construction phase. CCTV caermas are to be installed on the perimeter to assist with security

12.13.3 All storage containers must have very good quality locks on them. All equipment is to be packed away and out of sight.

12.13.4 The Council approved traffic management plan is to be adhered to at all times during construction phase of this development.

13 DURING CONSTRUCTION (ENGINEERING)

13.1 Notification of Works

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

13.1.2 A notification of works flyer (letter drop) is to be provided to all businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

13.2 Insurances

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

13.3 Boundary Levels

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

13.4 **Tree Protection and Preservation**

13.4.1 All sub-surface services (e.g. gas, water, electricity, stormwater, sewerage etc) are to be located outside of the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

13.4.2 Under no circumstances are sub-surface services to be installed within the Structural Root Zone of a tree required to be retained and protected by this consent, including those located on adjoining properties.

13.4.3 Power poles, stormwater grate drains, service lines etc. are to be located so as to avoid any need to install services within a Tree Protection Zone or to excavate through a Tree Protection Zone. All such features are to be located so that they do not negatively impact on any tree required to be retained by this consent or which is located on an adjoining site. Only where there is no other viable option available are services to be installed within the Tree Protection Zone.

13.4.4 Where services are required to be installed within the Tree Protection Zone, the Project Arborist is to be consulted prior to the works being undertaken and appropriate, tree sensitive installation methods are to be used. Open excavation must only be used on the authorisation of the Project Arborist and must be completed by hand, use of mechanical digging tools is not permitted.

13.4.5 The Project Arborist is required to supervise and direct all work associated with the installation of sub-surface services within the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

13.4.6 At the completion of the works, the Project Arborist must provide a Compliance Certificate to the Principal Certifying Authority which details the method used for the installation of the sub-surface services, identifies any and all tree roots severed by diameter and depth, and all tree protection measures implemented.

13.4.7 During building work, including demolition and landscape construction, the Project Arborist is to complete site inspections and/or supervision of work, as indicated in Section 14 Part B of the Arboricultural Impact Assessment Report prepared by Redgum Horticulture, reference 9501.1, dated 15 September 2023.

13.4.8 The Project Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

13.4.9 During building work, including demolition and landscape construction, the Project Arborist is to carry out regular site monitoring, to ensure Tree Protection Measures are being maintained compliant with the requirements of this consent. Record of these site visits is to be sent to the Principal Certifying Authority.

13.4.10 Where a non-compliance with the conditions of this consent is identified, the Project Arborist is to notify the Principal Certifying Authority within three (3) working days from the date of the site visit. The notification must include the following details:

- Description of the non-compliance,

- Remedial actions required,
- Time frame for remedial actions to be completed in.

13.4.11 The Principal Certifying Authority must ensure that the recommendations of the Project Arborist are implemented within the stated timeframes.

13.4.12 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

13.4.13 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.

13.5 **Soil Erosion and Sediment Control Measures**

13.5.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

13.5.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

13.5.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

13.6 **Filling of Land and Compaction Requirements**

13.6.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification – Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.

13.6.2 Special attention is drawn to the below listed requirements of Council's Works Specification – Civil (Current Version).

a. Compaction certificates for fill within road reserves.
b. Compaction certificates for road sub-grade.
c. Compaction certificates for road pavement materials (sub-base and base courses).
d. Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e. Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
    - Compliance Certificate and Test Results
    - Delivery Dockets
    - Summary of Material deliveries as per template available on Council's website

Note: Council's Works Specification (Civil) requires road pavement and pipe bedding materials be sourced from N.A.T.A. certified stockpiles.

The above documentation shall be submitted prior to Subdivision certificate as required by this consent.

13.6.3 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification – Civil (Current Version)". Minimum

standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.

13.6.4 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification – Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.

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

13.6.6 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.

13.6.7 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.

13.6.8 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

13.7 **Filling in Contaminated Land**

13.7.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

13.7.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

13.7.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

13.8 **Inspection of Engineering Works – Environmental Planning and Assessment Act 1979.**

13.8.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifying Authority for the development, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent, Subdivision Works Certificate and Construction Certificate.

13.9 **Inspection of Engineering Works – Roads Act 1993 or Local Government Act 1993**

13.9.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* or Local Government Act 1993 must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 48 hours' notice. Councils Development Overseers may be contacted on 02 9839 6587 between 6 am – 7:15 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

13.10 **Public Safety**

13.10.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

13.11 **Site Security**

13.11.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

13.12 **Traffic Control**

13.12.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 – 2009.

13.12.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Roads and Maritime Services (RMS) accreditation and photo card to implement Traffic Control Plans.

13.12.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Roads and Maritime Services (RMS) Traffic Controller accreditation and photo card and carry it with them.

13.12.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Roads and Maritime Services (RMS) accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 – 2009.

13.12.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Roads and Maritime Services (RMS) accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of *AS 1742.3 – 2009* and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

13.13 **Powder Coated Furniture**

13.13.1 Where the conditions of this consent permit the installation of powder coated furniture (i.e. street lighting poles, bus shelters, rubbish bins, seats or any other items of street furniture), a certificate from the manufacturers shall be provided to Council confirming that the nominated powder coated items have been prepared and coated in accordance with Australian Standard AS/NZ 4506-2005 (service condition category 3). This certificate must be no more than 3 months old and shall be provided to Council prior to the installation of the relevant items of the street furniture. Any items of street furniture not so certified shall be removed and replaced at no cost to Council with items appropriately certified.

13.14 **Road Line Marking and Traffic Signage**

13.14.1 Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approved construction certificate for the line marking and traffic signage plan arrangement.

In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.

Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.

13.15 **Drainage Requirements for Superlot subdivision**

13.15.1 The 200 micron OceanGuards by Ocean Protect in the street pits are not to be reduced in size nor replaced with an alternate manufacturer's product.

13.16 **Drainage Requirements for Lot 1 and 2**

13.16.1 The HumeFilter UPT2400 by Humes (Holcim) is not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

14 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

14.1 **Environmental Health Matters**

14.1.1 To ensure that fill material is suitable for the proposed [use], only material classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) is permitted to be imported onsite.

14.1.2 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

14.1.3 The recommendations in Detailed Site Investigation, prepared by Aargus dated 8 November 2022 shall be implemented

14.1.4 The recommendations in Remediation Action Plan, prepared by Aargus dated 9 December 2022 are to be implemented.

14.1.5 The recommendations in DA Acoustic Assessment, prepared by Pulse White Noise Acoustics dated 18 September 2024 are to be implemented.

15 PRIOR TO ISSUE OF THE SUBDIVISION CERTIFICATE FOR EACH STAGE

15.1 **Section 7.11 Contributions under Section 7.17 Directions**

Before the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works), whichever occurs first, contributions under Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid.

These payments contribute to the provision of the local infrastructure specified in the contribution/s plan specified below.

The amounts below are as at 6 May 2025. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

PLEASE NOTE*: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card attract a % surcharge as detailed in Council's Goods and Services Pricing Schedule.*

Section 7.11 contributions payable for Stage 1:

Contribution Item	Amount
Stormwater Quantity Second Ponds Creek Land	$101,213.00
Stormwater Quantity Second Ponds Creek Works	$14,597.00
Stormwater Quality Second Ponds Creek All Development	$20,196.00
Total	$136,006.00

The Section 7.11 contribution(s) have been based on the total developable area nominated below. Should the final plan of survey indicate any change in the total developable area, the Section 7.11 contribution(s) will be adjusted accordingly.

Developable area: 0.2484 hectares

Section 7.11 contributions payable for Stage 2:

Contribution Item	Amount
Stormwater Quantity Second Ponds Creek Land	$343,814.00
Stormwater Quantity Second Ponds Creek Works	$49,586.00
Stormwater Quality Second Ponds Creek All Development	$68,604.00
Traffic Management Rouse Hill Land	$50,798.00
Traffic Management Rouse Hill Works	$283,608.00
Open Space Rouse Hill Land	$1,058,333.00
Open Space Rouse Hill Works	$322,835.00
Community Facilities Rouse Hill Land	$4,119.00
Community Facilities Land	$7,943.00
E2 Conservation Zone Land	$19,123.00
E2 Conservation Zone Works	$6,865.00
Total	$2,215,628.00

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Additional population: 78.3 persons
Developable area: 0.8438 hectares

Section 7.11 contributions payable for Stage 3:

Contribution Item	Amount
Stormwater Quantity Second Ponds Creek Land	$255,803.00
Stormwater Quantity Second Ponds Creek Works	$36,892.00
Stormwater Quality Second Ponds Creek All Development	$51,042.00
Traffic Management Rouse Hill Land	$128,521.00
Traffic Management Rouse Hill Works	$717,532.00

Open Space Rouse Hill Land	$2,677,595.00
Open Space Rouse Hill Works	$816,776.00
Community Facilities Rouse Hill Land	$10,421.00
Community Facilities Land	$20,097.00
E2 Conservation Zone Land	$48,381.00
E2 Conservation Zone Works	$17,368.00
Total	$4,780,428.00

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Additional population: 198.1 persons
Developable area: 0.6278 hectares

The contribution(s) will be indexed according to index specified in the contributions plan.

Copies of the following relevant contributions plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:

Section 7.11 Contributions Plan No. 22 – Rouse Hill (Works and Land)

15.2 **Site Access**

15.2.1 All lots shall have access from a dedicated public road. In this regard, the proposed road shall be dedicated as public road free of cost to Council.

15.2.2 Any future substation or other utility installation required to service the approved subdivision/development shall not under any circumstances be sited on a future public road. Any proposal to locate a proposed substation or other utility installation on a future public road shall be negotiated with and fully endorsed by the relevant Council Directorates.

15.2.3 There shall be no direct vehicular or pedestrian access to and/or from the following nominated road(s) for any lots having frontage to that road. An appropriate restriction on the use of land shall be created under Section 88B of the *Conveyancing Act 1919* covering this requirement. The Section 88B Instrument shall contain a provision that it may not be extinguished or altered except with the consent of Blacktown City Council.

Nominated Road(s): Terry Road and Schofields Road

15.3 **Road Damage**

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

15.4 **Security**

15.4.1 An acceptable security (bond) guaranteeing the future completion of the road sealing works shall be lodged with Council. The bond amount is to be calculated at the asphaltic contribution rate current at the time and is to be accompanied by Council's standard Deed of Agreements for Bonds.

15.5 **Asset Management**

15.5.1 A fee is to be paid to Council for the ongoing maintenance of the black powder coated light poles, street name poles and bus shelters proposed in this subdivision. This amount is

based on Councils Goods and Services Schedule (Current) and is to be paid prior to the release of the Subdivision Certificate. Any enquiries regarding this fee are to be directed to the Maintenance Section of the City Assets Directorate.

15.5.2 The manufacturer of the light poles/street name poles/bus shelters is to provide written certification that all structures have been black powder coated to the satisfaction of Council's Development Services Engineers prior to installation.

15.6 **Traffic**

15.6.1 Vehicular access to the proposed lots will be provided from the new laneway as shown in the approved building envelop plan. "No Stopping" restrictions are required on both sides of the proposed laneway to maintain two-way traffic flow.

15.6.2 "No Stopping" restrictions are required on both sides of the proposed half width public road to maintain two-way traffic flow.

15.7 **Service Authority Approvals**

15.7.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to the release of the Subdivision Certificate:

(a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the release of the plan of subdivision.

(b) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.

(c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

15.8 **Consent Compliance**

15.8.1 A Subdivision Certificate shall not be issued until all relevant conditions of this consent have been satisfied.

15.9 **Additional Inspections**

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

15.10 **Fee Payment**

15.10.1 Any fee payable to Council as part of any Construction, Compliance or Subdivision Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

15.11 **Final Plans**

15.11.1 The final plan of subdivision is to be submitted electronically in PDF format and the appropriate application fee paid. The subdivision certificate will not be released until all conditions of this determination have been complied with.

15.11.2 Where any permanent control marks are placed in accordance with the Survey Practice Regulation 1990 in the preparation of the plan, 2 copies of the locality sketch plans of the marks placed are to be forwarded to Council with the final plan of subdivision.

15.12 **Site Contamination**

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

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

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

15.13 **Zero Lot Boundary**

15.13.1 The principal certifying authority must be satisfied that for every lot having a zero lot line, the zero lot line must be higher than the opposing maintenance easement. The principal certifying authority must be satisfied that the zero lot setback will not be located on the side of the lot that is lower than the adjacent lot.

15.13.2 Any zero lot shall not be located on the side of the lot which is lower than the adjacent lot, namely the lower side of the boundary line. The zero lot line must be higher than the opposing maintenance easement.

NOTE: The location of street trees must not interfere with future driveways. The applicant must therefore take into consideration the likely driveway location for any lot burdened by a zero lot line maintenance easement.

15.14 **Engineering Matters**

15.14.1 **Surveys/Certificates/Works As Executed plans**

15.14.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed, in a colour softcopy format (.PDF). All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Subdivision Works Certificate and or Construction Certificate plans for engineering works (including works under the *Roads Act 1993* and the *Local Government Act 1993* covered by this Development Application).

15.14.1.2 Applicant to submit the following in accordance with Council's Works Specification – Civil (Current Version):

a. Compaction certificates for fill within road reserves.
b. Compaction certificates for road sub-grade.
c. Compaction certificates for road pavement materials (sub-base and base courses).
d. Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e. Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4

- Compliance Certificate and Test Results
- Delivery Dockets
- Summary of Material deliveries as per template available on Council's website.

15.14.1.3 The applicant is to submit the certified approved line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.

15.14.1.4 The submission to Council of Compliance Certificate(s) and construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.

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

15.14.1.5 A survey report prepared and signed by a Registered Surveyor providing confirmation of the depth of all constructed road pavements in the form of finished surveyed levels for each road pavement layer, noting tolerances for any variations in constructed pavement depth.

15.14.1.6 Structural certification 'as built' by a qualified Engineer (NER) for all structural items approved by the scope of this consent. This relates to the following components:

c) Any retaining walls over 0.6 m in height
c) Rigid pavements
c) Non-standard stormwater pits

15.14.1.7 A certificate or letter signed by an appropriately qualified professional, indicating that all pre-cast pits/culverts have been specifically designed and manufactured for the project in accordance with the approved civil plans (specific reference required) and the necessary Australian Standards.

15.14.1.8 A Certificate shall be submitted by a suitably qualified geotechnical engineer verifying that any fill material imported to site is virgin excavated natural material (VENM) or (ENM).

15.14.1.9 A Work-as-Executed (WAE) plan for any S7.11 infrastructure works signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed, in a colour softcopy format (.PDF). All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works (including works under the Roads Act 1993 and the Local Government Act 1993 covered by this Development Application).

15.14.1.10 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.

15.14.1.11 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

15.14.1.12 Written evidence is to be obtained from the Roads and Maritime Services (RMS) indicating compliance with its requirements including the payment of any necessary works supervision fees.

15.15 **Community Management Statement**

15.15.1 Prior to the release of the Subdivision certificate for the Stage 2 Community Plan, the applicant is to submit a copy of the Community Management Statement to Council for review. This Statement is to include relevant details of the maintenance and repair of the Community Lots, establishment and regulation of the Community Body Corporate and access to the Community Lots to maintain the private road and onsite stormwater drainage system.

NOTE: The final wording of the Management Statement shall be to Council's satisfaction.

15.15.2 The Community Management Statement is to include measures to ensure the community private road, landscaping and any onsite stormwater drainage system are maintained at all times.

15.15.3 The following operational matters are to be included in the Community Management Statement:

- Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s. All graffiti must be removed no later than 48 hours after detection.
- All landscaped areas provided in accordance with the approved landscaping plan shall be maintained at all times in a suitable manner, including drainage basins. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.
- Regular maintenance and up-keep of the site must be undertaken to the site to ensure that sightlines are kept free from obstructions.
- The management of vegetation, gardens, communal areas, retaining walls, fences, lighting and other similar areas is to be incorporated within the future community title management plan and strata management plan once the development is occupied.
- No goods, materials, or trade waste shall be stored, displayed for sale or manufactured at any time outside the buildings on either side of the internal driveway road, car parking areas, landscaping or footpaths, other than the approve garbage areas.
- The Owners Corporation/Community Management Association will be responsible for ensuring that clear access is provided to waste collection trucks entering the property.
- Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.
- The Community Management Statement, Strata Management Statement, Total Maintenance Plan and/or Plan of Management (whichever is relevant to this site), must be provided to each tenant and/or owner occupier upon commencement of the site, and for every subsequent lease renewal and/or change in ownership of every lot in perpetuity.
- Any activities carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that

occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

15.16 **Easements/Restrictions/Positive Covenants**

15.16.1 Any easement or restriction created as a result of this consent must be in accordance with the following:

(b) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
(b) The standard format for easements and restrictions as accepted by NSW Land Registry Services (LRS).

15.16.2 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.

15.16.3 A restriction as to User with Council's standard wording must be placed on all filled lots.

15.16.4 The creation of reciprocal rights of way over Lot 1 in Stage 2 under Section 88B of the Conveyancing Act 1919.

NOTE: A restriction as to user for "Maintenance and Repair of the Shared Access" shall also be created over each nominated lot and this shall be in accordance with Blacktown City Council's standard recitals for Terms of Easements and Restrictions (current version).

15.16.5 A restriction as to user is to be created for all residential lots to ensure the recommendations of the amended acoustic report are implemented for dwellings and fences built on those lots.

15.16.6 A Positive Covenant shall be created under Section 88B of the Conveyancing Act 1919 burdening the titles of the residue lots requiring any new buildings to comply with the building construction measures recommended in the post earthworks salinity investigation to mitigate the effects of aggressive soils and salinity.

15.16.7 A Restriction as to User over the proposed residue lots 1 and 2 in Stage 1 shall be created under Section 88B of the *Conveyancing Act 1919* in the following terms:

No further development of the lot burdened is to take place unless it is approved by Development Consent. Such approval is likely to require, but not be restricted to, construction of road and drainage works, the provision of lot fill and the payment of Section 7.11 Contributions.

NOTE: The final wording of the recital of the Restriction as to User is to be to Council's satisfaction.

15.16.8 An appropriate easement/covenant/restriction for access, maintenance and repair pursuant to Section 88B of the Conveyancing Act 1919 shall be created for any zero lot line walls benefiting and burdening the subject lots accordingly.

NOTE: A restriction as to use for 'Access, Maintenance and Repair' is to be in accordance with Blacktown City Council recitals for Terms of Easements and Restrictions (Current Version).

15.16.9 A Restriction as to User under Section 88B of the Conveyancing Act 1919 must be registered with NSW Land Registry Services over the Building Envelope for all the lots identified on the approved Building Envelope Plan.

All development shall only be carried out within the specified Building Envelope.

NOTE: The final wording of the recital of the Restriction as to User is to be Council's satisfaction.

15.16.10 All relevant Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

15.17 **Dedications**

15.17.1 Dedication at no cost to Council of 5 m x 5 m splay corners on allotments at the street intersection of Road No.1 and Road No.3.

15.17.2 Dedication at no cost to Council of 1 m x 1 m splay corners on laneway allotments at the intersection of the laneway with Road No.1 and Road No.3.

15.17.3 The land required for road widening in connection with the required bus bay is to be dedicated at no cost to Council.

15.18 **Bonds/Securities/Payments in Lieu of Works**

15.18.1 The payment to Blacktown City Council of a monetary contribution in lieu of works for the placement of the final layer of asphaltic concrete (a.c.) on the new road works. The amount will be calculated at Council's approved rate upon request and following issue of a Construction Certificate for the work.

15.18.2 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.

(a) In the case of subdivision – This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)

(b) In the case where no subdivision occurs – This period commences at the date of practical completion of the development.

This maintenance period may be extended in the following situations to allow for the completion of i) necessary maintenance and or ii) all outstanding minor works.

15.18.3 Concrete path paving must not be placed until approved in writing by Council. The applicant has the option of lodging a security deposit for the works, or paying a monetary payment in lieu of works based upon Council's Goods and Services Pricing Schedule. The Security will be released upon satisfactory completion of the works.

15.18.4 Where Council has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request.

15.19 **Inspections**

15.19.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

15.20 **Relationship with other Approvals**

15.20.1 Compliance with the requirements of the following nominated approvals:

a) Development Consent No.SPP-21-00006 dated 07 December 2022 issued by Blacktown City Council

b) Relevant requirement of any other development consent, Construction Certificate issued under the *Environmental Planning and Assessment Act, 1979, The Local Government Act, 1993 or The Roads Act 1993*.

The conditions contained within the above approvals must be fully complied with in order to obtain release of the final plan of subdivision.

The authorised person signing the linen plan shall ascertain whether any Compliance Certificate(s) for the development is/are required to be issued in relation to any element component or system incorporated in the development. A copy of each required Compliance Certificate shall be lodged with Council.

15.21 **Inspection of Work**

15.21.1 All stormwater drainage structures (pipelines, headwall, devices, pits, etc.) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

15.22 **Drainage Engineering Requirements for Superlot**

15.22.1 A Chartered Civil Engineer registered with NER, is to certify that:

a. All the requirements of the approved drainage plan have been undertaken;
b. The 200 micron OceanGuards have been installed in the street pits as per the approved plan;
c. The OceanGuards have been installed in all the street pits as per the manufacturer's recommendations.
d. The maximum depth of flow in the gutter is less than 200 mm for all 1% AEP storm events;
e. A copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

15.22.2 Written evidence is to be provided that the developer/owner has entered into and prepaid a minimum six (6) year signed and endorsed maintenance contract with Ocean Protect for the maintenance of the 200 micron OceanGuards after installation in all the street pits (including Terry Road extension), in accordance with the following:

i. An initial inspection of the site to verify the number of OceanGuards and that the OceanGuards are all correctly installed and not damaged.

ii. Where OceanGuards are missing, not properly installed or damaged, include the cost of rectification.

iii. Provision for 4 cleans per year for the first 2 years;

iv. Provision for 3 cleans per year thereafter;

v. Replacement of the 200 micron bags at 2 years and 4 years;

vi. Complete removal of the temporary OceanGuards and their associated frames from the street pits at the end of the 6 year period;

vii. The estimate shall include allowances for CPI and a 15% allowance for possible damage to the devices by third parties.

viii. Report annually on maintenance undertaken to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

ix. Forward a copy of the signed and endorsed contract and evidence of payment to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. This contract cannot be cancelled.

15.23 **Drainage Engineering Requirements for Lot 2**

15.23.1 A Chartered Civil Engineer registered with NER, is to certify that:

a. all the requirements of the approved drainage plan for Lot 2 have been undertaken;
b. The WSUD signage has been installed;
c. HumeFilter UPT2400 has been installed on Lot 2 as per the manufacturer's recommendations;
d. Confined space entry warning signs are detailed on the drainage plans adjacent to the entry into the HumeFilter.
a. A copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

15.24 **Easements/restrictions/positive covenants**

15.24.1 Prior to the issue of the Subdivision certificate, the applicant shall provide a Positive covenant and Restriction on the use of land over the WSUD system installed within Lot 2. The Positive covenant and Restriction on the use of land is to be accordance with Appendix F of Council's Engineering Guide for Development. The WSUD system is the HumeFilter.

15.25 **Other Matters**

15.25.1 Prior to the issue of the Subdivision certificate, the applicant shall submit to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au documentation that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system installed within Lot 2. The documentation is to include the final version of the Stormwater management report and certified and signed stormwater Works-as-executed plans. Note this assessment noted HumeFilter.

15.25.2 Prior to the issue of the Subdivision certificate, the applicant shall provide a Maintenance schedule for the WSUD system installed within Lot 2. The Maintenance schedule is to be prepared in accordance with the Maintenance schedule template and WSUD inspection and maintenance guidelines available on Council's website.

The applicant shall submit the Maintenance schedule to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au for approval.

16.3 **Street Tree Planting**

16.3.1 Prior to the issue of the Subdivision Certificate, all required street tree planting and payments of bonds are to be completed to the satisfaction of Council's Greenspace Services Infrastructure Officer.

16 PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE FOR THE RESIDENTIAL FLAT BUILDINGS

16.1 **Compliance with Conditions**

16.1.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

16.1.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.10 of the Environmental Planning and Assessment Act 1979.

16.2 **Temporary Facilities Removal**

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

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

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

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

16.2.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

16.3 **Street Tree Planting**

16.3.1 Prior to the issue of the final Occupation Certificate, all required street tree planting and payments of bonds are to be completed to the satisfaction of Councils Greenspace Services Infrastructure Officer.

16.3.2 Any tree planting (and maintenance) along the frontage of the development site to improve the amenity of the streetscape must be approved before an Occupation Certificate is issued.

16.3.3 Additional trees may be requested following assessment of the development's configuration.

16.3.4 Trees must be of a minimum container size of 45 litres with root barriers.

16.3.5 The applicant must obtain clearances from relevant service authorities.

16.3.6 The applicant is responsible for notifying Councils Greenspace Services Infrastructure Officer when the trees have been installed to request a practical completion inspection and at the end of street tree bond maintenance period for an inspection.

16.3.7 The applicant will also be required to initially pay two inspection fees and a landscaping assessment fee as indicated in the current goods and services pricing schedule. If additional inspections are required due to defects found at Practical completion (end of construction) or Final Completion (handover) Council will charge the applicant additional inspection fees at the current rate in the Goods and Services Pricing Schedule.

16.3.8 Councils Greenspace Services Infrastructure Officer will inspect all street trees during the establishment period (i.e. between the practical date of completion and formal handover). Elements deemed to be not adequately performing are to be removed, substituted, or repaired by the developer within 60 days of written notification.

16.4 **Tree preservation**

16.4.1 Prior to the issue of an Occupation Certificate, the Project Arborist is to provide certification, to the Principal Certifying Authority, that the Tree Protection Measures, as required by the conditions of this consent, have been implemented and maintained during the course of the project.

16.4.2 The trees retained for the development must be in good health and condition to receive the Occupation Certificate. The applicant must follow the recommendations in the Tree Management Plan.

16.4.3 The applicant must submit a final Arborist report to identify the protected trees are in good health and condition. This will assist with assessing the Occupation Certificate requirements and/or the return of any Tree Preservation Bonds to the applicant.

16.5 **Engineering Matters**

16.5.1 **Surveys/Certificates/Works As Executed plans**

16.5.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

16.5.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines.

16.5.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished floor levels (FFL) required by this consent have been achieved. The certificate must acknowledge that works and the construction of the floors have been complete. All levels must be to Australian Height Datum (AHD).

16.5.1.4 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).

16.5.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.

16.5.1.6 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.

16.5.1.7 A Certificate from a Registered Engineer (NER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.

16.5.1.8 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.

16.5.1.9 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

16.5.1.10 Written evidence is to be obtained from the Roads and Maritime Services (RMS) indicating compliance with its requirements including the payment of any necessary works supervision fees.

16.5.1.11 Applicant is to compile and submit the following in accordance with Council's Works Specification – Civil (Current Version):

a. Compaction certificates for fill within road reserves.
b. Compaction certificates for road sub-grade.
c. Compaction certificates for road pavement materials (sub-base and base courses).
d. Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
e. Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4

- Compliance Certificate and Test Results
- Delivery Dockets
- Summary of Material deliveries as per template available on Councils website.

16.5.1.12 The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.

16.5.1.13 This development requires separate approvals under the *Roads Act 1993* and / or *Local Government Act 1993.* Prior to the issue of an Occupation Certificate, the applicant must obtain written confirmation from Council that these works have been completed to its satisfaction.

16.5.2 **Easements/Restrictions/Positive Covenants**

16.5.2.1 Any covenant(s) easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release, vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for covenants, easements and restrictions as accepted by the Land Registry Services (LRS).

16.5.2.2 Restrictions and/ or positive covenant must be endorsed by Council and lodged with NSW Land Registry Services (LRS) over the overland flow-path.

16.5.2.3 The creation of easement(s) related to inter-allotment drainage with a minimum width in accordance with Councils Engineering Guide for Development (current issue).

16.5.2.4 Each of the proposed lots serviced by the existing inter-allotment drainage easements shall have this burden and benefit created pursuant to Section 88B of the Conveyancing Act 1919.

16.5.2.5 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

16.5.3 **Dedications To Council**

16.5.3.1 The land required for road widening in connection with the required bus bay is to be dedicated at no cost to Council.

16.5.3.2 The land required for road widening shall be dedicated at no cost to Council.

16.5.3.3 The applicant is to contact the Roads and Maritime Services regarding arrangements for the acquisition of that portion of the site required for arterial road widening. Written

evidence of such arrangements having been made is to be submitted with or prior to the Occupation Certificate application.

16.5.4 **Bonds/Securities/Payments in Lieu of Works**

16.5.4.1 The payment to Blacktown City Council of a monetary contribution in lieu of works for the placement of the final layer of asphaltic concrete (a.c.) on the new road works. The amount will be calculated at Council's approved rate upon request and following issue of a Construction Certificate for the work.

16.5.4.2 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.

a) In the case of subdivision – This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)

b) In the case where no subdivision occurs – This period commences at the date of practical completion of the development.

This maintenance period may be extended in the following situations to allow for the completion of i) necessary maintenance and or ii) all outstanding minor works.

16.5.4.3 Concrete path paving must not be placed until about 75% of the lots have been built upon or until approved in writing by Council. The applicant has the option of lodging a security deposit for the works, or paying a monetary payment in lieu of works based upon Councils Goods and Pricing Schedule. The security will be released upon satisfactory completion of the works.

16.5.4.4 Where Council's has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request.

16.5.5 **Inspections**

16.5.5.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

16.5.6 **Relationship with other Approvals**

16.5.6.1 Compliance with the requirements of the following nominated approvals:

b) Development Consent No. SPP-21-00006 dated 7 December 2022 issued by Blacktown City Council

b) Relevant requirement of any other development consent, Construction Certificate issued under the *Environmental Planning and Assessment Act, 1979, The Local Government Act, 1993 or The Roads Act 1993*.

The conditions contained within the above approvals shall be fully complied with in order to obtain release of the Occupation Certificate.

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

16.5.7 **CCTV Inspection of Stormwater Drainage Structures**

16.5.7.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a copy of the SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

16.6 **Other Matters (Drainage)**

16.6.1 **Surveys/Certificates/Work as executed plans**

16.6.1.1 A Chartered Civil Engineer registered with NER, is to certify that:

i. all the requirements of the approved drainage plan have been undertaken;
ii. a rainwater tank with a minimum 40 kL storage below the overflow has been provided;
iii. the rainwater tank has been provided as per the approved construction certificate plans collecting roof water from minimum 2440m^2 roof area;
iv. the WSUD signage has been installed;
v. HumeFilter UPT2400 has been installed as per the manufacturer's recommendations;
vi. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

16.6.2 **Easements/Restrictions/Positive Covenants**

16.6.2.1 Prior to the issue of the Occupation certificate, the applicant shall provide a Positive covenant and Restriction on the use of land over the WSUD system installed on Lot 1. The Positive covenant and Restriction on the use of land is to be accordance with Appendix F of Council's Engineering Guide for Development. The Positive covenant and Restriction on the use of land is to be endorsed by Council and lodged with New South Wales Land Registry Services. The applicant shall submit documentary evidence of the lodgement and execution of the Positive covenant and Restriction on the use of land to Council prior to the issue of the final Occupation certificate. The WSUD system is HumeFilter and rainwater tank.

16.6.3 **Other Matters**

16.6.3.1 Prior to the issue of the Occupation certificate, the applicant shall submit to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au documentation that

identifies the correct locations, types, models, and model numbers of assets that form the WSUD system installed on Lot 1. The documentation is to include the final version of the Stormwater management report and certified and signed stormwater Works-as-executed plans. Note this assessment noted HumeFilter and rainwater tank.

16.6.3.2 Prior to the issue of the Occupation certificate, the applicant shall provide a Maintenance schedule for the WSUD system installed within Lot 2. The Maintenance schedule is to be prepared in accordance with the Maintenance schedule template and WSUD inspection and maintenance guidelines available on Council's website. The applicant shall submit the Maintenance schedule to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au for approval.

16.6.3.3 Where the Groundwater Assessment Report indicated the requirement for a Groundwater Management Plan, then a Geotechnical Engineer registered with NER, is to certify that all the requirements of the Groundwater Management Plan have been undertaken and that there is no adverse impact due to groundwater.

16.7 **Waste**

16.7.1 Should Council provide a waste service to this site, the elected strata manager must sign our 'Onsite Waste Collection Agreement Form' on behalf of all lot owners (and stamped using the common seal), before collections can occur onsite. This applies to the RFB and the subdivision component of the development. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

16.7.2 The applicant must provide to Council satisfaction, proof of installation of 'no parking' signage along both sides of the of the private laneway and in and around the loading bay/collection point before collections can occur onsite. This must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.3 The applicant must provide to Council satisfaction, proof of installation of marked parking bays to the width equivalent of one car space set back from each edge of the driveway private road entry to the subdivision, and the RFB ramp/splay to enable safe movement of trucks into and out of the site. This must be in place before collections can occur onsite. This must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.4 <u>Waste Requirements for Residential Flat building</u>

16.7.4.1 The applicant must provide to Council's satisfaction, a corrected waste management plan:

- o at "Section 5.6.5.5 Loading bay" to remove reference to the 8.8m long MRV. We no longer provide these vehicles under a Council service. This was still not correct on the amended version (TRIM container D25/92527 – dated February 2025). Drawing DA3-102 Issue A shows the correct 10.5m long HRV.

    - at Table 1 (page 32), Table 2 – Section 5.6.4 (page 34) and any other references including Section 5.6.6 etc and they contradict "Section 5.6.5.4 – bin collection room" which correctly state 3 collections for waste per week,

and one collection weekly for recycling. This was still not correct on the amended version (TRIM container D25/92527 – dated February 2025).

- throughout so that all information is consistent and accurate as content is repeated in several sections.

16.7.4.2 A Community Management Agreement/Strata Management Agreement be submitted to Council's waste section and approved prior to the release of the Occupation Certificate. It must:

- o indicate a requirement for the appointment of a building manager/caretaker to manage bins and bulky waste onsite in accordance with the approved waste management plan. This includes placement of bins out for collection and their return to the storage areas following servicing.

    - clearly state that cars must not park in the carriageways of private property where trucks are travelling to service bins. Failure to adhere to this, could result in missed collections.

    - indicate the responsibility for maintenance of the garbage collection system and bin cleaning and ensure waste collection points are clear and unobstructed prior to collection times including providing access to the loading bay prior to bin servicing.

    - indicate the method of communication to new tenants and residents regarding the waste management service and collection system for the complex.

    - clearly outline the requirement for the building manager to maintain and display consistent signs on all bins and in all communal bin storage areas.

    - clearly outline the requirement for the building manager to arrange for the prompt removal of dumped rubbish from the site

    - include the updated (and approved) waste management plan as lodged with the development application on dd/mm/yyyy.

    - provide a clear bin placement plan that indicates bin collection points for each dwelling in the development.

16.7.4.3 The applicant must demonstrate to Council's satisfaction, that completed construction of the basement area achieves the required 4m headroom allowance (as per Australian Standards 2890.2) for the trucks entire travel path. This 4m headroom allowance must be achievable clear of all eaves, overhangs, balconies, services (including sprinklers, pipes etc), and at the roller door entry point. Failure to comply may impact the ability for waste collection vehicles to safely access the development to service its waste and recycling bins. This must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.5 <u>Waste Requirements for Residential Flat building for subdivision component</u>

16.7.5.1 The applicant must provide to Council's satisfaction, a waste management plan for the subdivision that includes:

- number of bins for the development allowing 3 bins per dwelling
- bin collection frequencies allowing for:
  - waste to be collected weekly in 240L bins
  - recycling to be collected fortnightly in 240L bins
  - organics to be collected weekly in 240L bins
    - bin capacities allowing for:
  - 240L/week/dwelling for waste
  - 240L/week/dwelling for recycling
  - 240L/week/dwelling for organics
- proposed service provider
- waste and recycling generation rates for the proposed use(s)
- location of waste collection point

The information must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.5.2 The applicant must provide to Council satisfaction, evidence of line marked communal bin pads (if on private property), in blocks of red for waste bins, yellow for recycling bins and green for food and garden organics with unit numbers listed for each lot. An allowance of 1m per bin must be provided. This must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.5.3 A Community Management Agreement/Strata Management Agreement be submitted to Council's waste section and approved prior to the release of the Occupation Certificate. It must:

- clearly outline that no bins are to be located or placed in the approved collection points outside the scheduled collection time for that area. Bins must be placed out for collection no earlier than 2pm the day before the scheduled collection time for that area. The bins must be withdrawn from the kerbside to its corresponding lot no later than 7pm on the day of collection.
- clearly state that unwanted bulky waste such as lounges, mattresses and fridges must only be placed out for collection the night before the scheduled collection date provided by Council if we are servicing the site. Collection of these items must be in accordance with our Resource (waste) Management Services Charter. Please call Council to book in a collection date.
- clearly state that cars must not park in the carriageways of private property where trucks are travelling to service bins. Failure to adhere to this, could result in missed collections.
- clearly outline a responsibility of residents to manage their bins and bulky waste onsite in accordance with the approved waste management plan.
- clearly outline the responsibility for maintenance of the waste collection points and ensure they are clear and unobstructed prior to collection times.
- clearly outline the method of communication to new tenants and residents regarding the waste management services and collection system for the complex.
- state that clean ups will only occur from the communal bulky waste collection point if they comply with Council requirements for household clean ups. If discarded items fail to comply, or the communal collection point is poorly

managed, it is the responsibility of the strata/body corporation (and at their cost), to have these items removed from the site and disposed of appropriately.
- state that no bulky waste items must be presented to a perimeter street frontage unless it belongs to an individual lot that has suitable truck access for a heavy rigid vehicle.
- include the updated (and approved) waste management plan as lodged with the development application on dd/mm/yyyy.
- clearly outline the travel path to take bins from the storage area to the designated collection points.
- provide a clear bin placement plan that indicates bin collection points for each dwelling in the development.

16.7.5.4 The applicant must provide to Council's satisfaction, evidence that the onsite communal bulky waste storage and collection point is properly:
- sign posted stating its specific use as a bulky items collection point
- sign posted 'no parking' at any time
- line marked and painted as a special collection bay for bulky items.

The information must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.5.5 The applicant must provide to Council satisfaction, proof of installation of 'no parking' signage along both sides of the of the private laneway, private road or loop road, right of carriageway and/or in and around the loading bay/collection point (whichever applies to the site), before collections can occur onsite. This must be submitted to Council's waste section and approved prior to the release of the Occupation Certificate.

16.7.5.6 The applicant must prepare and provide to Council for approval an instrument, substantially on the terms set out below and compliant with the requirements of NSW Land Registry Services, which will create a public positive covenant pursuant to section 88E of the Conveyancing Act 1919 on all lots within the development providing for the management and collection of all forms of garbage, organic waste and recycling from each of those lots.

The public positive covenant must require the lot owners to covenant on behalf of themselves and all occupants of the lots to:

a) store all forms of garbage, organic waste and recycling within the appropriate garbage bins on their respective lots or nominated lots as per the bin placement plan;

b) place all garbage, organic waste and recycling bins in the designated communal garbage, organic waste and recycling collection area no earlier than 2pm the day before the scheduled collection time for that area;

c) collect and return the empty garbage, organic waste and recycling bins to their respective lots no later than 7pm on the day collection has taken place; and

d) place whitegoods and large household items in the designated communal bulky waste collection area the evening before the date allocated by the Prescribed Authority for the collection of such items.

The public positive covenant must:

a) contain a plan, compliant with the requirements of Land and Property Information, indicating the designated communal area/s within the development for the collection of garbage, organic waste, recycling and bulky waste from all the lots within the development, with such designated communal collection area/s being in the location shown on the plans annexed to this consent;

b) provide for the lot owners (on behalf of themselves and all occupants of the lots) to release the Prescribed Authority from, and not make any claim or demand or commence any proceedings (including without limitation in nuisance) against the Prescribed Authority in relation to any noise, debris, damage to property or other issue arising directly or indirectly from waste collection activities carried on by the Prescribed Authority or any agent acting on its behalf; and

c) provide that the positive public covenant cannot be released, varied or modified without the Prescribed Authority's consent.

These provisions must be put into effect prior to the release of the subdivision certificate and the applicant must ensure that the public positive covenant is registered with the plan of subdivision for the development.

Terms of Positive Public Covenant:

1) The Registered Proprietor from time to time of the Lot Burdened covenants personally and on behalf of all occupants of the Lot Burdened in favour of the Prescribed Authority under section 88E of the Conveyancing Act 1919 to do the following:
   a) store all forms of garbage, organic waste and recycling within the appropriate garbage bin areas designated on the plan for the Lot Burdened;
   b) place all garbage, organic waste and recycling bins in the communal garbage, organic waste and recycling collection area, designated on the plan for the Lot Burdened, no earlier than 2pm the day before the scheduled collection time;
   c) collect and return the empty garbage, organic waste and recycling bins to the Lot Burdened no later than 7pm on the day collection has taken place;
   d) place whitegoods and large household items in the communal bulky waste collection area, designated on the plan for the Lot Burdened, the evening before the date allocated by the Prescribed Authority for the collection of such items;
   e) The Owner of the lot burdened acknowledges that the bin storage area will accommodate a communal bin pad for the collection of waste and organics bins weekly, and recycling bins fortnightly, on collection day. The number of bins will exceed the three belonging to the owner of the lot burdened and will include three bins for every lot entitled to place bins in the bin storage area in accordance with Restriction on the Use of Land numbered # #; and
   f) release the Prescribed Authority from, and not make any claim or demand or commence any proceedings (including without limitation in nuisance) against the Prescribed Authority in relation to any noise, debris, damage to property or other issue arising directly or indirectly from waste collection activities carried on by the Prescribed Authority or any agent acting on its behalf.

2) This positive public covenant cannot be released, varied, or modified without the prior written consent of the Prescribed Authority.

The terms of the public positive covenant are to be approved by Council prior to the issue of any subdivision certificate or registration of the plan of subdivision. The applicant/developer should ensure that all lots burdened by the public positive covenant are clearly identified on the plan of subdivision. All costs incurred by Council to review and approve the terms of the public positive covenant shall be met in full by the applicant/developer.

16.8 **NSW Local Police Requirements**

16.8.1 The complex signage and street number must be clearly visible from the street and visible at night to assist emergency services in locating the premises.

16.8.2 There must be directional signage located at the entry to the complex clearly indicating building names to guide visitors, fire exits and units etc.

16.8.3 Warning signs need to be displayed around the perimeter of the complex to warn intruders of what security measures have been implemented to reduce opportunities for crime.

16.8.4 Police recommend ‘Park smarter’ crime prevention signage to be posted around the basement car parking area to assist in reducing crime. This signage can help to educate people to not leave valuable items in their cars and to ensure they secure their vehicles appropriately.

16.8.5 If the residential estate is a gated complex, Riverstone Police Area Command (PAC) being the local police station are to be provided with a Police Access code/key/swipe card for accessing the building in the event of an emergency. You can provide this to Riverstone PAC’s Crime Prevention Officer.

16.8.6 All lighting sources should be compatible with requirements of any CCTV surveillance system installed

16.8.7 Security lighting must be installed and cover all entry and exit points and adequately lit.

16.8.8 All lighting fixtures are a target of frequent vandalism. Vandalism resistant lighting covers are to be used and be mounted as high as possible.

16.8.9 All letterbox collection facilities must be enclosed in the building foyer area of the property that has street frontage.

16.8.10 Police recommend parcel lockers be installed to provide the optimal delivery for residents. This will assist in additional security measures to prevent parcel theft.

16.8.11 The letterbox area needs to be covered by CCTV surveillance and have crime prevention measure signage displayed.

16.8.12 Police advise removable bollards be placed outside the entry to the lifts.

16.8.13 Each car parking should have a rubber parking wheel stop for building safety in the underground basement car parking area.

16.8.14 Numerous CCTV surveillance camera systems are to be installed externally around the property. Consideration of a camera to be installed near the waste facilities, entry and exit points, mailbox area and car parking areas. The cameras must be placed in a suitable location to positively identify an individual from recorded images.

16.8.15 Ensure that storage cages cannot be accessed, forced open or climbed into.

17 OPERATIONAL

17.1 Environmental Health Matters

17.1.1 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 Department of Environment and Conservation's Environmental Noise Management – NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.

17.1.2 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

17.1.3 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

17.1.4 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

17.2 Traffic

17.2.1 Vehicular access to the proposed lots will be provided from the new laneway as shown in the building envelop plan DA2-101 Issue C. "No Stopping" restrictions are required on both sides of the proposed laneway to maintain two-way traffic flow.

17.2.2 The "No Stopping" restrictions signage shall be removed by developer once the full width of the public road is constructed and dedicated to Council.

17.3 Waste

17.3.1 The Owners Corporation/Community Management Association will be responsible for ensuring that clear access is provided to waste collection trucks entering the property. Cars must not be parked in the carriageway on private property where trucks are travelling to service bins. Failure to adhere to this, may result in missed collections.

17.3.2 Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.

17.3.3 Ongoing management of waste for the site must be in accordance with the waste requirements outlined in the approved waste management plan as submitted with the development application. This includes but is not limited to:

- separation or caging of waste equipment onsite from residents (such as chute discharge points or storage areas for bin movement aides etc), to prevent injury or damage.

- provision and maintenance of suitable signage in all areas with waste facilities such as bin storage areas, waste chute rooms on each floor, chute discharge points, bin collection points, loading bays or any other relevant area accessible to residents, cleaners and/or building management staff.
- separated bin storage areas and associated waste management equipment for commercial and residential components of a development if applicable.
- provision of bin movement aids such as bin tugs and trolleys if suggested for the site. Adequate storage for both the bin tug and trolley attachment must be shown on the architectural drawings.
- engagement of a building manager and/or caretaker onsite to manage the waste system if suggested for the site. This includes prompt removal of illegal dumping onsite.

17.3.4 The Community Management Statement, Strata Management Statement, Total Maintenance Plan and/or Plan of Management (whichever is relevant to this site), must be provided to each tenant and/or owner occupier upon commencement of the site, and for every subsequent lease renewal and/or change in ownership of every lot in perpetuity.

17.3.5 Requirements for Residential Flat building

17.3.5.1 A building manager must be engaged in perpetuity and for the life of the development to:

- manage bins and bulky waste onsite
- clean bins and the waste room(s)
- arrange clear access to the waste loading bay on collection day (ie, remove lockable bollards or open roller doors and boom gates etc), which are in place to protect the truck turning areas on private property from being parked out.
- install and maintain relevant waste management signage onsite

17.4 **NSW Local Police Requirements**

17.4.1 CCTV footage is to be kept for 28 days to allow Riverstone PAC Police a suitable time frame with their investigations on a reported crime.

17.4.2 Ensure that all cameras' views are not obscured by temporary or permanent structures, signage, or other impediments. This includes regular maintenance of vegetation to ensure it does not grow in front of the cameras.

17.4.3 CPTED measures in the CPTED report by Think Planners dated May 2023 should be adhered to at all times.

17.5 **Access/Parking**

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

17.5.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.

17.5.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 - 2009 and 2890.1– 2009.

17.6 **Storage**

17.6.1 No goods, materials, or trade waste shall be stored, displayed for sale or manufactured at any time outside the building on either the internal roadway, car parking areas, landscaping or footpaths, other than in approved garbage receptacles.

17.7 **General**

17.7.1 No goods, materials, or trade waste shall be stored at any time outside the building other than in approved garbage receptacles.

17.7.2 No goods or materials shall be stored, displayed for sale or manufactured at any time outside the building.

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

17.7.4 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

17.7.5 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.

17.7.7 No nuisance or interference with the amenity of the area shall be created by reason of any process or operation on the land causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Note: The Protection of the Environment Operations Act 1997 requires Council to investigate complaints where only one person complains.

17.8 **Landscaping**

17.8.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in accordance with the approved plans.

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

17.8.3 The management of vegetation, gardens, planter boxes, communal areas, fences, decking, BBQ area, children's play equipment, lighting and other similar areas is to be incorporated within the future strata management plan once the development is occupied.

17.9 **Use of Premises**

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

17.9.2 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.

17.9.3 The hours of operation and noise levels from the communal outdoor areas are to be appropriately managed to ensure that the occupiers of the buildings are not adversely affected by noise, in particular not prior to 8am and not after 10pm daily.

17.10 **Emergency Procedures**

17.10.1 Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times to the satisfaction of Council.

17.11 **Clothes Drying**

17.11.1 The hanging/drying of clothes on balconies (where visible from a public place) is prohibited. If the development is to be strata subdivided, a clause is to be included in the

Strata Management Statement (or similar) prohibiting the drying of clothes on balconies (where visible from a public place).

17.12 **Lighting and Security**

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

17.12.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

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

17.13 **Graffiti Removal**

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

17.14 **Total Maintenance Plan**

17.14.1 The approved Total Maintenance Plan must be adhered to at all times.

SCHEDULE OF SHORT LINES		
No.	BEARING	DISTANCE
1	164°12'35"	0.1
2	164°12'35"	2.585
3	164°12'35"	4.355
4	130°42'30"	8.34
5	68°31'15"	5.655
6	283°50'10"	3.325

SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
A1	69°25'05"	6.33	6.335	38
A2	32°24'15"	8.96	9.455	8.4
A3	359°51'00"	0.61	0.61	55.3
A4	352°09'40"	14.195	14.23	55.3
A5	159°28'45"	4.805	4.81	35.5
A6	135°18'05"	6.45	6.59	9.3
A7	109°25'40"	1.81	1.81	9.3
A8	82°27'50"	7.975	7.98	55.5
A9	272°09'50"	33.435	33.76	70
A10	99°12'25"	11.79	11.815	50
A11	102°37'55"	8.055	8.06	69
A12	278°47'45"	12.75	12.785	51
A13	270°05'35"	1.94	1.94	36.5
A14	258°32'45"	6.965	7	20
A15	244°40'05"	4.77	4.775	35.5
A16	210°53'35"	6.335	6.63	6.35
A17	172°35'30"	15.305	15.36	52.5

STRATUM NOTES

SN4 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 54.44 AND UNLIMITED IN DEPTH.
SN6 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 51.76 AND UNLIMITED IN DEPTH.
SN7 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 50.93 AND UNLIMITED IN DEPTH.
SN8 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 50.14 AND UNLIMITED IN DEPTH.
SN9 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 49.27 AND UNLIMITED IN DEPTH.
SN10 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 48.48 AND UNLIMITED IN DEPTH.
SN11 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 47.63 AND UNLIMITED IN DEPTH.
SN12 DENOTES PART LOT 3 IS LIMITED IN HEIGHT TO THE LEVEL PLANE AT RL 46.81 AND UNLIMITED IN DEPTH.

(A) DENOTES LOT 2800 DP1253963

(S1) PART OF PROPOSED ROAD LIMITED IN HEIGHT TO RL54.44 LOT 2800 DP1253963 LIES ABOVE THIS LIMIT

(AA) EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1253963)
(B) EASEMENT FOR ELECTROLYSIS (WHOLE OF LOT) (DP1253963)
(C) EASEMENT TO DRAIN WATER (WHOLE OF LOT) (DP1253963)
(D) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1253963)
(F) EASEMENT FOR PIPELINE 2 WIDE (VIDE Q866572)
(L) EASEMENT FOR NOISE AND VIBRATION (WHOLE OF LOT) (DP1253963)

Blacktown City Council

DEVELOPMENT CONSENT
SPP-21-00006
07/12/2022

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

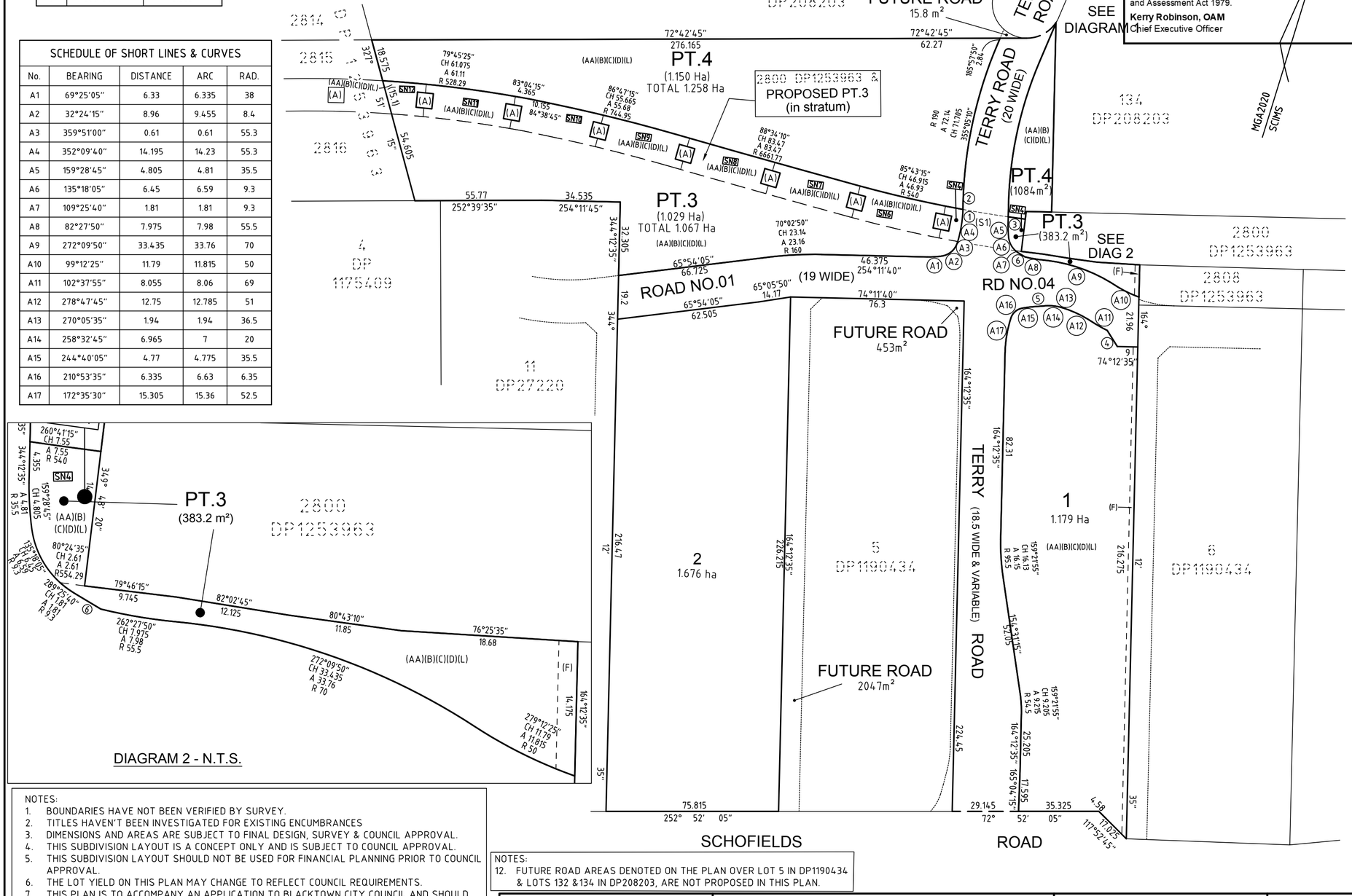


DIAGRAM 2 - N.T.S.

DIAGRAM 1 - N.T.S.

NOTES:
1. BOUNDARIES HAVE NOT BEEN VERIFIED BY SURVEY.
2. TITLES HAVEN'T BEEN INVESTIGATED FOR EXISTING ENCUMBRANCES
3. DIMENSIONS AND AREAS ARE SUBJECT TO FINAL DESIGN, SURVEY & COUNCIL APPROVAL.
4. THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY AND IS SUBJECT TO COUNCIL APPROVAL.
5. THIS SUBDIVISION LAYOUT SHOULD NOT BE USED FOR FINANCIAL PLANNING PRIOR TO COUNCIL APPROVAL.
6. THE LOT YIELD ON THIS PLAN MAY CHANGE TO REFLECT COUNCIL REQUIREMENTS.
7. THIS PLAN IS TO ACCOMPANY AN APPLICATION TO BLACKTOWN CITY COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
8. EASEMENTS MAY BE CREATED ON THE FINAL SUBDIVISION PLAN.
9. RESTRICTION ON THE USE OF LAND MAY BE CREATED ON THE FINAL SUBDIVISION PLAN.
10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN & SHOULD NOT BE REMOVED.
11. THIS DRAFT PLAN HAS BEEN PREPARED FROM INFORMATION ISSUED BY ORION, REF: 19-0061-02-DA-200.DWG DATED 23-02-2022

NOTES:
12. FUTURE ROAD AREAS DENOTED ON THE PLAN OVER LOT 5 IN DP1190434 & LOTS 132 &134 IN DP208203, ARE NOT PROPOSED IN THIS PLAN.

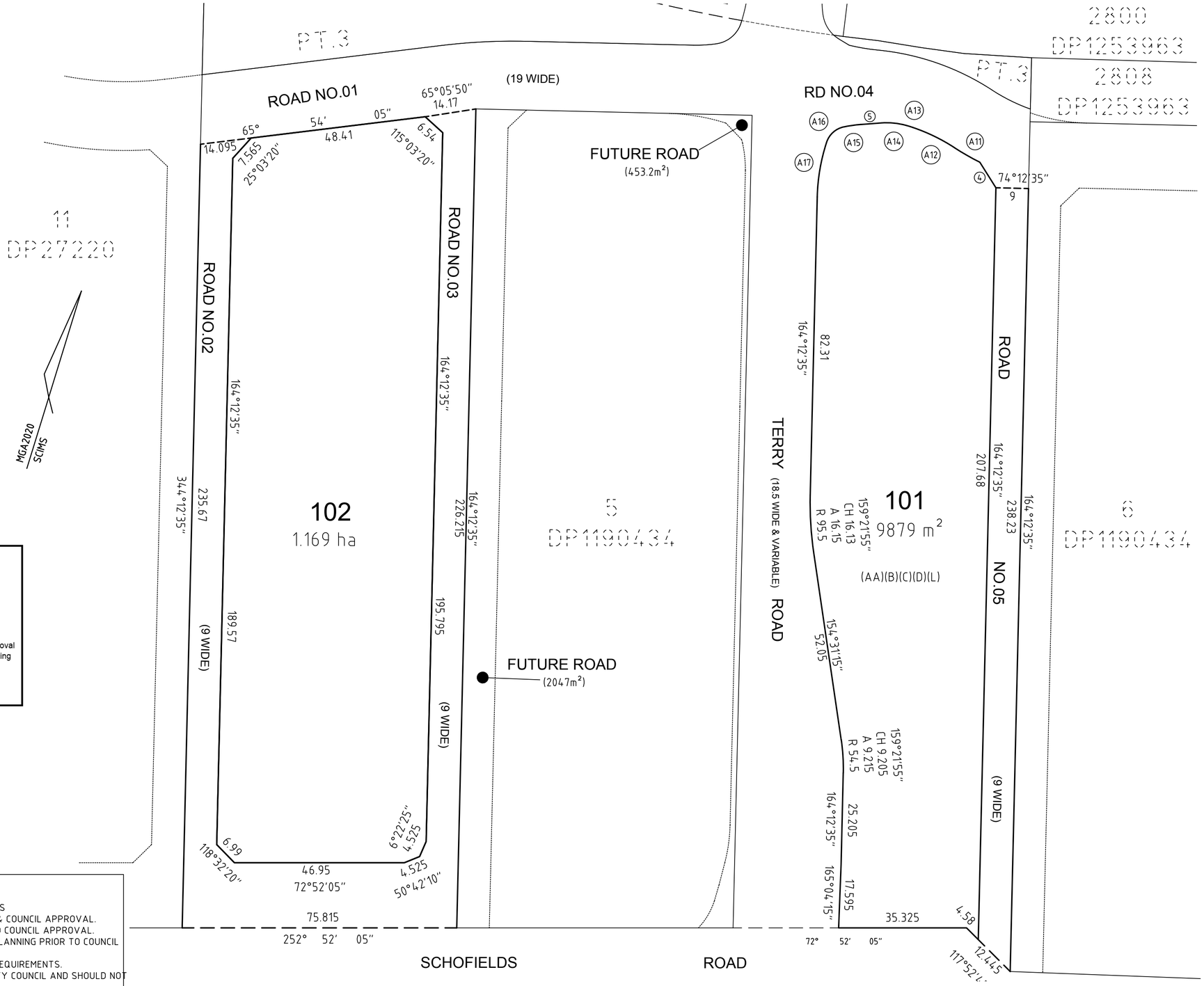
SURVEYOR Name : SURVEYOR'S NAME Date : xx.xx.20xx Reference : SW_PR144810_DP01	**PLAN OF SUBDIVISION OF LOTS 2809, 2810, 2811, 2812, 2813 & 2817 IN DP1253963 AND LOT 10 IN DP27220**	LGA : BLACKTOWN Locality : ROUSE HILL Reduction Ratio 1 : 1250 Lengths are in metres.	REGISTERED

PRELIMINARY ISSUE
Issue date: 28-10-2022

(PR144810 - DP01_001d.dwg)

SCHEDULE OF SHORT LINES		
No.	BEARING	DISTANCE
4	130°42'30"	8.339
5	68°31'15"	5.655

SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
A11	102°37'55"	8.057	8.062	69.000
A12	278°47'45"	12.752	12.786	51.000
A13	270°05'35"	1.939	1.939	36.500
A14	258°32'45"	6.963	6.999	20.000
A15	244°40'05"	4.771	4.775	35.500
A16	210°53'35"	6.335	6.632	6.350
A17	172°35'30"	15.306	15.360	52.500



Blacktown City Council

DEVELOPMENT CONSENT
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07/12/2022

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Kerry Robinson, OAM
Chief Executive Officer

(AA) EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1253963)
(B) EASEMENT FOR ELECTROLYSIS (WHOLE OF LOT) (DP1253963)
(C) EASEMENT TO DRAIN WATER (WHOLE OF LOT) (DP1253963)
(D) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1253963)
(L) EASEMENT FOR NOISE AND VIBRATION (WHOLE OF LOT) (DP1253963)

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3. DIMENSIONS AND AREAS ARE SUBJECT TO FINAL DESIGN, SURVEY & COUNCIL APPROVAL.
4. THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY AND IS SUBJECT TO COUNCIL APPROVAL.
5. THIS SUBDIVISION LAYOUT SHOULD NOT BE USED FOR FINANCIAL PLANNING PRIOR TO COUNCIL APPROVAL.
6. THE LOT YIELD ON THIS PLAN MAY CHANGE TO REFLECT COUNCIL REQUIREMENTS.
7. THIS PLAN IS TO ACCOMPANY AN APPLICATION TO BLACKTOWN CITY COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
8. EASEMENTS MAY BE CREATED ON THE FINAL SUBDIVISION PLAN.
9. RESTRICTION ON THE USE OF LAND MAY BE CREATED ON THE FINAL SUBDIVISION PLAN.
10. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN & SHOULD NOT BE REMOVED.
11. THIS DRAFT PLAN HAS BEEN PREPARED FROM INFORMATION ISSUED BY ORION, REF: 19-0061-02-DA-200.DWG DATED 23-02-2022
12. FUTURE ROAD AREAS DENOTED ON THE PLAN OVER LOT 5 IN DP1190434 & LOTS 132 &134 IN DP208203, ARE NOT PROPOSED IN THIS PLAN.

SURVEYOR Name : SURVEYOR'S NAME Date : xx.xx.20xx Reference : SW_PR144810_DP02	**PLAN OF SUBDIVISION OF LOTS 1 & 2 IN A SUBDIVISION OF LOTS 2809, 2810, 2811, 2812, 2813 & 2817 IN DP1253963 AND LOT 10 IN DP27220**	LGA : BLACKTOWN Locality : ROUSE HILL Reduction Ratio 1 : 750 Lengths are in metres.	REGISTERED	PRELIMINARY ISSUE Issue date: 28-10-2022

(PR144810 - DP02 (STG 2)_001a.dwg)

SCHEDULE OF SHORT LINES		
No.	BEARING	DISTANCE
4	180°42'30"	6.839
5	44°31'15"	5.455

SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
A11	102°37'55"	8.857	8.862	69.000
A12	276°47'45"	12.152	12.166	51.000
A13	270°15'35"	1.939	1.939	34.500
A14	354°32'45"	6.963	6.999	20.000
A15	244°40'05"	4.771	4.775	35.500
A16	210°55'35"	6.335	6.637	6.350
A17	172°35'30"	15.306	15.368	52.500

Blacktown City Council

DEVELOPMENT CONSENT
SPP-21-00006
07/12/2022

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

MGA2020 SCIMS

(AA) EASEMENT FOR ACCESS (WHOLE OF LOT) (DP1253963)
(B) EASEMENT FOR ELECTROLYSIS (WHOLE OF LOT) (DP1253963)
(C) EASEMENT TO DRAIN WATER (WHOLE OF LOT) (DP1253963)
(D) EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP1253963)
(L) EASEMENT FOR NOISE AND VIBRATION (WHOLE OF LOT) (DP1253963)

NOTES:
1. BOUNDARIES HAVE NOT BEEN VERIFIED BY SURVEY.
2. TITLES HAVEN'T BEEN INVESTIGATED FOR EXISTING ENCUMBRANCES
3. DIMENSIONS AND AREAS ARE SUBJECT TO FINAL DESIGN, SURVEY & COUNCIL APPROVAL
4. THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY AND IS SUBJECT TO COUNCIL APPROVAL.
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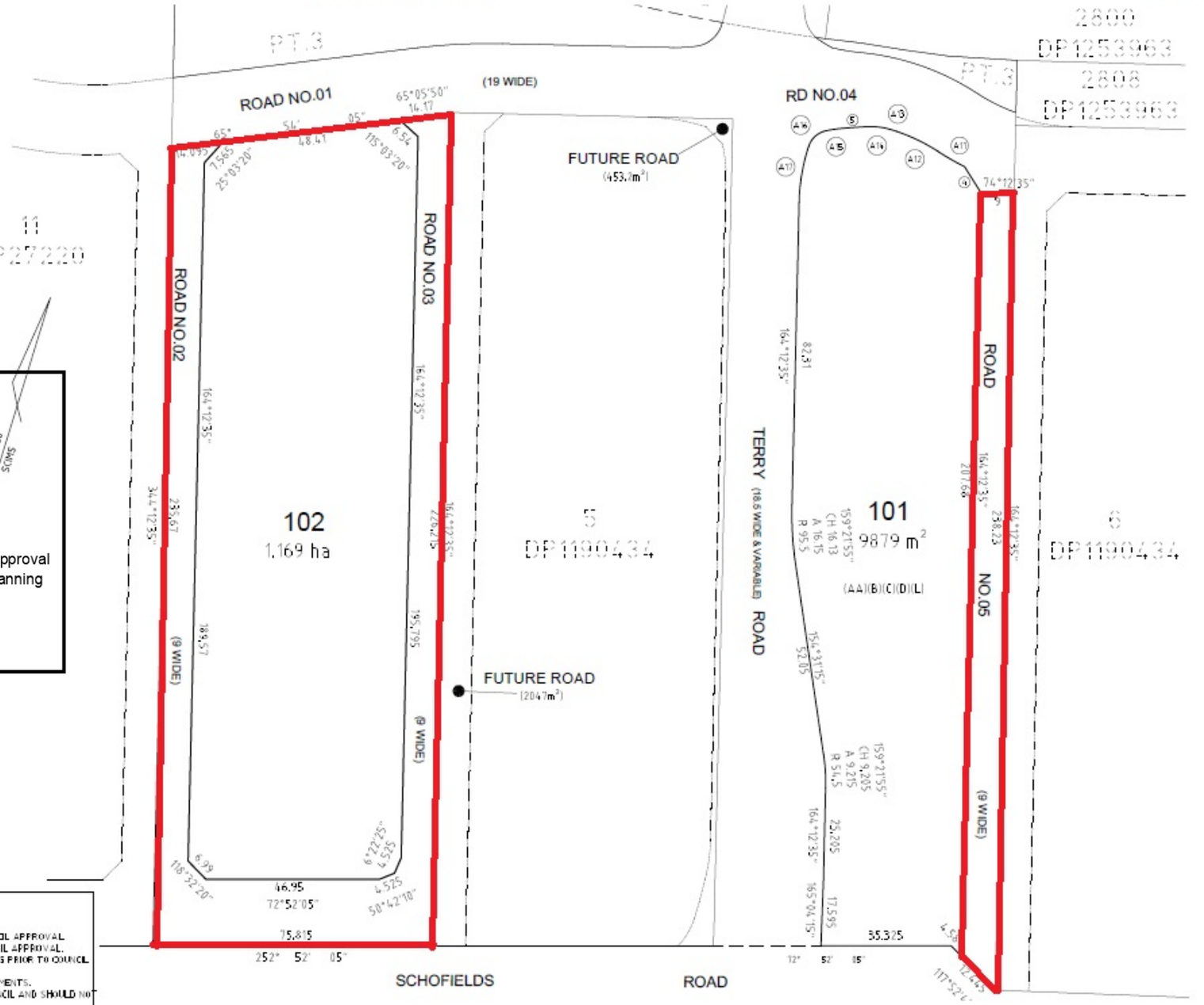
12. FUTURE ROAD AREAS DENOTED ON THE PLAN OVER LOT 5 IN DP1190434 & LOTS 132 & 134 IN DP206703, ARE NOT PROPOSED IN THIS PLAN.



SURVEYOR	PLAN OF SUBDIVISION OF LOTS 1 & 2 IN A SUBDIVISION OF LOTS 2809, 2810, 2811, 2812, 2813 & 2817 IN DP1253963 AND LOT 10 IN DP27220	LGA : BLACKTOWN Locality : ROUSE HILL Reduction Ratio 1 : 750 Lengths are in metres.	REGISTERED	PRELIMINARY ISSUE Issue date: 28-10-2022
Name : SURVEYOR'S NAME Date : xx.xx.20xx Reference : SW_PR144810_DP02				

Attachment 11

Applicant's comments on draft conditions

Condition	Council wording	Applicant's response	Council's response
1.1.1	All the future road and drainage works in SPP-21-00006 are completed and the associated roads dedicated as public roads via registration of the plan with NSW Land Registry Services prior to this consent is operational.	We will not have a consent until Landcom complete and register their adjacent subdivision. We are currently working with Landcom's Development Manager for the creation of easements and access deeds for Landcom to be able to do works on our Client's property; this is required by Council as part of Landcom's SWC. Why can't we be completing our subdivision works concurrently with Landcom? It is well understood that we won't be able to get a Subdivision Certificate until the Landcom subdivision has been registered. There is no risk to Council at all.	Not agreed. The proposed development's public road access points will not be able to be achieved until the surrounding road network has been completed by Landcom as approved under SPP-21-00006 and these roads are dedicated to Council as public roads. This is essential to give this development public road access as it is presently land locked and is access denied to Schofields Road Furthermore, in the absence of the drainage works approved under SPP-21-00006 being constructed, the proposed development will also have no legal point to discharge its stormwater drainage run off. Also, there is no certainty on when the Landcom works will be delivered, so it is premature for this development to commence before the Landcom subdivision is completed and registered.
3.1.2	Suggested input from applicant does not currently exist in condition 3.1.2	Condition 3.1.2 could be modified to include this requirement. Suggested condition: All the future road and drainage works in SPP-21-00006 are completed and the associated roads dedicated as public roads via registration of the plan with NSW Land Registry Services.	Not agreed
15.2.4	Does not exist, the applicant has suggested a new condition	Condition 15.2.1 is a prior to SC condition and further protects Council from the consent holder trying to get an SC before the Landcom	Not agreed

Condition	Council wording	Applicant's response	Council's response
		subdivision is registered. The following could be added as 15.2.4 to make this even more clear: Suggested condition: All the future road and drainage works in SPP-21-00006 are completed and the associated roads dedicated as public roads via registration of the plan with NSW Land Registry Services	