

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC – 633
DA Number	MOD-24-00563
LGA	Blacktown
Proposed Development	Section 4.56 application to modify SPP-17-00012 for the increased height of buildings, internal layout changes, removal of 1 dwelling, changes to the external facade, an increase in car parking and changes to the stormwater design and civil works to approved SPP-17-00012 which was for demolition of structures, subdivision to create 2 development lots, construction of a 3 storey residential flat building containing 48 apartments and construction of 87 townhouses, construction and dedication of new public roads, landscaping and associated stormwater drainage works at 876 Windsor Road, Rouse Hill. There are no proposed changes to the approved residential flat building on the northern part of the site.
Street Address	876 Windsor Road, Rouse Hill
Applicant/Owner	Aaron Sutherland (Aaron Sutherland Planning) on behalf of Satmell Holdings Pty Ltd
Date of DA lodgement	21 November 2024
Number of Submissions	Nil
Recommendation	Refusal, for the reasons listed in Section 11 of this report
Regional Development Criteria - Schedule 6 of SEPP (Planning Systems) 2021	Section 4.56 application currently before the NSW Land and Environment Court
List of all relevant s4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Precincts - Central River City) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 (for DAs lodged on or after 1 November 2023) • Blacktown City Council Growth Centres Development Control Plan 2010 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018
List all documents submitted with this report for the Panel's consideration	• Attachment 1 Locality plan • Attachment 2 Aerial image • Attachment 3 Zoning extract • Attachment 4 Development plans • Attachment 5 ASOFAC
Clause 4.6 requests	Not applicable
Summary of key submissions	Not applicable
Report prepared by	Alan Middlemiss
Report date	July 2026

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?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

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?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Yes

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

No

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

Assessment report to the Sydney Central City Planning Panel

Panel reference: PPSSCC-633

Development application

DA number	MOD-24-00563 to SPP-17-00012	Date of lodgement	21 November 2024
Applicant	Aaron Sutherland (Aaron Sutherland Planning) on behalf of Satmell Holdings Pty Ltd		
Owner	Satmell Holdings Pty Ltd		
Proposed development	Section 4.56 application to modify SPP-17-00012 for the increased height of buildings, internal layout changes, removal of 1 dwelling, changes to the external façade, an increase in car parking and changes to the stormwater design and civil works to approved SPP-17-00012 which was for demolition of structures, subdivision to create 2 development lots, construction of a 3 storey residential flat building containing 48 apartments and construction of 87 townhouses, construction and dedication of new public roads, landscaping and associated stormwater drainage works at 876 Windsor Road, Rouse Hill. There are no proposed changes to the approved residential flat building on the northern part of the site.		
Street address	876 Windsor Road, Rouse Hill (Lot 3 in DP 135890)		
Notification period	10-24 February 2025	Number of submissions	Nil

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	• Section 4.56 application currently before the NSW Land & Environment Court (deemed refusal)
Relevant section 4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (Precincts – Central River City) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 (for DAs lodged on or after 1 November 2023) • Blacktown City Council Growth Centres Development Control Plan 2010 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018
Report prepared by	Alan Middlemiss Coordinator Planning Assessment
Report date	July 2026

Recommendation Refusal, for the reasons listed in Section 11 of this report.

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
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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
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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?	Not applicable
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Special Infrastructure Contributions

Does the DA require a Special Infrastructure Contributions condition (section 7.24)?	Yes
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Housing Productivity Contribution (for DA lodged on or after 1 October 2023)

Does the DA require Housing Productivity Contribution Condition?	No
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Conditions

Have draft engineering conditions been provided to the applicant for comment?	No
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Biodiversity

Is the land bio-certified land under the Biodiversity Conservation Act 2016?	Yes
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Attachments

- 1 Locality plan
- 2 Aerial imagery
- 3 Zoning plan
- 4 Development plans
- 5 ASOFAC

1 Executive summary

- 1.1 The key issues that need to be considered in respect of this application are:
 - Insufficient and inconsistent engineering and stormwater documentation, including departures from the approved design and lack of supporting drainage modelling and plans.
 - The cumulative impacts of the above issue results in a proposal that is not suitable for the site and not in the public interest.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments has identified issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is considered to be unsatisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that this application be refused, for the reasons listed in Section 11 of this report.

2 Location

- 2.1 The locality is characterised by a mix of semi-rural residential development transitioning to urban residential development consistent with the North West Growth Area. Surrounding land includes approved and developing residential estates, open space corridors associated with Second Ponds Creek, and established services and infrastructure including Rouse Hill Town Centre and Metro Station located approximately 1.2km to the north-east.
- 2.2 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The subject site is zoned R3 – Medium Density Residential under Appendix 8 of State Environmental Planning Policy (Precincts – Central River City) 2021. There is no change proposed regarding the approved uses within the development.
- 3.2 Clause 4.1B of the SEPP Central River City 2021 requires a minimum density of 25 dwellings per hectare. The proposed modifications include reduction in the number of approved dwellings on site from 135 to 134 (inclusive of the RFB) over the site area of 20,750 m² providing a density of 64 dwellings per hectare that exceeds the minimum density requirement.
- 3.3 The maximum floor space ratio under the SEPP is 1.75:1 and the floor space ratio approved by Land and Environment Court was 0.658:1. The floor space ratio of the modified proposal is 0.665:1.
- 3.4 A maximum building height of 8.5 metres applies to the site. The approved height was 9.305 metres which is a variation of 0.805 metres (9.47%) above the maximum height limit on the western side of the townhouses due to stormwater design solution as some roads were required to be raised above existing ground levels resulting in the breach in height control of the SEPP. The proposed modification seeking to increase the height approved by the Land and Environment Court from 9.305 metres to 9.472metres being an increase of 0.167metres which is a height variation increase from 9.47% to 11.4%.
- 3.5 An aerial image of the site and surrounding area is at attachment 2.

4 Background

- 4.1 The site is zoned R3 – Medium Density Residential under Appendix 8 of State Environmental Planning Policy (Precincts – Central River City) 2021. The zoning plan for the site and surrounds is at attachment 3.
- 4.2 The original deferred commencement consent granted in 2018 to SPP-17-00012 was subsequently set aside following judicial review proceedings concerning the validity of the development contribution conditions. The Court upheld the challenge to those conditions and remitted the matter for redetermination. Following the remitter hearing, the appeal was ultimately dismissed in relation to the contributions issue, and development consent was re-granted by the Court on 5 December 2019.
- 4.3 As a consequence, the 2018 consent ceased to have effect and was replaced by a new deferred commencement consent dated December 2019, from which the statutory timeframes run. The period to satisfy the deferred commencement conditions and the lapse period for the consent were subsequently extended by the COVID-19 emergency response legislation, with the effect that the consent now runs through to December 2026.
- 4.4 A Class 1 Appeal against the deemed refusal of the modification application was filed with the NSW Land and Environment Court on 14 November 2025.

5 The proposal

- 5.1 The modification application was lodged by Aaron Sutherland of Sutherland & Associates Planning Pty Ltd on 21 November 2024
- 5.2 It involves an increase in height of buildings (only the townhouses), internal layout changes, removal of 1 dwelling, changes to the external façade, an increase in car parking and changes to the stormwater design and civil work to approved SPP-17-00012 which was for demolition of the existing structures, the retention of 6 trees, subdivision to create 2 development lots, construction of a 3 storey residential flat building containing 48 apartments and construction of 87 townhouses, construction and dedication of new public roads, landscaping and associated stormwater drainage works.
- 5.3 The application is currently the subject of Class 1 proceedings in the Land and Environment Court following a deemed refusal.
- 5.4 On 29 May 2026, the Court granted leave to the Applicant to rely on an amended MOD Application. The amended modification was lodged in response to matters raised in the SOFAC and sought to address inconsistencies and inadequate information, unacceptable waste collection provision, non-compliant civil and stormwater designs, and the Applicant's desire to amend timing and requirements for registration of easements.
- 5.5 It is the amended MOD application that is the subject of this assessment report.
- 5.6 A copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 The application has been assessed under Section 4.56 of the Environmental Planning and Assessment Act 1979, which permits modification of a development consent where the consent authority is satisfied that the development, as modified, is substantially the same as the development originally approved.
- 6.2 The Amended MOD satisfactorily addresses inconsistencies in the documentation relating to FSR controls and parking, including confirmation of the provision of 10 visitor spaces for the townhouses to comply with the conditions of consent issued by the Court on 5 December 2019.

- 6.3 Additional height (generally confined to the western end of the development) is proposed up to 972mm (with the greatest extent of additional height above the 9.5m height limit occurring at TH07). The additional height is necessary to achieve an acceptable stormwater solution, some roads within the development were required to be lifted substantially above the existing ground level which has resulted in some variation to height plane when measured from existing ground level. Minor height increases affecting a relatively small number of townhouses are considered acceptable as they do not increase the number of storeys and the additional shadows cast are minor.
- 6.4 Amended plans to address waste collection and bin presentation to accommodate additional bins for FOGO have been provided to the satisfaction of Council's Waste Officer or otherwise can be dealt with by conditions.
- 6.5 Changes made to the exterior design of the townhouses and materials/colour palette together with internal layout changes are positive and improve the functionality of these dwellings.
- 6.6 While the proposed modifications relate primarily to the townhouse component and do not alter the fundamental land use or overall development layout and intent, the extent and nature of the engineering design changes involves significant amendments to stormwater and civil works. This introduces a level of inconsistency and uncertainty in the design and supporting documentation, and inconsistencies with the engineering requirements imposed by the conditions of consent issued by the Court.
- 6.7 Key issues include inconsistent and inadequate plans and documentation relating to stormwater engineering, including failure to make adequate provision for the development to drain over downstream properties. These matters prevent a proper assessment of the proposal and demonstrate non-compliance with relevant planning controls and engineering requirements. The cumulative impact of these deficiencies results in a proposal that is not suitable for the site and not in the public interest.
- 6.8 Accordingly, notwithstanding that the development may broadly retain the same use, the application does not adequately demonstrate that the proposal, as modified, can be properly assessed or supported under Section 4.56 of the Act.

7 Issues raised by the public

- 7.1 The proposed development as originally lodged was notified to 270 property owners and occupiers in the locality between 10-24 February 2025. The development application was also advertised online on Blacktown City Council's website www.blacktown.nsw.gov.au/Have-your-say where all plans and associated documents could be viewed.
- 7.2 We received no submissions.

8 Key issues

8.1 Engineering - inadequate and inconsistent documentation

- 8.1.1 The submitted civil and stormwater documentation is inconsistent with the approved development and lacks sufficient detail to enable a comprehensive assessment.
- 8.1.2 Key concerns include:
- Unclear identification of changes from the approved plans.

- Failure to make adequate provision to drain over downstream properties, including suitable temporary infrastructure.
- Relocation and redesign of drainage infrastructure without justification.
- Absence of catchment plans, hydraulic modelling information and longitudinal sections of pipelines.
- Insufficient details regarding future stormwater connections.
- Lack of integration of geotechnical requirements with other plans.

8.1.3 The proposal also fails to demonstrate compliance with relevant consent conditions and Council's engineering requirements.

8.2 Site suitability and public interest

8.2.1 Having regard to the above issues, the proposal is not suitable for the site, and the application is not considered to be in the public interest.

8.2.2 The inconsistent and insufficient documentation prevents a proper and transparent assessment of the proposal and indicates that the development does not adequately respond to the relevant planning framework.

8.3 The original modification application was referred to the following internal sections of Council for comment:

Section	Comments
Building Surveyor	Acceptable, subject to conditions.
Engineering consolidated with Drainage	The information submitted with the MOD is inadequate, inconsistent and insufficient to enable a proper assessment against the requirements of the BGCDP and Council's Engineering Guide for Development.
City Architect	The City Architect reviewed the plans in relation to façade amendments and does not have any objection to the proposal. Noting that the materials proposed are quite muted, the detailing and refinement of the facades will be critical to achieving a high-quality outcome as is the Architects intent. It should be recommended or conditioned (if possible and appropriate) that the project Architect, Rothelowman, be retained on the project for the detailed design and delivery of the development to ensure design quality inherent in the development is retained.
Traffic	Our Traffic Engineer advised that he has no issues with the reduced visitor parking (10) as approved by the Land and Environment Court.
Property	No objections, on the basis that the stormwater encroachment into the adjacent RE1 zoned land is temporary

9 Conclusion

- 9.1 The proposed development has been assessed against all relevant matters and is considered to be unsatisfactory. It is considered that the likely impacts of the development have not been satisfactorily addressed and that the proposed modifications are not in the public interest.

10 Disclosure of political donations and gifts

- 10.1 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.
- 10.2 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.
- 10.3 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.
- 10.4 Disclosures:
- | | | |
|-----------------------|---|------|
| • Political donations | Has a Disclosure statement been received in relation to this application? | No |
| | If yes, provide Disclosure statement register reference | Ref: |
| • Gifts | Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application? | No |

11 Recommendation

- 11.1 Refuse Section 4.56 application MOD-24-00563 for the following reasons:
- The submitted engineering and stormwater documentation is inadequate, inconsistent and does not demonstrate compliance with the approved development or Council's engineering requirements. [Section 4.15(1)(a) (iii) and (b) of the Environmental Planning & Assessment Act 1979]
 - The proposal is not suitable for this site for the reasons outlined above [Section 4.15(i)(c) of the Environmental Planning & Assessment Act 1979]
 - The proposal is not in the public interest for the reasons outlined above. [Section 4.15(1)(e) of the Environmental Planning & Assessment Act 1979]
- 11.2 Council officers notify the applicant of the decision.

12 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.



Alan Middlemiss
Coordinator Planning Assessment



Judith Portelli
A/Director City Planning & Development

Location map



Aerial view



State Environmental Planning Policy (Precincts – Central River City) 2021



Drawing Register	
No.	Rev
TP0400	1.00
TP0401	1.00
TP0402	1.00
TP0403	1.00
TP0404	1.00
TP0405	1.00
TP0406	1.00
TP0407	1.00
TP0408	1.00
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TP0500	1.00



SALENTO

876 WINDSOR RD
ROUSE HILL, NSW 2155

DEVELOPMENT APPLICATION

Project No: 215106
Date: 09.04.2026
Drawing No: TP000.00
Revision: L
rothelowman
Brisbane, Melbourne, Sydney
www.rothelowman.com.au

Client: Sattmell Holdings Pty Ltd

Disclaimer: This is a preliminary drawing. It is not to be used for construction or any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the consequences of any action taken in reliance on this drawing. The architect is not responsible for the accuracy of the information provided by the client or for the consequences of any action taken in reliance on this drawing.

A diagram of a rectangular block. The top horizontal edge is labeled 300. The front horizontal edge is labeled 200. The right vertical edge is labeled 50. The block is shaded with diagonal lines.

DEVELOPMENT APPLICATION

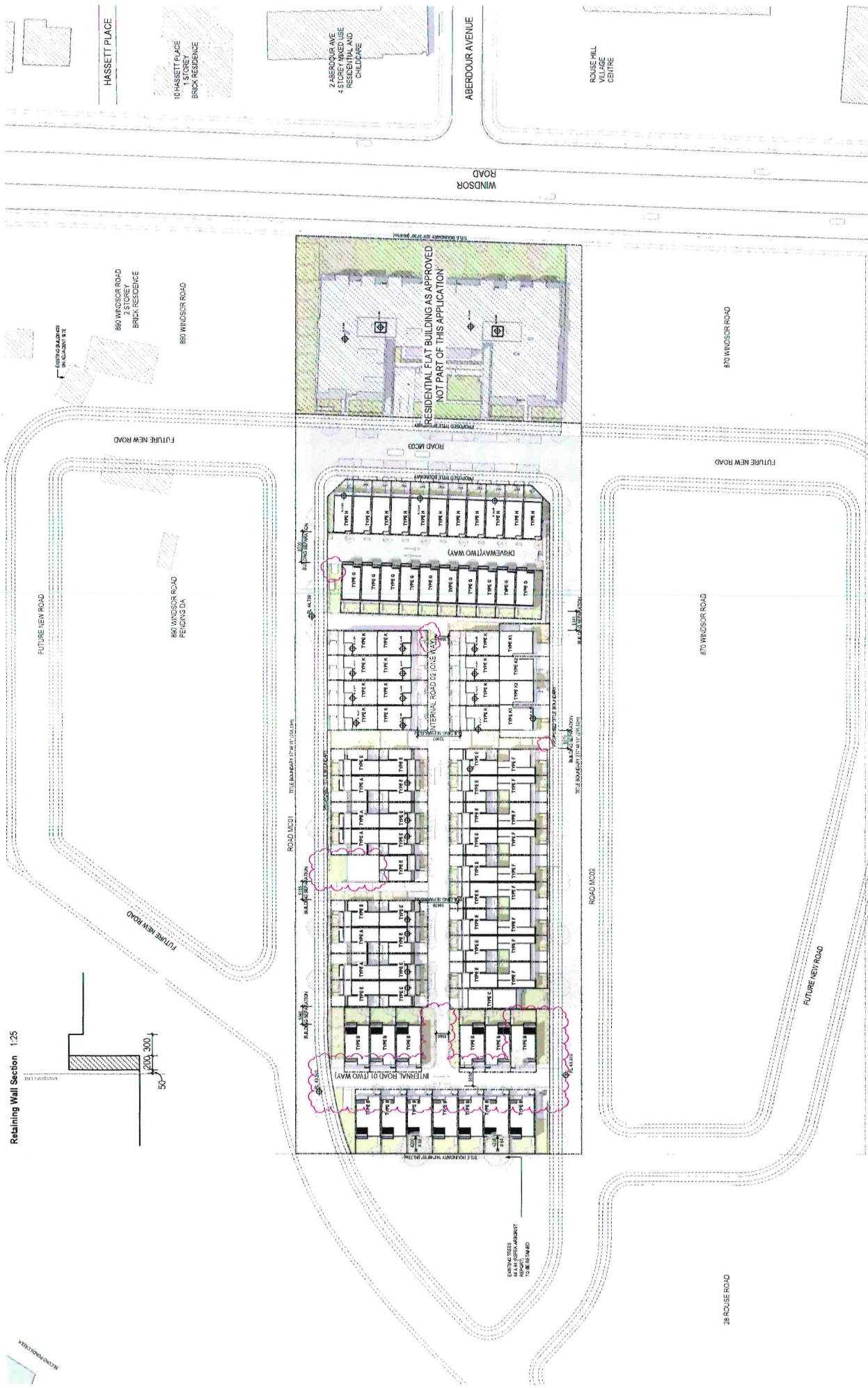
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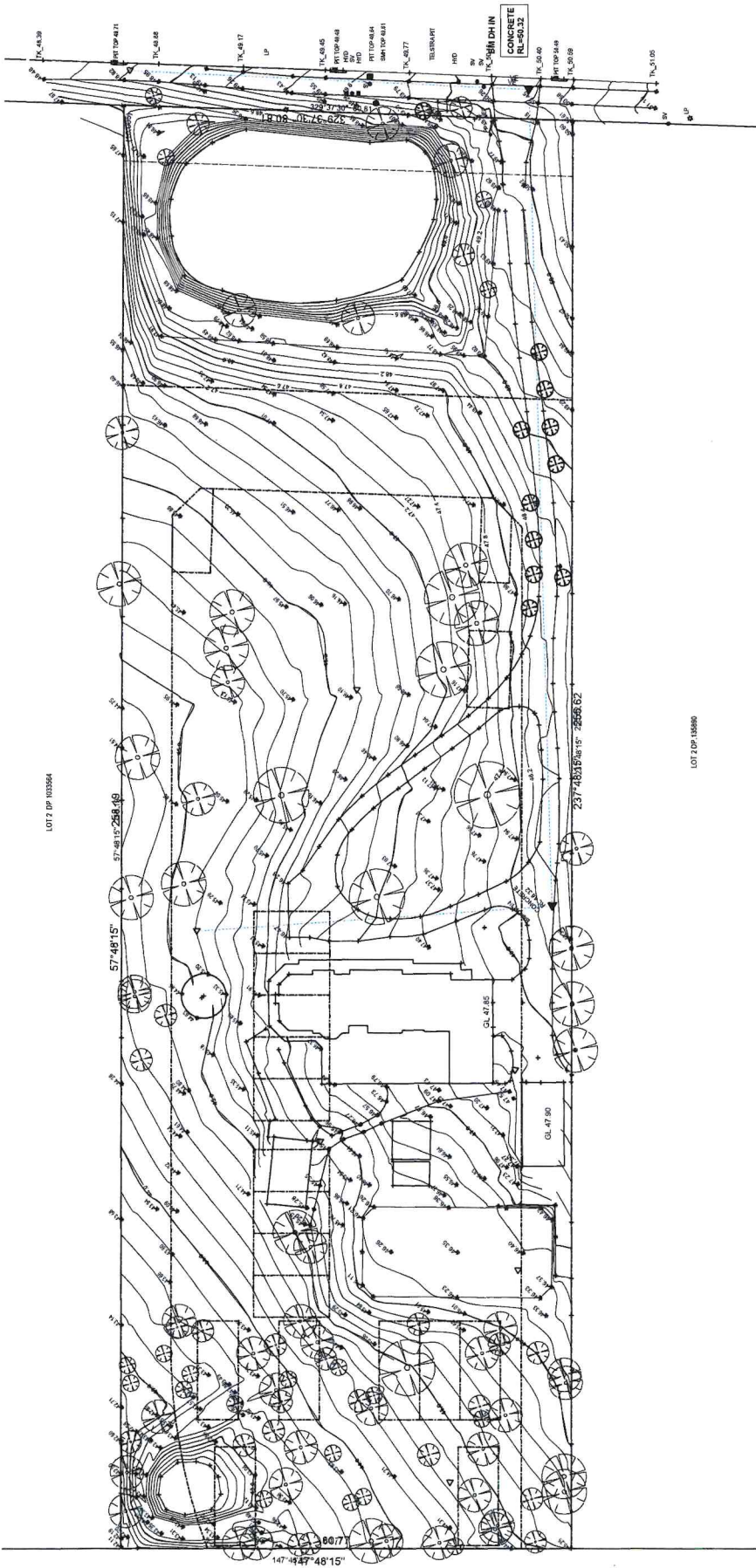
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676 VINDSOR RD
ROUSE HILL NSW 2155

Drawing No. / **TP00.01 L**

Brisbane, Melbourne, Sydney
www.rothelowman.com.au





NOTE
THIS PLAN PREPARED BY ROBERT E. WILSON AND
ASSOCIATES, DRAWING F1352, DATED 24.04.2016

DEVELOPMENT APPLICATION

Revisory	B	14.05.14	FINAL AMENDED PLANS
	RM		
	TL		
	OK		
	P1	15.12.2023	For Information
	C	16.03.2026	Development Application
	D	09.04.2026	DA Amendment

SHADZON 4.28.21 PM

Project / SALENTO

Drawing / SURVEY

Project No. / 216106

Date / 03.04.2026

Author / JN

Scale 1:400

Drawing No. / TP00.02 D

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EXISTING TREES TO BE RETAINED
CHECKED TO ARBORIST'S REPORT

assessments. The recipients of
unauthorized changes or

every Proj. Ltd. against all claims resulting from use of this project without the permission of Robert Lowman Properties.

was, however, no circumstance small transfer of this

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Distal control

Distal control is a technique that allows the user to control the movement of the robot by moving a handle or a joystick. The user's hand is positioned at a distance from the robot's end effector, and the robot's movement is controlled by the position of the handle or joystick. This technique is useful for applications where the user needs to maintain a safe distance from the robot, such as in industrial environments or in the presence of hazardous materials.

Force control

Force control is a technique that allows the user to control the force exerted by the robot. The user can adjust the force of the robot's movement, which is useful for applications where the robot needs to interact with a specific object or environment. For example, in a manufacturing setting, force control can be used to ensure that a robot arm applies the correct amount of pressure when assembling a part.

Adaptive control

Adaptive control is a technique that allows the robot to learn and adapt to its environment. The robot's control system is designed to adjust its parameters based on the feedback it receives from the environment. This technique is useful for applications where the robot needs to perform a task in an unknown or changing environment, such as in autonomous navigation or in the control of a prosthetic limb.

Model-based control

Model-based control is a technique that uses a mathematical model of the robot's dynamics to control its movement. The model is used to predict the robot's behavior and to adjust the control signals accordingly. This technique is useful for applications where the robot's dynamics are well understood, such as in the control of a robotic arm or a mobile robot.

Model-free control

Model-free control is a technique that does not rely on a mathematical model of the robot's dynamics. Instead, it uses a learning algorithm to adjust the control signals based on the robot's performance. This technique is useful for applications where the robot's dynamics are unknown or difficult to model, such as in the control of a flexible robot arm or a humanoid robot.

Hybrid control

Hybrid control is a technique that combines two or more of the above techniques to control the robot. For example, a hybrid control system might use force control to maintain a specific contact force with an object, while also using adaptive control to learn the object's properties. Hybrid control is useful for applications where the robot needs to perform a complex task that requires multiple control strategies.

Control architecture

Control architecture refers to the overall structure of the control system, including the hierarchy of the control loops and the communication between the different components. A well-designed control architecture is essential for the successful operation of a robotic system, as it determines how the various control techniques are integrated and how the robot's movements are coordinated.

Control algorithms

Control algorithms are the specific mathematical formulas and logic used to calculate the control signals for the robot. These algorithms are typically designed to achieve a specific control objective, such as tracking a desired trajectory or maintaining a specific force. The choice of control algorithm depends on the application and the characteristics of the robot.

Control parameters

Control parameters are the numerical values that define the behavior of the control system. These parameters are typically adjusted to optimize the robot's performance for a specific task. For example, the gain of a proportional control loop is a parameter that determines how aggressively the robot responds to errors in its position.

Control system

The control system is the overall system responsible for controlling the robot's movement. It includes the control architecture, the control algorithms, and the control parameters. The control system is typically implemented in a computer or a dedicated control unit, which sends control signals to the robot's actuators.

Control theory

Control theory is the branch of engineering that deals with the design and analysis of control systems. It provides the theoretical foundation for the development of control algorithms and the understanding of the behavior of control systems. Control theory is a fundamental part of robotics and is essential for the design of reliable and efficient robotic systems.

Control engineering

Control engineering is the application of control theory to the design and implementation of control systems. It involves the selection of appropriate control techniques, the design of the control architecture, and the tuning of the control parameters. Control engineering is a practical discipline that is essential for the successful operation of robotic systems.

Control design

Control design is the process of creating a control system for a specific application. It involves the selection of the control techniques, the design of the control architecture, and the tuning of the control parameters. Control design is a critical step in the development of a robotic system, as it determines how the robot will perform its intended tasks.

Control implementation

Control implementation is the process of putting the control system into operation. It involves the hardware and software implementation of the control system, as well as the testing and validation of the system's performance. Control implementation is the final step in the development of a robotic system, and it is essential for ensuring that the robot operates safely and effectively.

Control optimization

Control optimization is the process of improving the performance of a control system. It involves the adjustment of the control parameters and the selection of more efficient control techniques. Control optimization is an ongoing process that is essential for maximizing the robot's performance and efficiency.

Control simulation

Control simulation is the process of testing a control system in a virtual environment. It allows engineers to evaluate the performance of the control system before it is implemented on the actual robot. Control simulation is a valuable tool for identifying potential problems and optimizing the control system's design.

Control testing

Control testing is the process of verifying the performance of a control system. It involves running the control system through a series of tests to ensure that it meets the required specifications. Control testing is a critical part of the control system development process, as it helps to ensure the reliability and safety of the robot.

Control validation

Control validation is the process of confirming that the control system is capable of performing its intended tasks. It involves comparing the robot's actual performance with the expected performance based on the control system's design. Control validation is the final step in the control system development process, and it is essential for ensuring that the robot is ready for deployment.

Control documentation

Control documentation is the process of recording the design and implementation details of the control system. It includes the control architecture, the control algorithms, the control parameters, and the test results. Control documentation is an essential part of the control system development process, as it provides a record of the system's design and operation.

Control maintenance

Control maintenance is the process of ensuring that the control system continues to operate correctly over time. It involves regular checks of the control parameters and the hardware components of the control system. Control maintenance is an ongoing process that is essential for the long-term reliability of the robot.

Control upgrade

Control upgrade is the process of improving the control system's performance by adding new features or modifying existing ones. This can be done by updating the control algorithms, the control parameters, or the control architecture. Control upgrade is a key part of the robot's lifecycle, as it allows the robot to adapt to new tasks and environments.

Control integration

Control integration is the process of combining the control system with the robot's other components, such as the sensors and the actuators. It involves ensuring that the control system is properly configured and that it can communicate effectively with the other components. Control integration is a critical step in the development of a robotic system, as it ensures that all the components are working together to achieve the desired performance.

Control deployment

Control deployment is the process of putting the control system into use in a real-world environment. It involves ensuring that the control system is properly installed and that it is ready to perform its intended tasks. Control deployment is the final step in the control system development process, and it is essential for ensuring that the robot is ready for its intended application.

Control evaluation

Control evaluation is the process of assessing the performance of the control system. It involves comparing the robot's actual performance with the expected performance based on the control system's design. Control evaluation is a key part of the control system development process, as it helps to identify areas for improvement and to ensure that the robot is meeting its intended goals.

Control analysis

Control analysis is the process of studying the behavior of the control system. It involves using mathematical models and simulation to understand how the control system works and how it responds to different inputs. Control analysis is a fundamental part of the control system development process, as it provides the theoretical basis for the design and optimization of the control system.

Control synthesis

Control synthesis is the process of designing a control system from scratch. It involves selecting the control techniques, the control architecture, and the control parameters based on the requirements of the application. Control synthesis is a critical step in the development of a robotic system, as it determines how the robot will perform its intended tasks.

Control design and implementation

Control design and implementation are the two main stages of the control system development process. Control design involves the selection of the control techniques, the design of the control architecture, and the tuning of the control parameters. Control implementation involves the hardware and software implementation of the control system, as well as the testing and validation of the system's performance. Together, these two stages form the core of the control system development process.

Control design and implementation challenges

Control design and implementation are often challenging tasks, as they require a deep understanding of the robot's dynamics and the control theory. Some of the common challenges in control design and implementation include:

- **Modeling the robot's dynamics:** Accurately modeling the robot's dynamics is a difficult task, as it involves understanding the complex interactions between the robot's components.
- **Choosing the right control technique:** There are many different control techniques available, and choosing the right one for a specific application can be challenging.
- **Tuning the control parameters:** The control parameters of a control system often need to be tuned to achieve the desired performance, and this can be a time-consuming process.
- **Implementing the control system:** The control system needs to be implemented in a way that is efficient and reliable, which can be challenging, especially for real-time control systems.
- **Testing and validation:** Testing and validating the control system's performance is a critical step, but it can be difficult to perform, especially for complex systems.

Control design and implementation best practices

There are several best practices that can help to make the control design and implementation process more efficient and effective:

- **Start with a clear understanding of the requirements:** Before designing the control system, it is important to have a clear understanding of the robot's intended tasks and the performance requirements.
- **Use a systematic design approach:** Following a systematic design approach, such as the one described in the text, can help to ensure that the control system is designed correctly.
- **Use simulation to test the control system:** Simulation can be a valuable tool for testing the control system's performance before it is implemented on the actual robot.
- **Document the design and implementation process:** Keeping detailed records of the design and implementation process can be helpful for troubleshooting and for future reference.
- **Collaborate with experts:** Consulting with experts in control theory and robotics can provide valuable insights and help to overcome challenges.

Control design and implementation future trends

There are several trends that are likely to shape the future of control design and implementation:

- **Increased use of machine learning:** Machine learning algorithms are being used to optimize control systems and to learn from the robot's experience.
- **Development of more advanced control techniques:** Researchers are developing new control techniques that can handle more complex and uncertain environments.
- **Integration of control with other robot components:** Control is becoming more tightly integrated with other robot components, such as the sensors and the actuators, to improve the robot's overall performance.
- **Focus on safety and reliability:** As robots become more widespread, there is a growing emphasis on ensuring that their control systems are safe and reliable.

Control design and implementation conclusion

Control design and implementation are essential parts of the robotic system development process. They involve the selection of appropriate control techniques, the design of the control architecture, and the tuning of the control parameters. By following best practices and staying up-to-date with the latest trends, engineers can design and implement control systems that enable robots to perform their intended tasks safely and effectively.

Control design and implementation resources

There are many resources available for learning more about control design and implementation, including:

- **Books:** There are many books on control theory and robotics, such as "Control Systems Engineering" by Norman S. Nise and "Robotics: Mechanics and Control" by John J. Craig.
- **Online courses:** There are many online courses available, such as "Control Systems" by MIT and "Robotics" by Stanford University.
- **Conferences:** There are many conferences on control theory and robotics, such as the "American Nuclear Society" and the "IEEE Conference on Robotics and Automation".
- **Software tools:** There are many software tools available for control system design and implementation, such as MATLAB/Simulink and ROS.

Control design and implementation FAQ

Q: What is the difference between control design and control implementation?

A: Control design is the process of creating a control system, while control implementation is the process of putting the control system into operation.

Q: What are the main challenges in control design and implementation?

A: The main challenges are modeling the robot's dynamics, choosing the right control technique, tuning the control parameters, implementing the control system, and testing and validating the system's performance.

Q: How can I learn more about control design and implementation?

A: You can learn more by reading books, taking online courses, attending conferences, and using software tools.

Q: What are some of the latest trends in control design and implementation?

A: Some of the latest trends include the increased use of machine learning, the development of more advanced control techniques, the integration of control with other robot components, and the focus on safety and reliability.

Q: How can I ensure that my control system is safe and reliable?

A: You can ensure safety and reliability by following best practices, using simulation to test the control system, and collaborating with experts.

Q: What are some of the software tools used for control system design and implementation?

A: Some of the software tools used are MATLAB/Simulink, ROS, and others.

Q: How can I find more resources on control design and implementation?

A: You can find more resources by searching for books, online courses, conferences, and software tools.

Q: What is the future of control design and implementation?

A: The future of control design and implementation is bright, with many new technologies and techniques being developed to improve the performance of robotic systems.

Q: How can I stay up-to-date with the latest trends in control design and implementation?

A: You can stay up-to-date by following industry news, attending conferences, and using software tools.

Q: What are some of the key factors that determine the success of a control system?

A: The key factors are the quality of the control design, the accuracy of the control implementation, and the reliability of the robot's components.

Q: How can I troubleshoot a control system that is not working correctly?

A: You can troubleshoot a control system by checking the control parameters, the hardware components, and the software implementation.

Q: What are some of the common mistakes made in control design and implementation?

A: Some of the common mistakes are not understanding the robot's dynamics, choosing the wrong control technique, and not testing the control system thoroughly.

Q: How can I optimize the performance of my control system?

A: You can optimize the performance of your control system by tuning the control parameters, using more advanced control techniques, and integrating the control system with other robot components.

Q: What are some of the latest research papers on control design and implementation?

A: You can find the latest research papers by searching for "control design and implementation" on Google Scholar or other academic databases.

Q: How can I contribute to the field of control design and implementation?

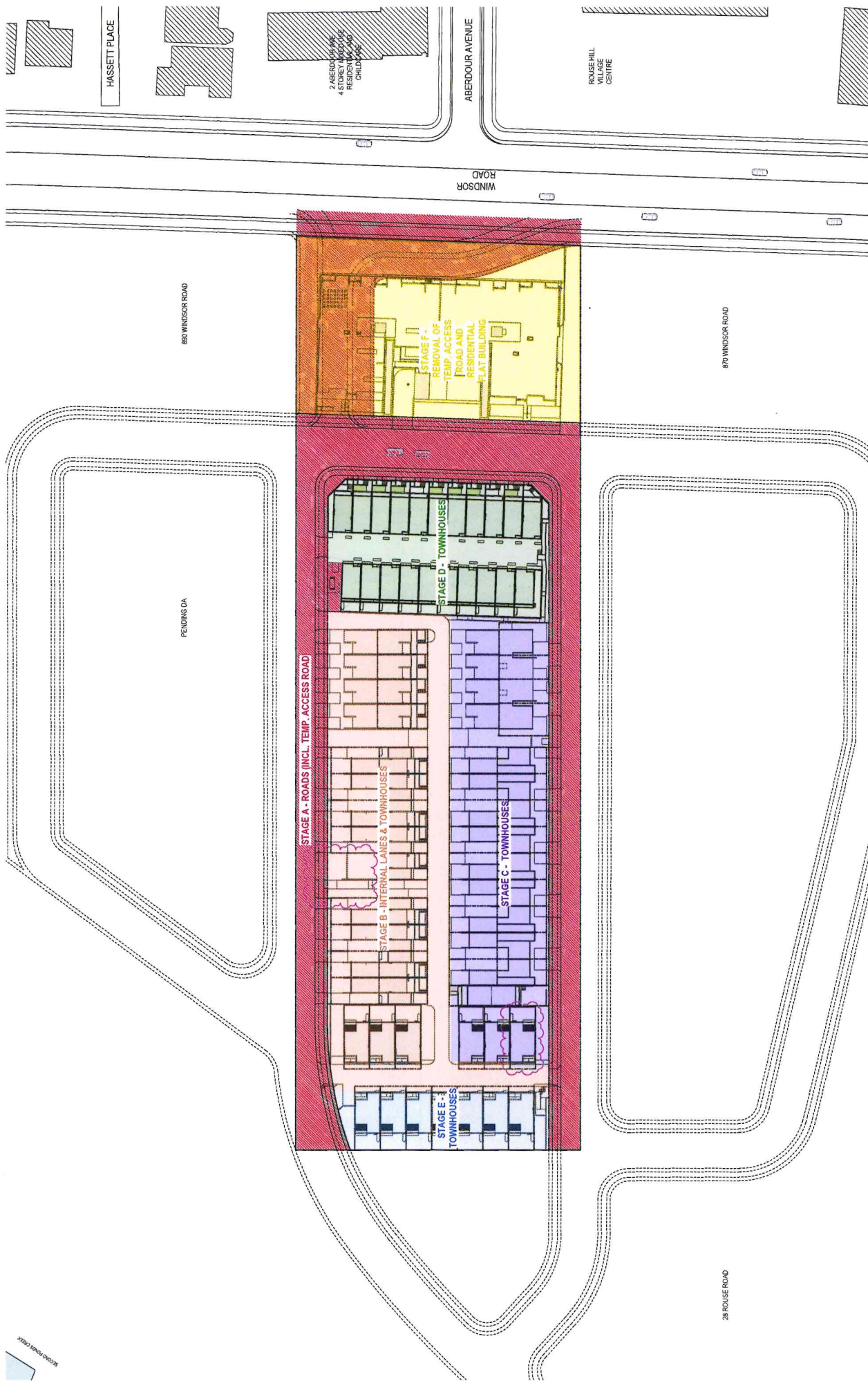
A: You can contribute to the field by publishing research papers, attending conferences, and collaborating with other researchers.

Q: What are some of the key challenges in the future of control design and implementation?

A: Some of the key challenges in the future are the development of more advanced control techniques, the integration of control with other robot

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DEVELOPMENT APPLICATION

Revisions	SK
P1 16.12.2023 For Information	SK
P2 02.02.2024 For Information	SK
D 16.02.2024 For Information	TL
D 16.02.2024 Development Application	TL
E 09.04.2024 DA Assessment	OK

9/04/2024 4:28:49 PM

Project / SALENTO

878 WINDSOR RD
ROUSE HILL, NSW 2155

Design / DEVELOPMENT
STAGING PLAN

Project No / 216106

Date / 09.04.2024

Author / AK

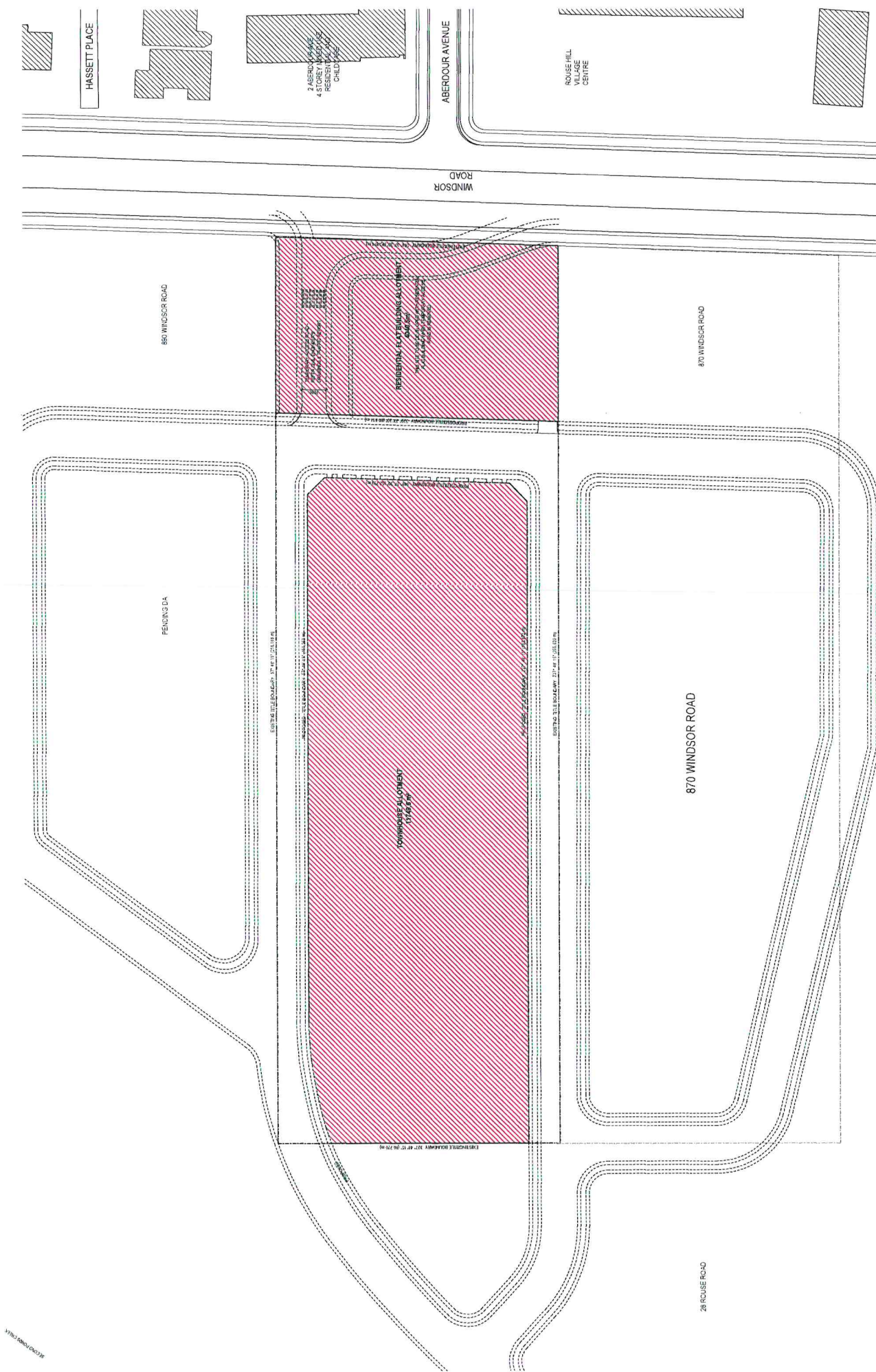
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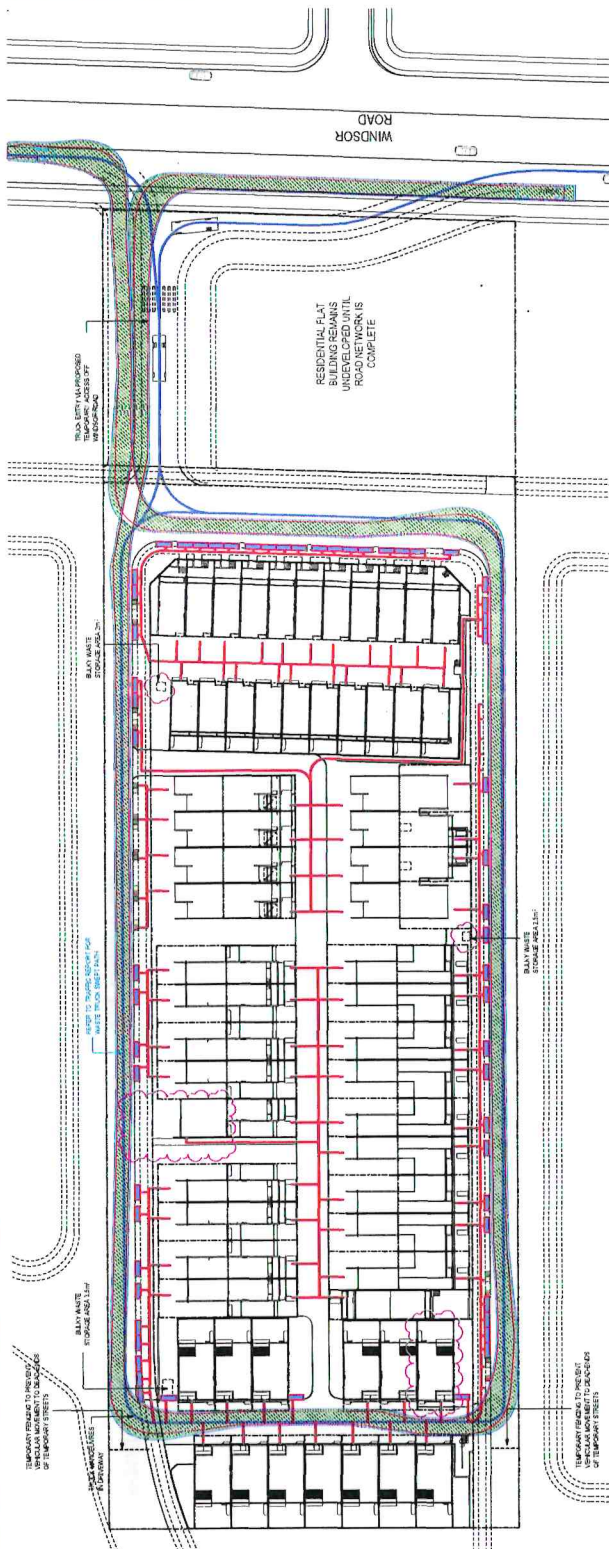
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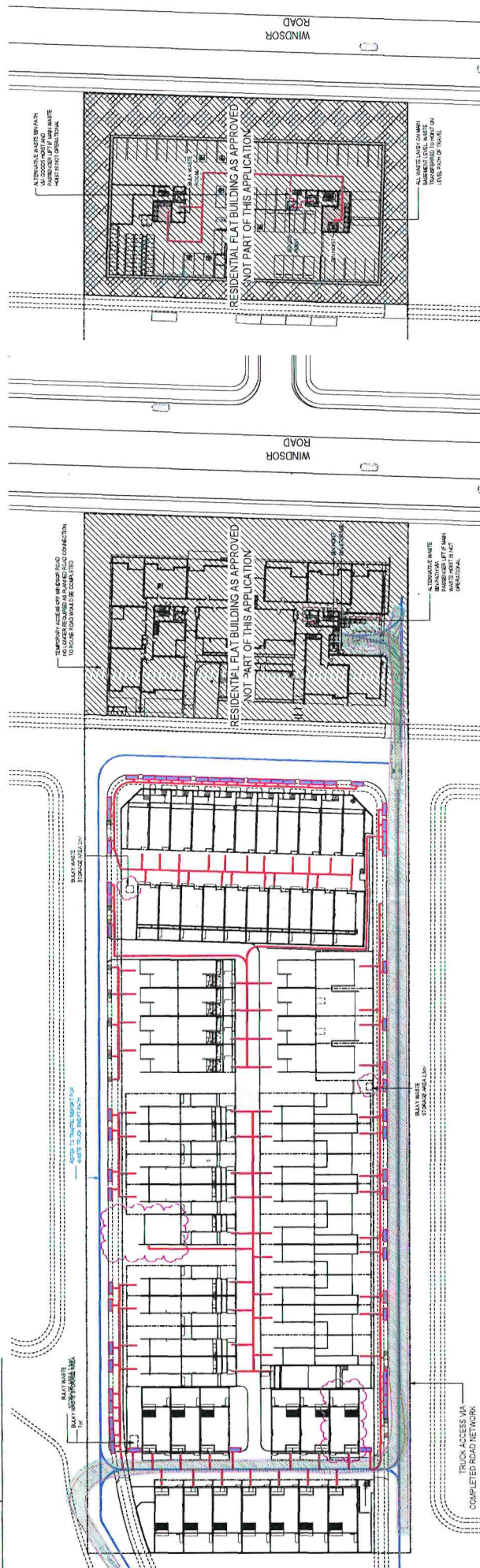


3D DETAIL OF TYPICAL TOWNHOUSE BIN SCREENING ARRANGEMENT

NOTE:
FOR FURTHER DETAIL, REFER TO DRAWING
TP00.05a - 'TOWNHOUSE BIN PLAN'



**SITE FACILITIES GROUND PLAN
(TEMPORARY)**



**SITE FACILITIES GROUND PLAN
(PERMANENT)**

DEVELOPMENT APPLICATION

Revisions	P2	02-02-2024	For Information	SM
	H	12-03-2024	\$4.56 Issue	SM
	J	02-11-2023	Development Application	CJ
	K	18-01-2023	Development Application	TL
	L	09-04-2020	City Amendment	OK

Revisions: 4 of 14 PM

Project / SALENTINO

876 WACONER RD
ROUSE HILL, NSW 2155

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unauthorised access or no

Drawing /
Project No. /
Date /

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Drawing No. / TP00.05 L

SITE FACILITIES BASEMENT PLAN

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AREAS:
RFB TOTAL SITE AREA: 4040.5m²
TOWNHOUSE TOTAL SITE AREA: 11749.6m²
15790.1m²

LANDSCAPE AREA:
RFB AREA: 1338.2m²
TOWNHOUSE / LANDSCAPE AREA: 2853.8m²
TOWNHOUSE DRIVEWAY AREA: 448.8m²
(PERMEABLE PAVING)

PERMEABLE LANDSCAPE AREA

NET SITE AREA: 15790.1m²
LANDSCAPING: 4640.8m² (29.4%)
DCP MIN.: 4737m² (30%)

NOT COMPLIANT

COMMUNAL OPEN SPACE (RFB ONLY)

NET SITE AREA: 4040.5m²
C.O.S.: 1205.8m² (29.8%)
ADG MIN.: 1010m² (25%)
DCP MIN.: 608m² (15%)

COMMUNAL OPEN SPACE PLAN
(RFB ONLY)

SITE COVERAGE
NET SITE AREA: 15,873.7m²
SITE COVERAGE: 7519.2m² (47.4%)
DCP MAX.: 7921m² (50%)

DEEP SOIL PLANTING OVER 6M WIDE (RFB ONLY)
NET SITE AREA: 4040.5m²
DEEP SOIL: 995.1m² (22%)
ADG MIN.: 293m² (7%)

DEEP SOIL PLAN (RFB ONLY)

DEVELOPMENT APPLICATION

Revisions / P3 02.02.2024 For Information
P 12.03.2024 S4-A1 Review
H 14.03.2024 Development Application
J 09.04.2026 DA Amendment

Project / SALENTO
RFB/MSD/04/10
RFB/MSD/04/10

Drawing / DEEP SOIL & COMMUNAL OPEN SPACE PLAN

Project No / 216106

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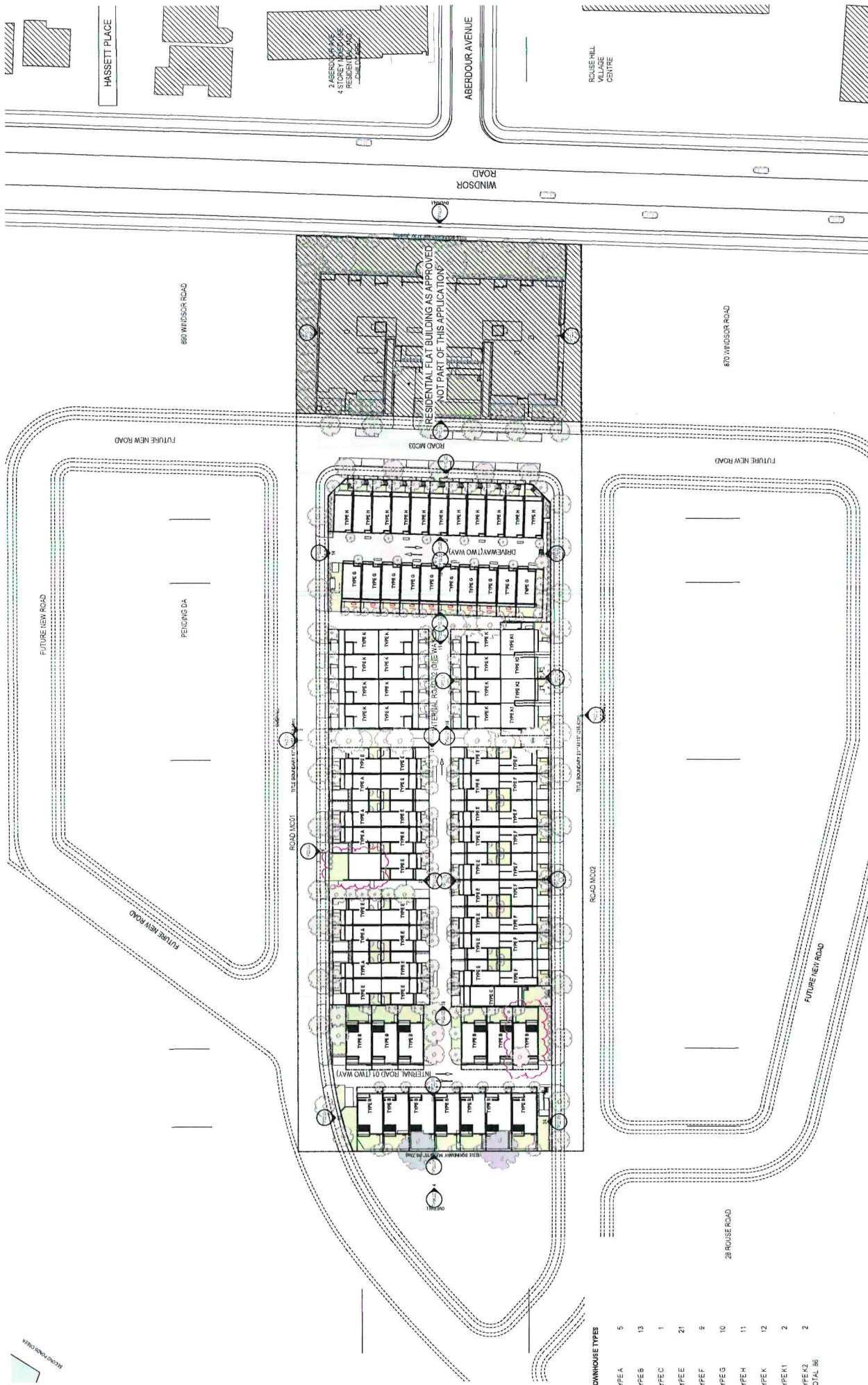
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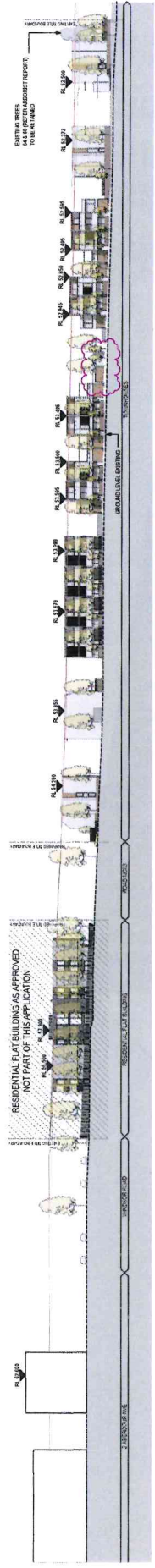
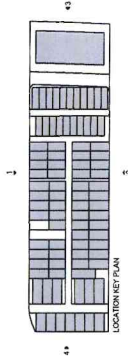
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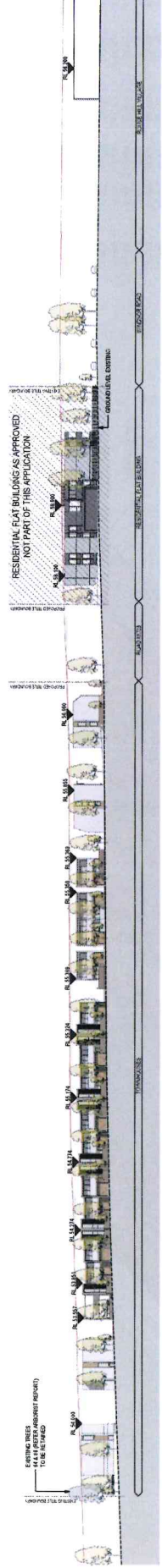
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	J	02.12.2025	Development Application
	K	18.03.2026	Development Application
	L	09.04.2026	Call Amendment

Townhouse Types	
TYPE A	5
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TYPE H	11
TYPE K	12
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TYPE K2	2
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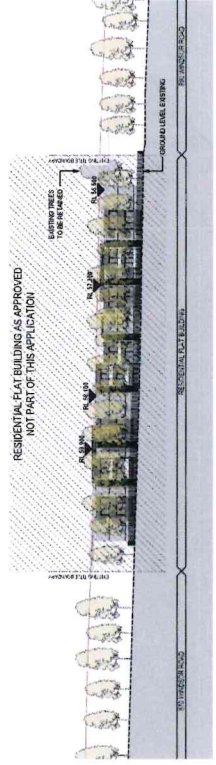




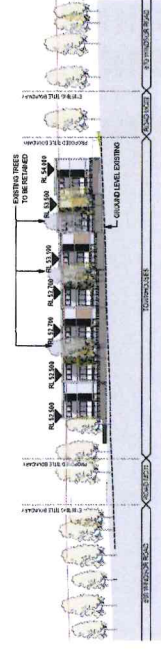
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2 - CONTEXTUAL - SOUTH EAST



3 - CONTEXTUAL - NORTH EAST
(WINDSOR ROAD FRONTAGE)



4 - CONTEXTUAL - SOUTH WEST

DEVELOPMENT APPLICATION

Revisions	PJ	02.02.2024	For Information	SM
	G	12.03.2024	24.06 Issue	SM
	C	15.03.2024	Development Application	TL
	J	18.03.2026	Development Application	TL
	K	09.04.2026	CA Amendment	OK

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Project / SALENTO

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Development Application
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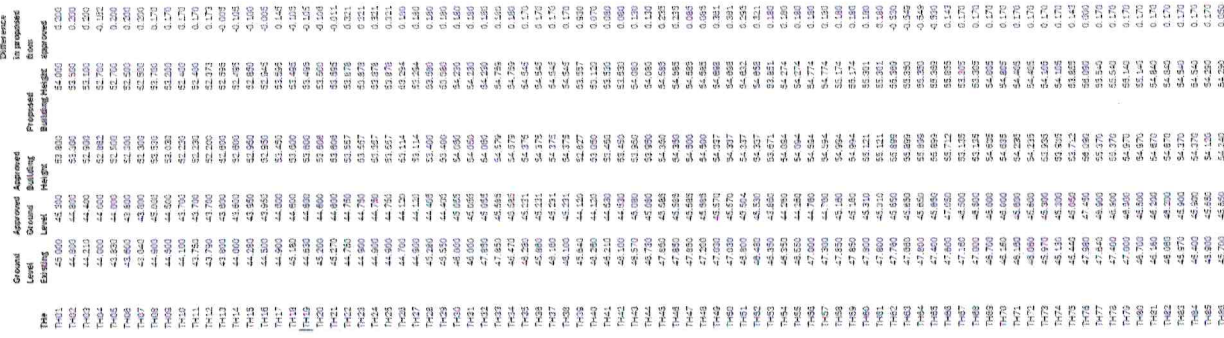
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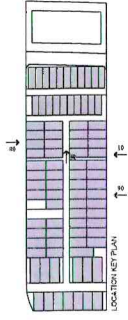
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	D	28.04.2025	For Approval/Information <td>OK</td> <td></td>	OK	

Drawn / **TOWNHOUSE HEIGHT**
 Project No / **216106**
 Date / **09.04.2026**
 Author / **AH**

Drawing No. / **TP02.02 D**

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06 Type F



07 Type K1 and K2



08 Type K



08 Type K (from internal driveway)

DEVELOPMENT APPLICATION

Revision	Date	By	Check
A	13.03.2024	SA	OK
B	13.03.2024	SA	OK
C	09.04.2026	SA	OK

Project / **SALENTO**
87A WILSON RD
ROUSE HILL NSW 2155

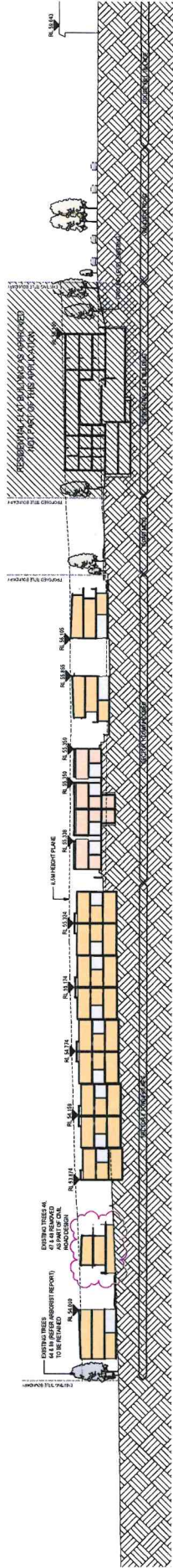
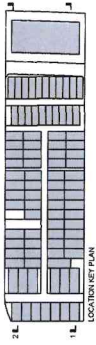
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Project No / **216106** Date / **09.04.2026** Scale / **1/50**

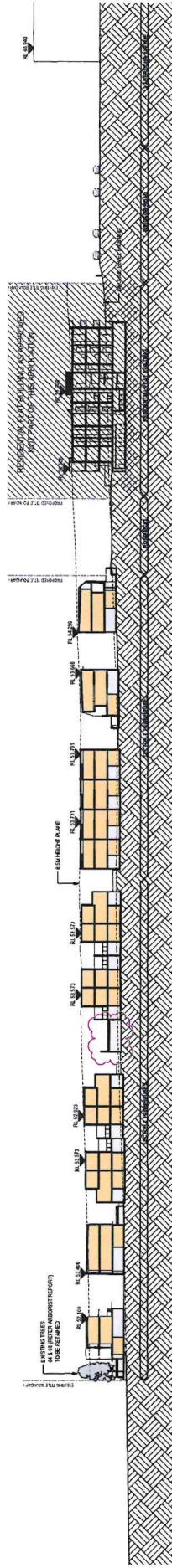
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1 - OVERALL SECTION 1



2 - OVERALL SECTION 2

DEVELOPMENT APPLICATION

Revisions	P2	06.02.2024	Per Information	DM
	Q	12.01.2024	14.50 hours	DM
	J	14.01.2024	14.50 hours	TL
	J	14.01.2024	Development Application	TL
	H	05.04.2024	DA Amendment	CK

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- LEGEND
- 1 BED
 - 2 BED
 - 3 BED

Project / SALENTO

878 WINDSOR RD
ROUSE HILL NSW 2156

Drawing / SITE SECTIONS

Project No / 216106

Author / JLI

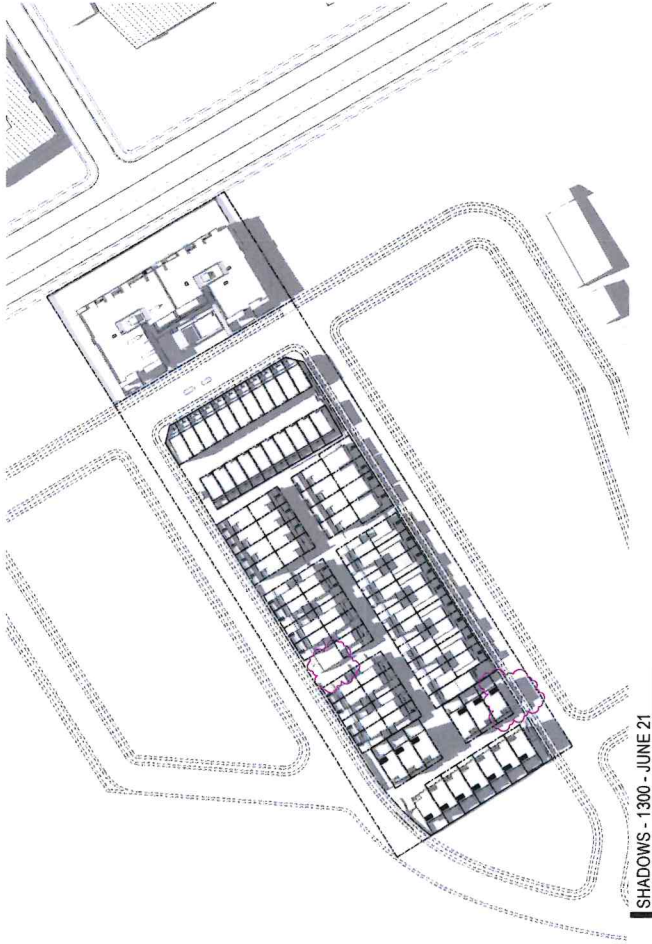
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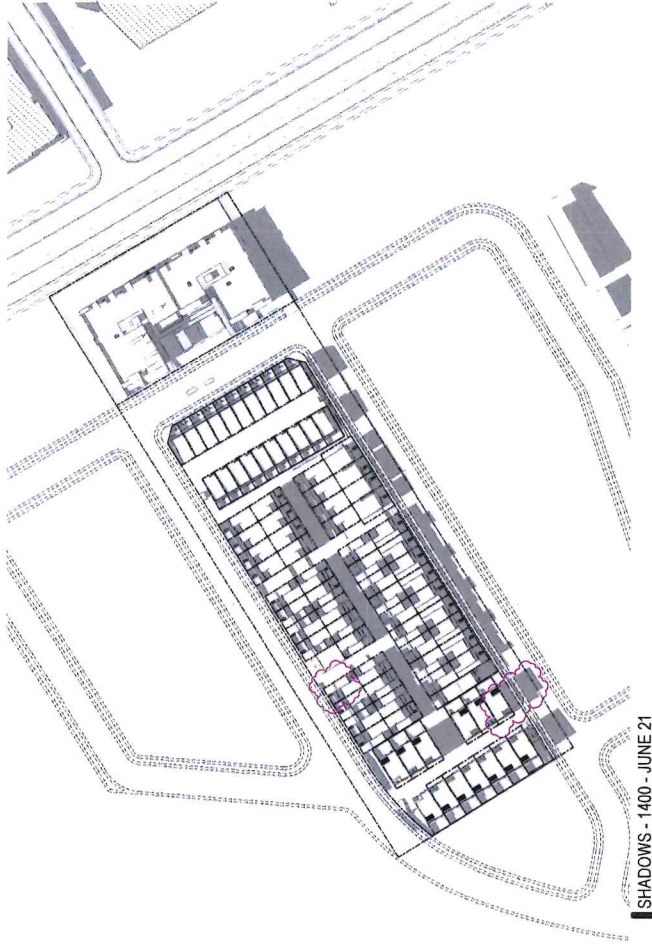
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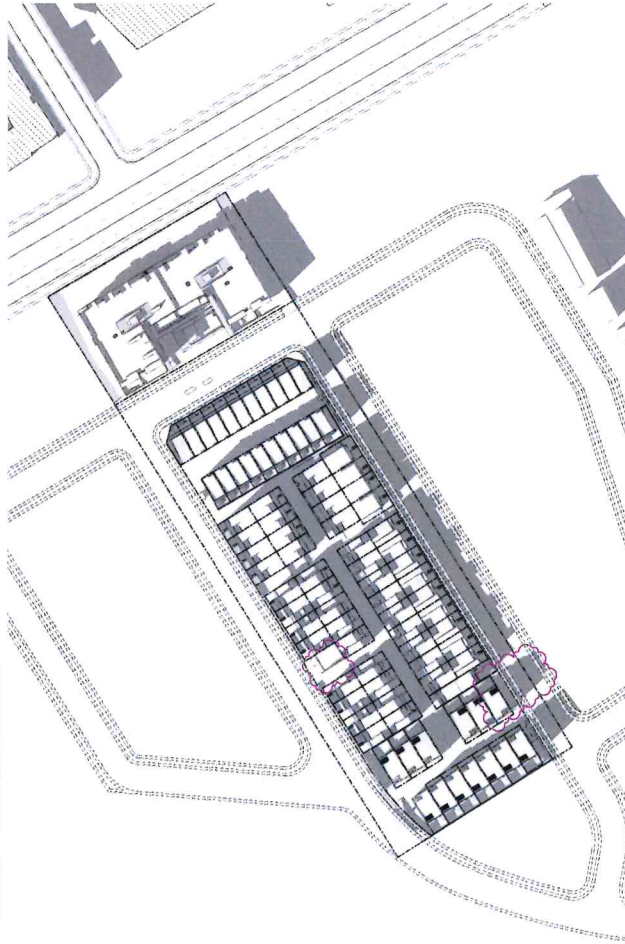
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SHADOWS - 1300 - JUNE 21



SHADOWS - 1400 - JUNE 21



SHADOWS - 1500 - JUNE 21

DEVELOPMENT APPLICATION

Revision	Date	For Information	By	Check	Drawn	Scale
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9	15.12.2023	For Information	SA	SA	SA	1:1000
10	15.12.2023	For Information	SA	SA	SA	1:1000

Project / SALENTO
 878 WINDSOR RD
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Drawing / SHADOW DIAGRAMS

Project No / 216106

Date / 09.04.2026

Scale @ A1 / 1 : 1000

Drawing No / TP04.02 K

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Revisions	Date	Description
A	14.03.17	DEVELOPMENT APPLICATION
B	18.03.2025	Development Application
C	09.04.2025	CIA Amendment

A	14.03.17	D9
B	12.03.2025	D4
C	09.04.2025	D4

04/20/2016 4:34:20 PM

Project / SALENTO

676 VINCOSA RD
ROUSE HILL, NSW 2156

ROUSE HILL NSW 2156

ADAPTABLE APARTMENT LAYOUTS

Project No / 216106

Author / JN

Scale 1/1 : 50

Drawing No. / TP04.03 C

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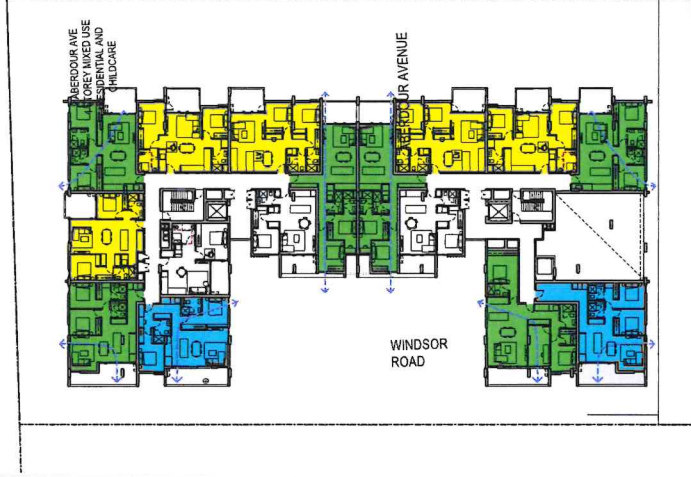
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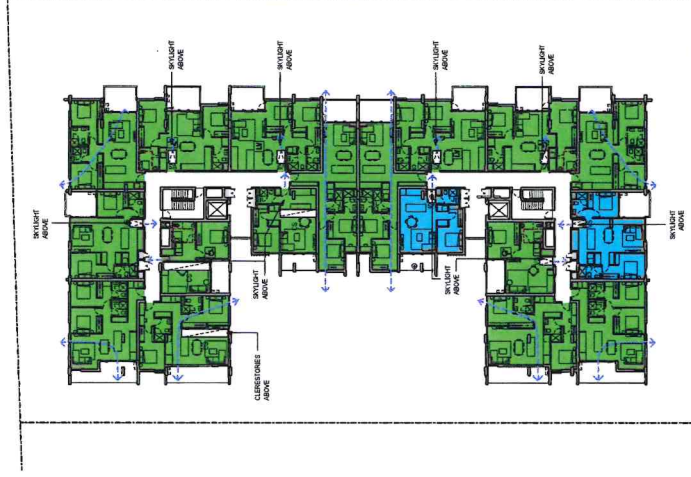
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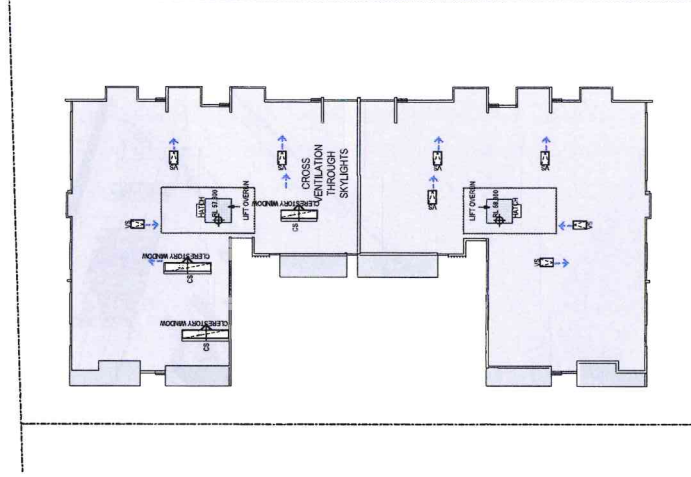
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LEVEL 1



LEVEL 2



ROOF

DEVELOPMENT APPLICATION

Revisions		
B	14.02.18	AMENDED DEVELOPMENT APPLICATION
C	02.03.18	AMENDED DEVELOPMENT APPLICATION
D	15.03.18	AMENDED DEVELOPMENT APPLICATION
E	18.03.2026	Development Application
F	09.04.2026	DA Assessment

SPR02026 2 31 34 PM

Project / SALENTO

875 KANBOROUGH RD
ROUSE HILL NSW 2155

Document: The development application for the proposed development of the site, as shown in the attached plans, is subject to the approval of the Council of the City of Parramatta. The development application is subject to the approval of the Council of the City of Parramatta.

Drawn / REB SOLAR & CROSS

VENTILATION PLAN

Project No / 216106

Day / 09.04.2026

Author / JN

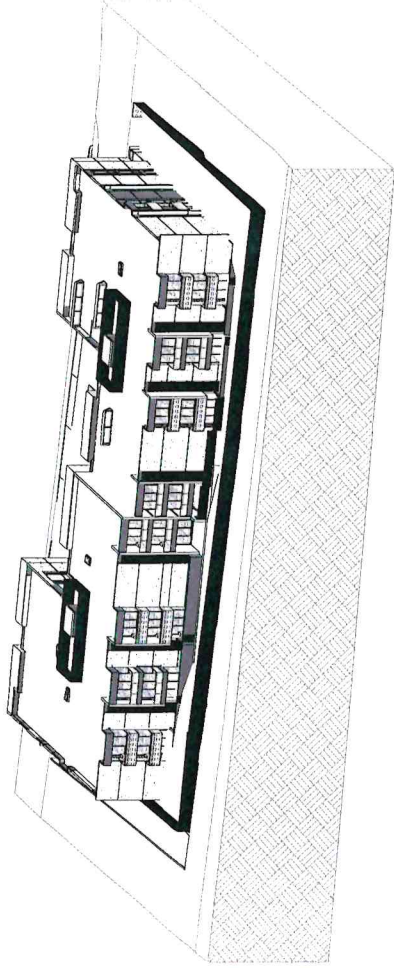
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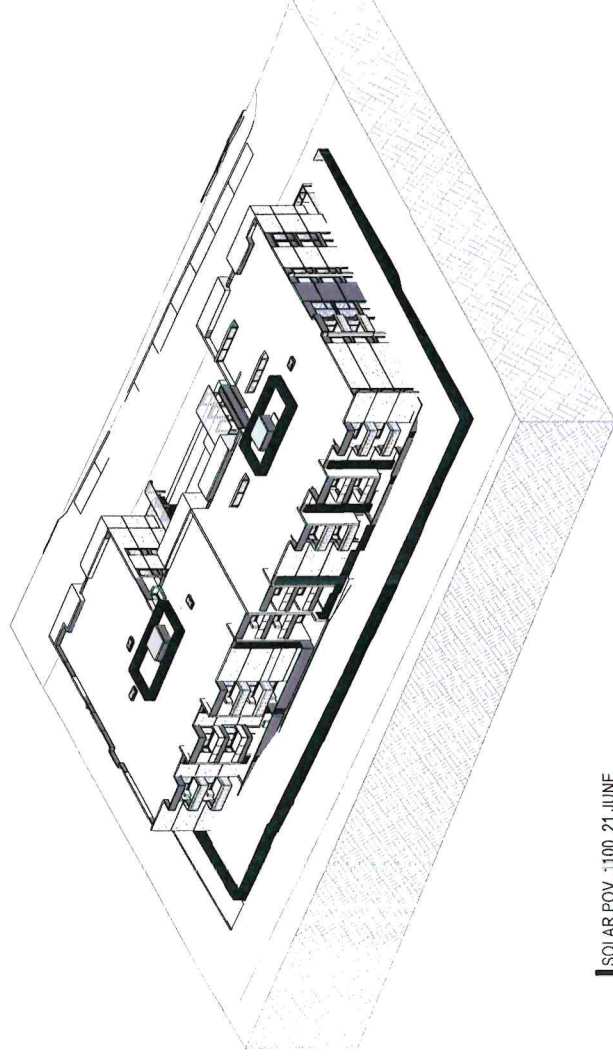
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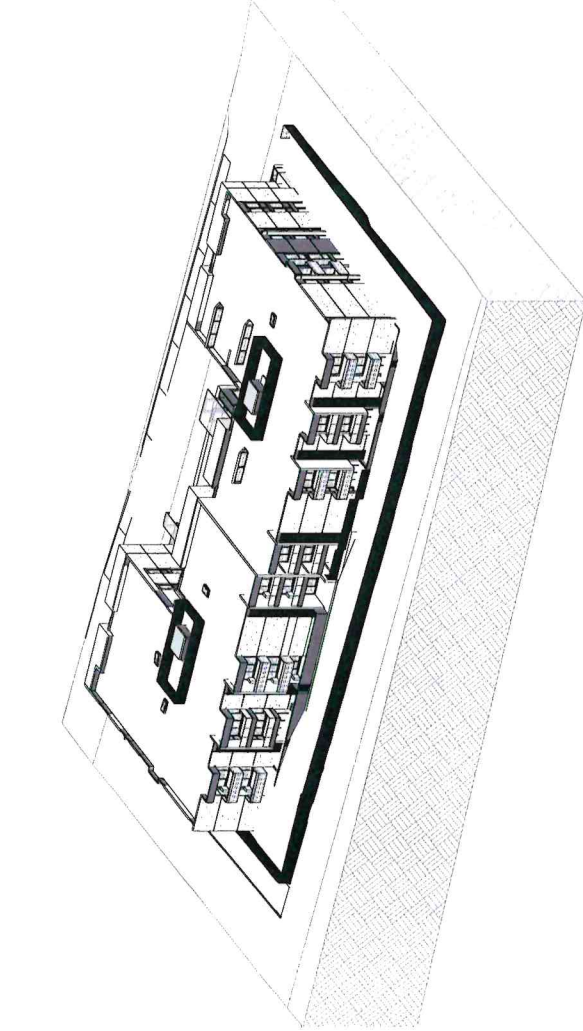
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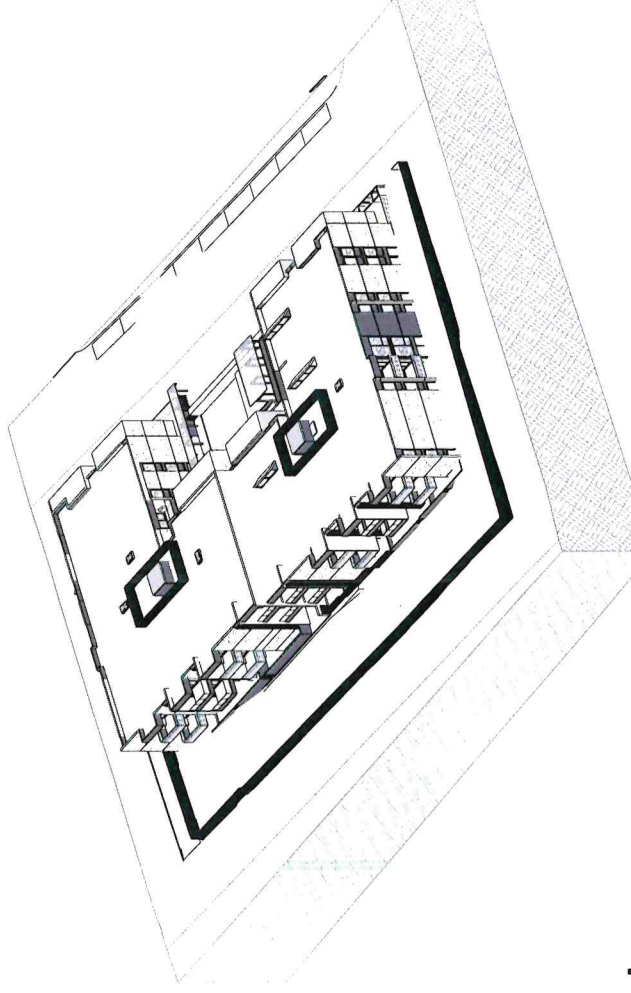
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SOLAR POV_1000_21 JUNE



SOLAR POV_1000_21 JUNE

DEVELOPMENT APPLICATION

Revised /
A 11.03.19 AMENDED DEVELOPMENT APPLICATION
B 12.03.19 AMENDED DEVELOPMENT APPLICATION
C 13.03.19 AMENDED DEVELOPMENT APPLICATION
D 14.03.19 AMENDED DEVELOPMENT APPLICATION
E 15.03.19 AMENDED DEVELOPMENT APPLICATION
F 16.03.19 AMENDED DEVELOPMENT APPLICATION

16/03/2019 4:14:56 PM

Project / SALENTO

875 HANCOCK RD
ROSELIE VIC 3156

Developer: Salento Property Pty Ltd
Architect: Salento Property Pty Ltd

Design / SOLAR POINT OF VIEW STUDY

Project No / 216106

Date / 09.04.2026

Author / JN

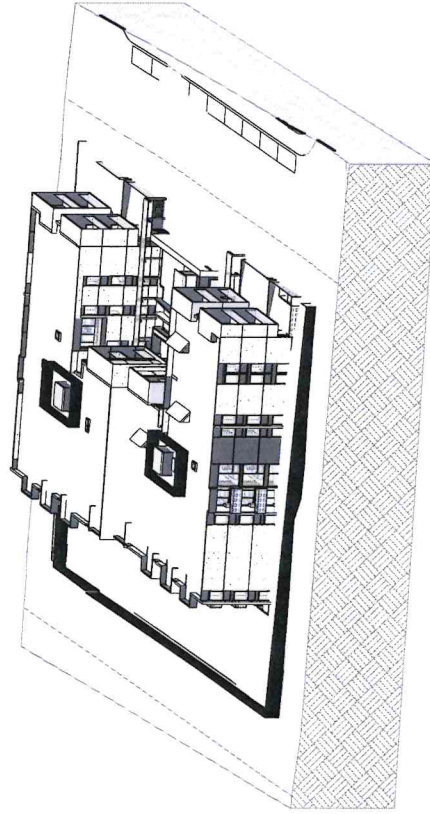
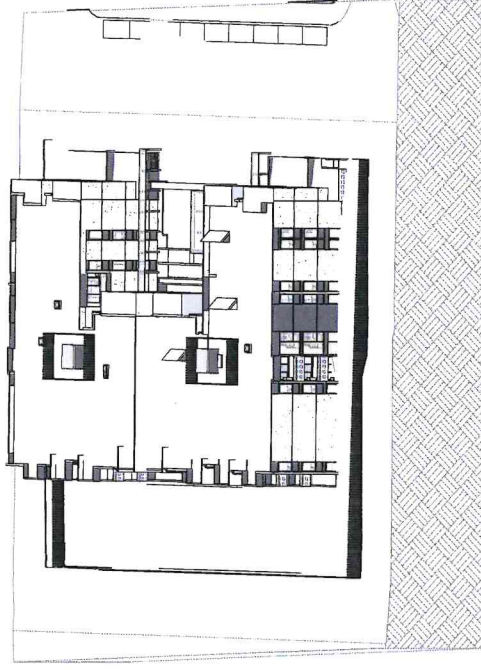
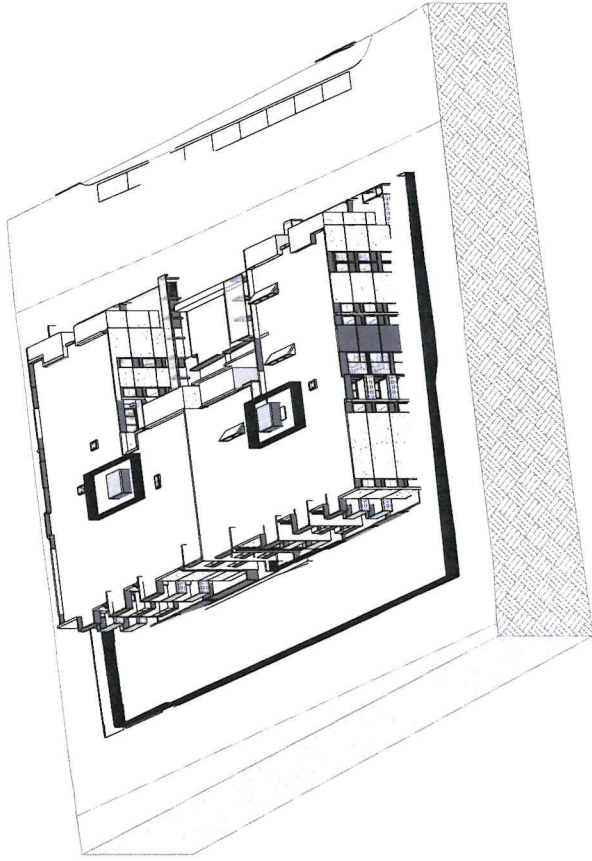
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Drawing No / TP04.07 F

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DEVELOPMENT APPLICATION

Revisions /	DATE	DESCRIPTION	BY
	15.02.18	AMENDED DEVELOPMENT APPLICATION	AK
	02.03.18	AMENDED DEVELOPMENT APPLICATION	AK
	18.06.18	FINAL AMENDED PLANS	KW
	18.03.2026	Development Application	TL
	09.04.2026	DA Amendment	OK

And CL 5C 7 INCUBATOR

Project / SALENTO

576 WINDSOR RD
ROUSE HILL, NSW 2155

Drawing / **SOLAR POINT OF VIEW STUDY**

Project No. / 216106 Date / 09.04.2026 Author / JN

Date / 09.04.2026 Author / JN

Scale: 1/4" = 1'

Drawing No. / **TP04.08 F**

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Brisbane, Melbourne, Sydney
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TOWNHOUSE POS AREAS

APARTMENTS		
1 BED	2 BED	3 BED
16.7%	79.2%	4.2%
		TOTAL
		100%

TH1A	63 A m ²
------	---------------------

U115	2 BED	Yes	No	Yes	No	9 m ²	15.3 m ²
U116	1 BED	Yes	No	No	Yes	5 m ²	8.3 m ²
U201	1 BED	Yes	No	No	No	4 m ²	8.1 m ²

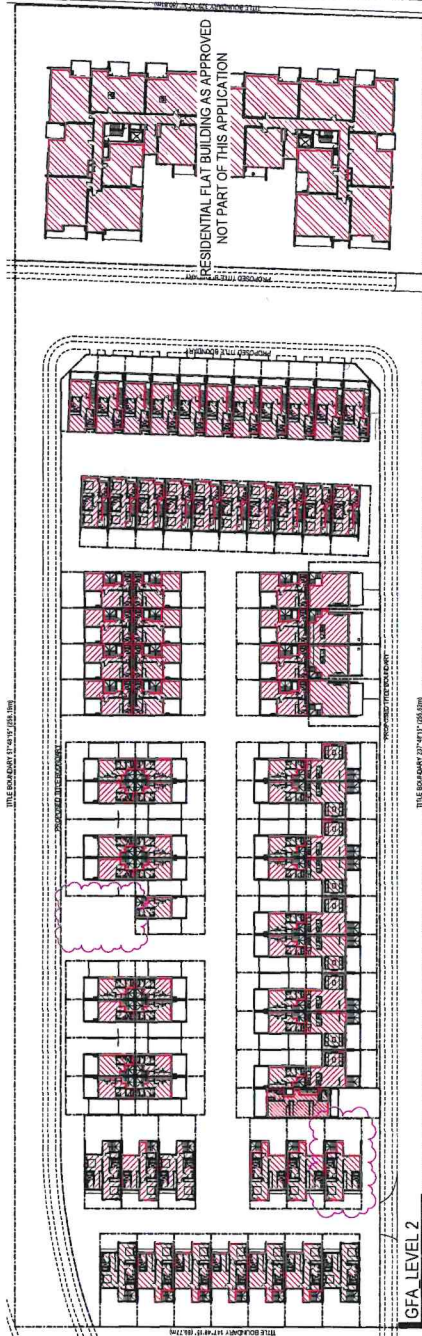
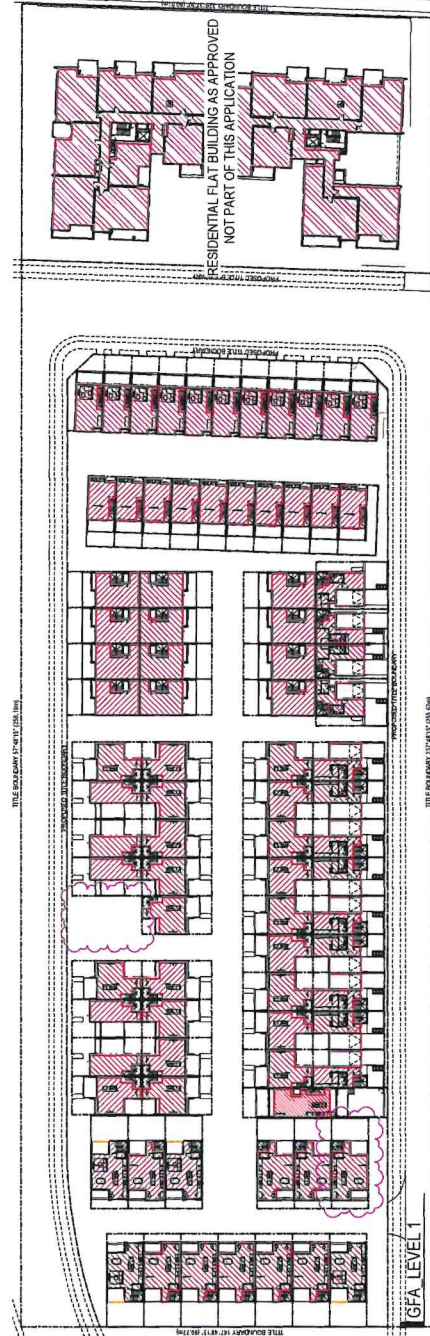
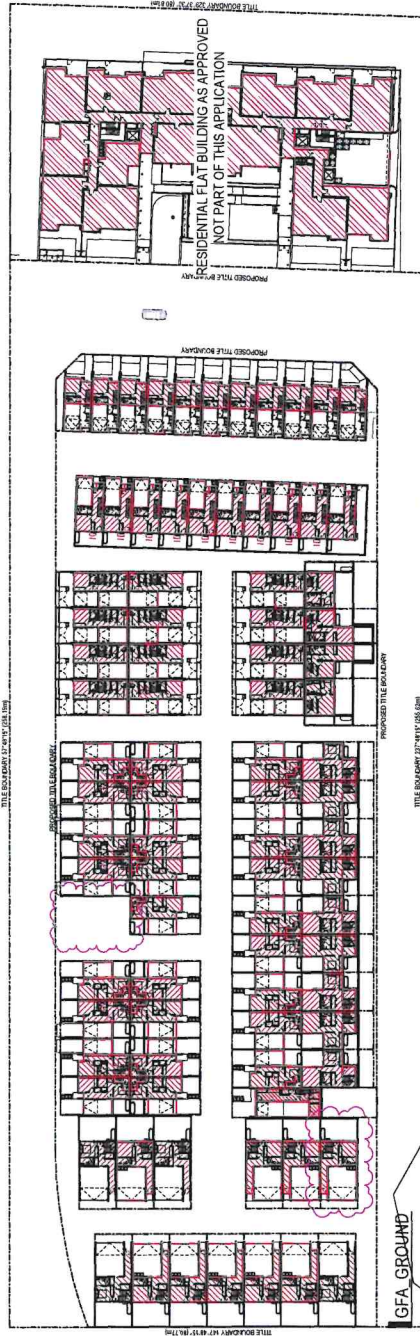
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U214	28ED
------	------

PROPOSED PARKING : TOWNHOUSE			
Residential	Visitor	Total	Comments
39	0	39	RESIDENTIAL UNCOVERED
112	0	112	RESIDENTIAL COVERED
0	15	15	ON-STREET
0	10	10	OFF-STREET

BCC Growth centre precincts DCP 2010 requirements.

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Level	GFA
GROUND	4071.3 m ²
LEVEL 1	5038.4 m ²
LEVEL 2	4111.2 m ²
LOWER GROUND	638.9 m ²
	13859.8 m ²

Note:
Blacktown City Council LEP
FSR 1.75:1
Gross Site Area - 30.75ha
Net Site Area - 18673.7m²
FSR 0.697:1 (Gross Site Area FSR)

DEVELOPMENT APPLICATION

Revisions:
P2 02.03.2024 For Information
D 12.03.2024 54:05 Issue
E 12.03.2024 54:05 Issue
F 18.03.2024 Development Application
G 09.04.2026 DA Amendment
9/04/2026 4:30:30 PM

LEGEND
RESIDENTIAL FLAT BUILDING AS APPROVED
NOT PART OF THIS APPLICATION

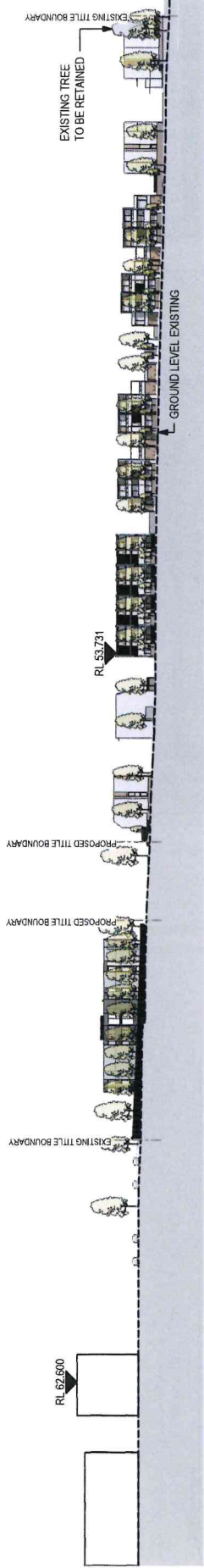
Project / SALENTO
6/18 WINDSON RD
ROUSE HILL NSW 2155

Client / FLOOR SPACE RATIO
CALCULATION PLANS

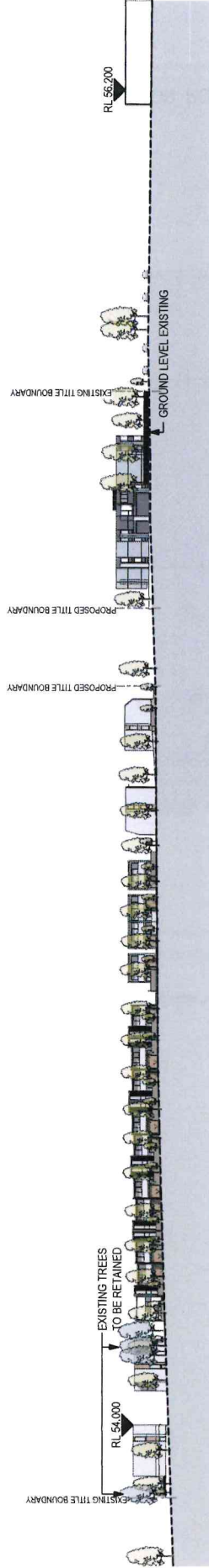
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Date / 09.04.2026
Author / JLI

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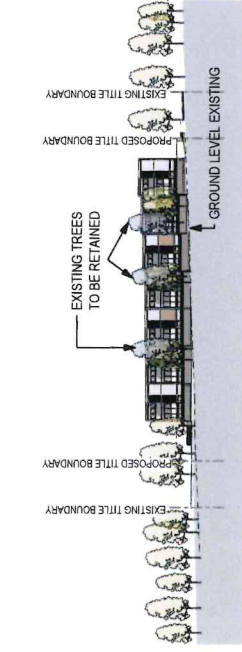
Drawing No / TP05.02 G



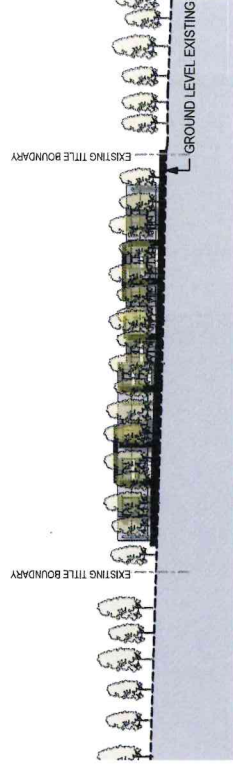
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION -
WINDSOR ROAD

PRELIMINARY

Revisions

B 14.02.18

AMENDED DEVELOPMENT APPLICATION

AK

C 02.03.18

AMENDED DEVELOPMENT APPLICATION

AK

D 16.06.18

FINAL AMENDED PLANS

KW

E 18.03.2026

Development Application

TL

F 09.04.2026

On Amendment

GN

Project

SALENTO

875 WINDSOR RD

ROUSE HILL, NSW 2155

Project No

216106

Date

01/12/17

Author

JN

Scale @ A3

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Drawing No

TP06.02 F

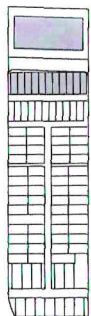
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Brisbane, Gold Coast, Melbourne, Perth, Sydney

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9/04/2026 4:38:02 PM

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ATION KEY PLAN

WINDSOR ROAD

PARKING - BASEMENT APARTMENT				
Level	Residential	Visitor	Total	
AHD	0	24		24
BASEMENT 1	36	0		36
BASEMENT 1A	5	10		15
BASEMENT 2	14	0		14
BASEMENT 2 (LOWER)	21	0		21
GROUND	43	0		43
WORKING LEVEL 1	0	1		1
			95	124

DEVELOPMENT APPLICATION

Q	18.06.15	FINAL AMENDED PLANS	NW
P	15.12.2023	For Information	SM
E	02.11.2024	Development Application	CJ
F	18.03.2026	Development Application	TL
G	05.04.2026	CA Amendment	OK

SALENTO /

ABBREVIATIONS

EN ROOM	NOT / COLD
COMM K	PRIVACY
ELECTR	SKYLIGHT
FIRE STAIR	STORE
HYDRAULIC	TERRACE
UNABLE H	WASH

LEGEND

PR. 02.00	FINISHED FLOOR LEVEL
RL 02.00	RELATIVE LEVEL
SR. 02.00	STRUCTURAL FLOOR LEVEL

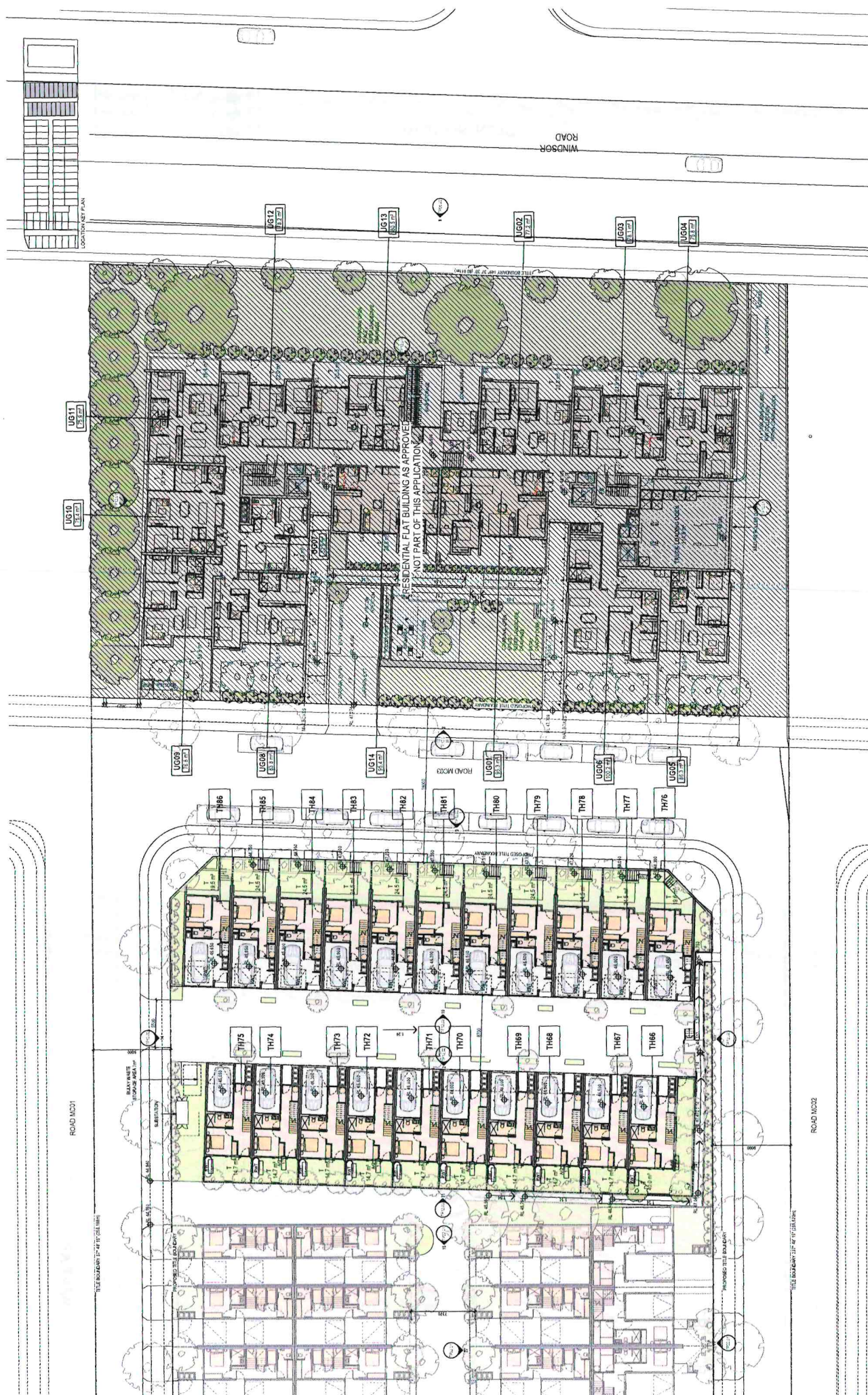
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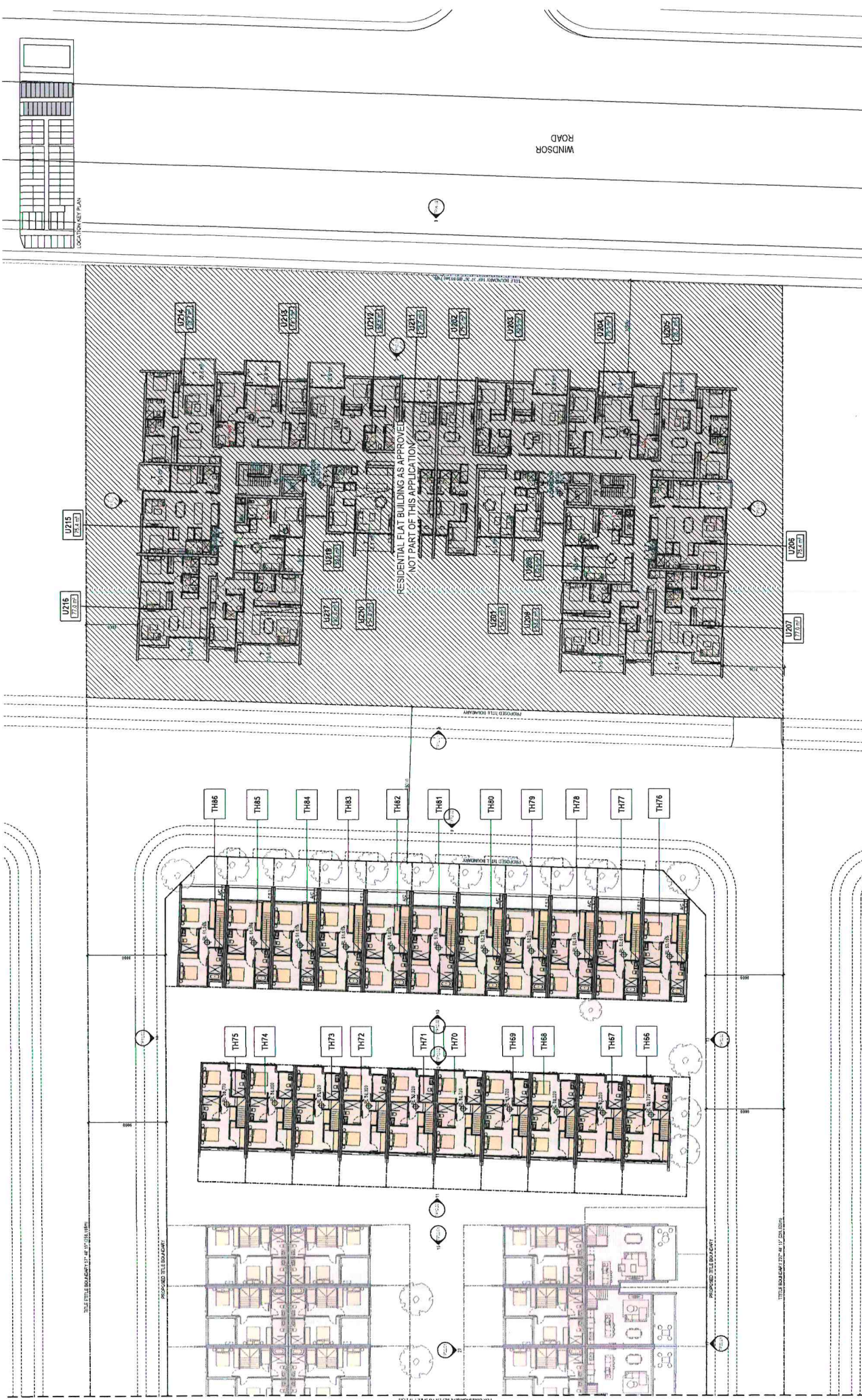
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Drawing No. / TP11.01 G

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DEVELOPMENT APPLICATION

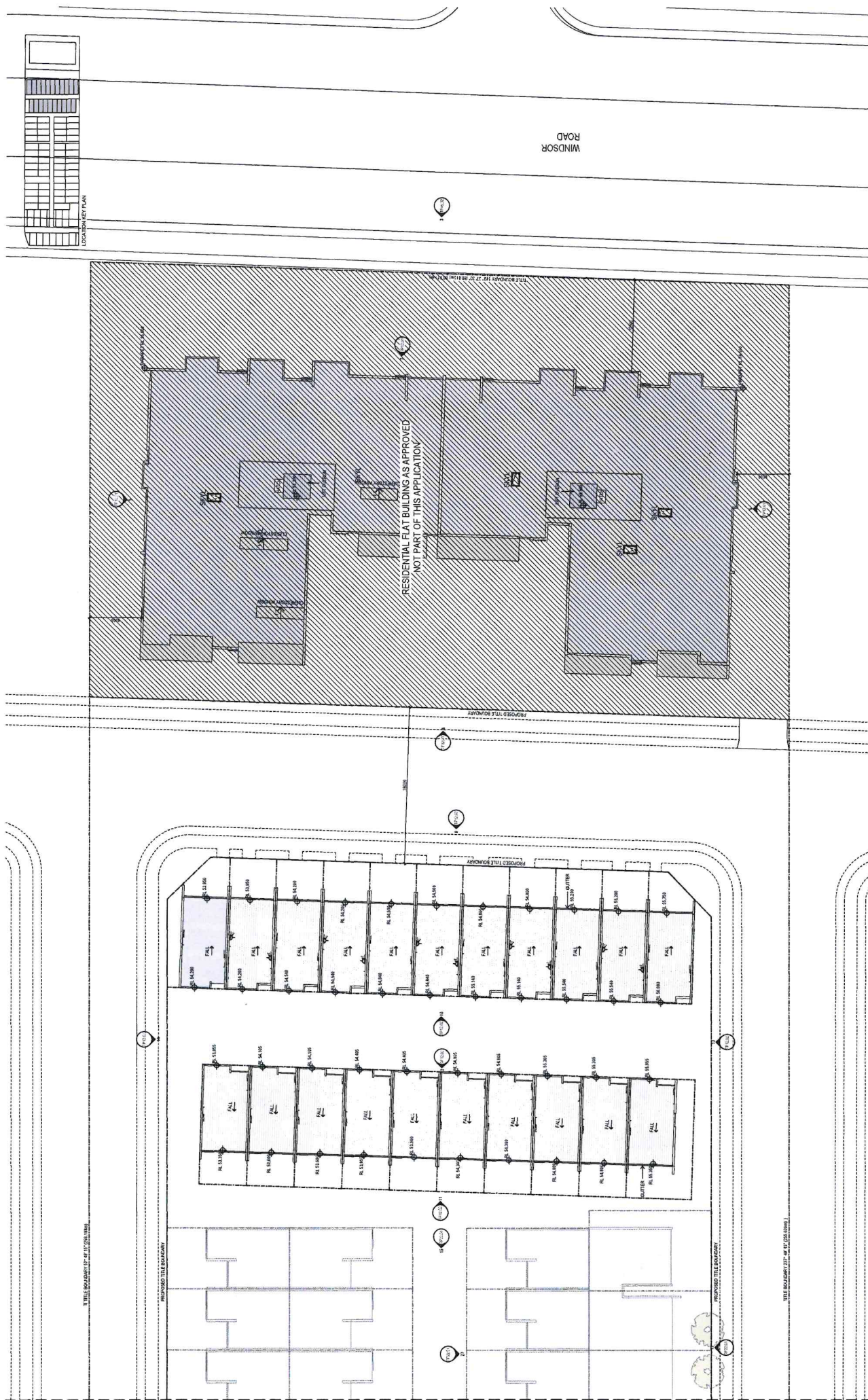
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Client: SALENTO
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Date: 09.04.2025
Author: JN
Project No: 216106
Drawing No: TP11.05 G

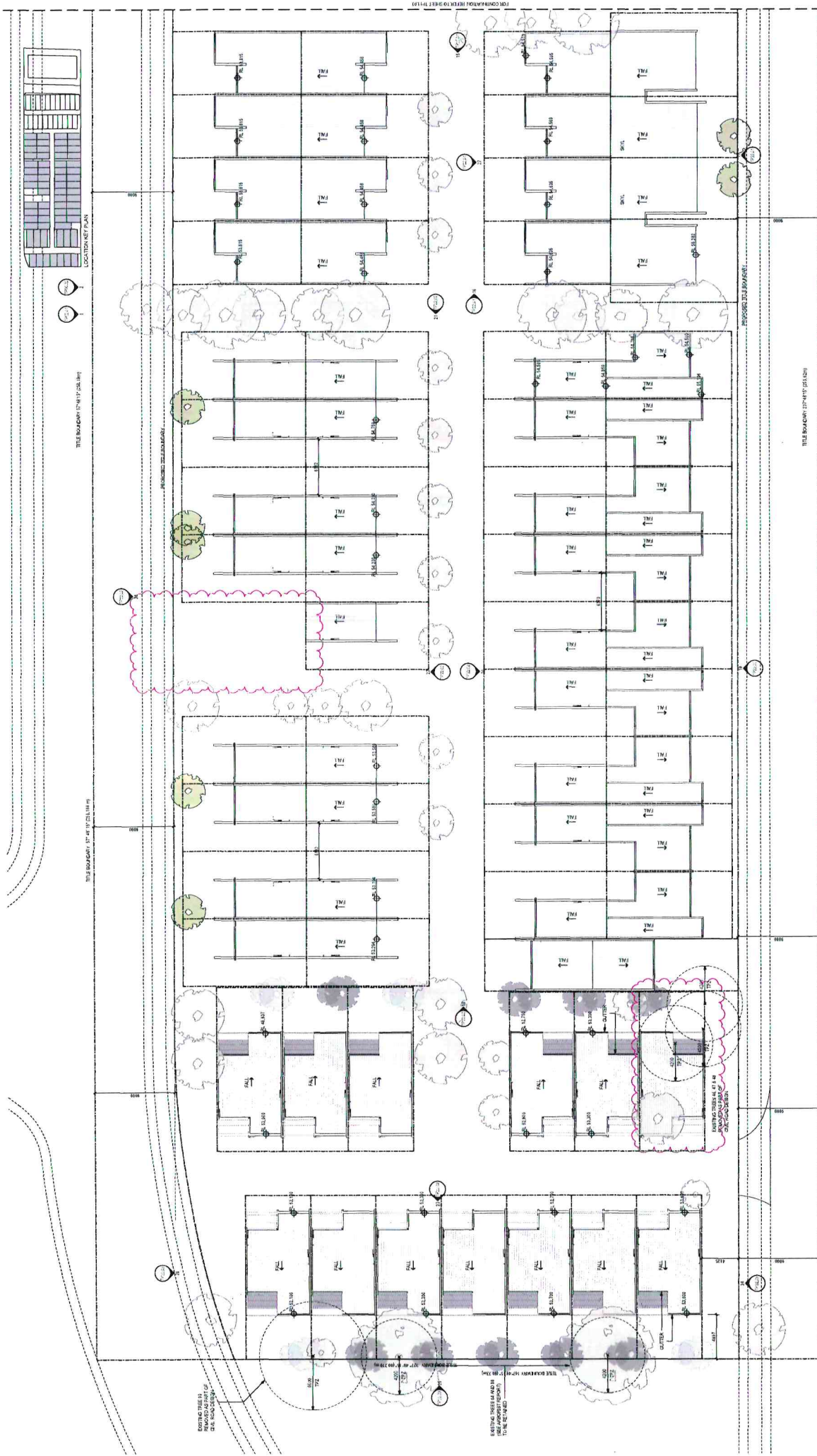
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REV. NO. DESCRIPTION
1.00 INITIAL DESIGN
2.00 ELECTRICAL
3.00 MECHANICAL
4.00 PLUMBING
5.00 LANDSCAPE
6.00 FINISHES
7.00 STRUCTURAL
8.00 UTILITIES
9.00 TENDERS
10.00 APPROVED

LEGEND
SYMBOL DESCRIPTION
- - - - - UNFINISHED
- - - - - FINISHED
- - - - - EXISTING
- - - - - PROPOSED
- - - - - REMOVED

NOTES
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SALENTO DEVELOPMENT APPLICATION PROCESS.
2. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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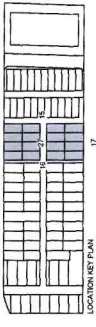
DEVELOPMENT APPLICATION

Revisions / P1 08.03.2024 For Consultation
P2 12.03.2024 S4.05 Issue
P3 16.03.2024 Development Application
P4 09.04.2024 DA Amendment
09/04/2024 4:02 PM

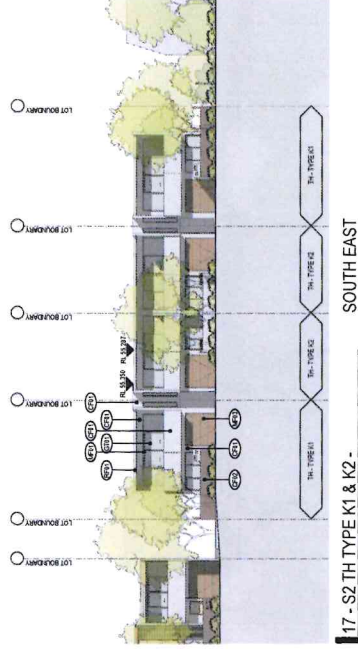
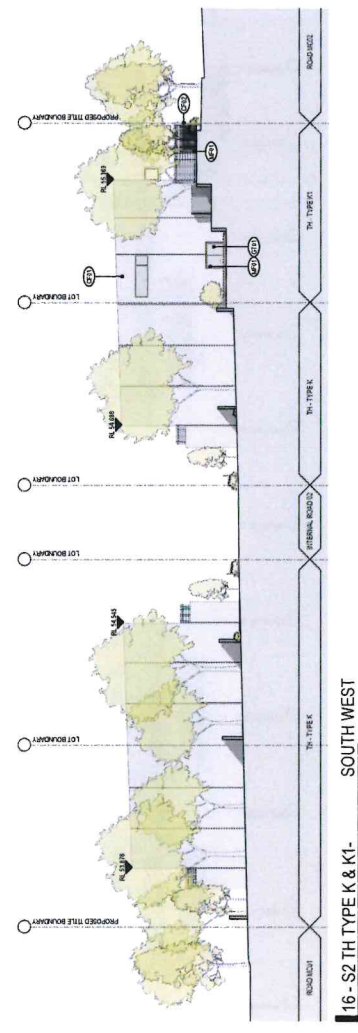
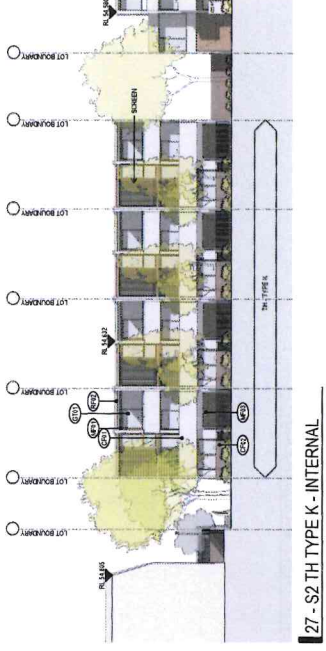
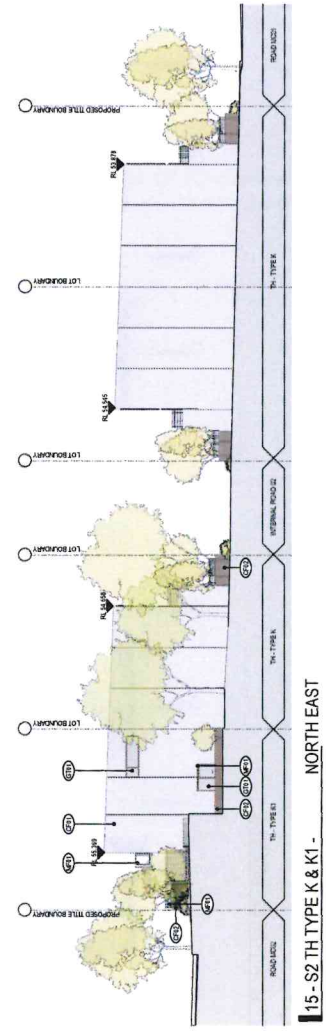
LEGEND	LEGEND	ABBREVIATIONS
ROOM	FLOOR	BRN ROOM
FLOOR	FLOOR	ELC ELECTRICAL
FLOOR	FLOOR	ME MECHANICAL
FLOOR	FLOOR	PLUMB PLUMBING
FLOOR	FLOOR	STRUCT STRUCTURAL
FLOOR	FLOOR	WATER WATER
FLOOR	FLOOR	WATER WATER
FLOOR	FLOOR	WATER WATER

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875 VICTORIA RD
ROBERT HILL NSW 1509
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Drawing No: 216106
Date: 09.04.2024
Scale: 1:200
Project No: 216106
Drawing No: 216106
Date: 09.04.2024
Scale: 1:200

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TP21.04 J
Drawing No: 216106
Scale: 1:200
Project No: 216106
Drawing No: 216106
Date: 09.04.2024
Scale: 1:200



17



Material Legend

EQ1	Finish	EQ1	Exterior Painted Concrete Panel
EQ2	Location	EQ2	Exterior Painted Concrete Panel
EQ3	Location	EQ3	Exterior Painted Concrete Panel
EQ4	Location	EQ4	Exterior Painted Concrete Panel
EQ5	Location	EQ5	Exterior Painted Concrete Panel
EQ6	Location	EQ6	Exterior Painted Concrete Panel
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DEVELOPMENT APPLICATION

Revisions / P1 15.12.2023 For Information
P2 02.02.2024 For Information
G 18.02.2026 Development Application
H 09.04.2026 DA Amendment

9042026-4 4:39 PM

Project / SALENTO
415 VANDERBILT RD
ROUSE HILL NSW 2155

Drawn / S2 - TH TYPE K, K1 & K2 ELEVATIONS

Project No / 216106

Date / 09.04.2026

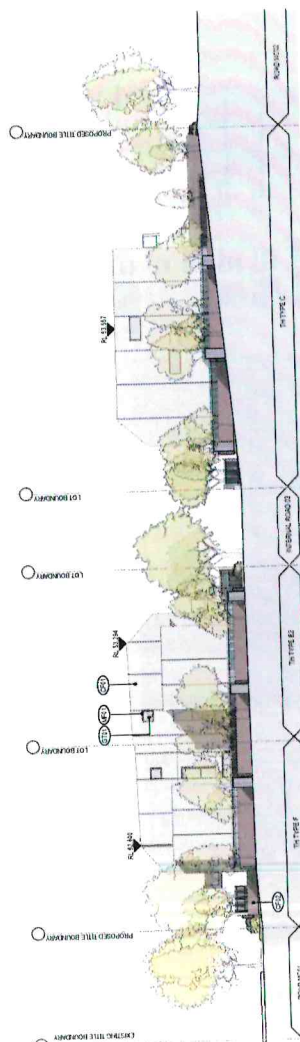
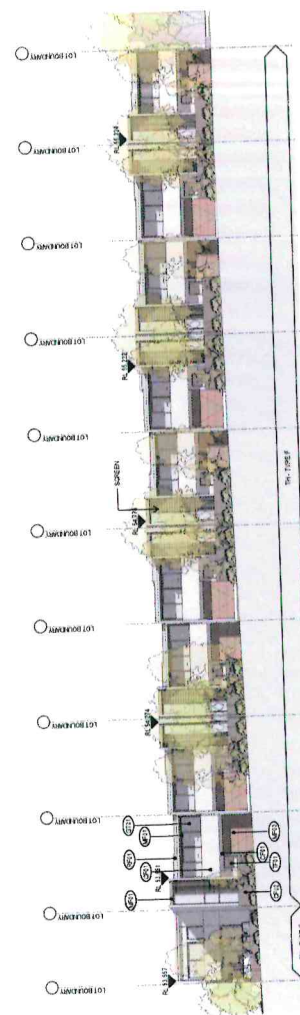
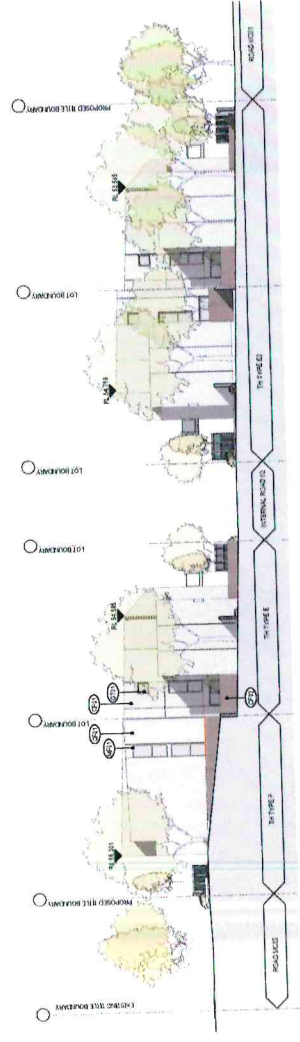
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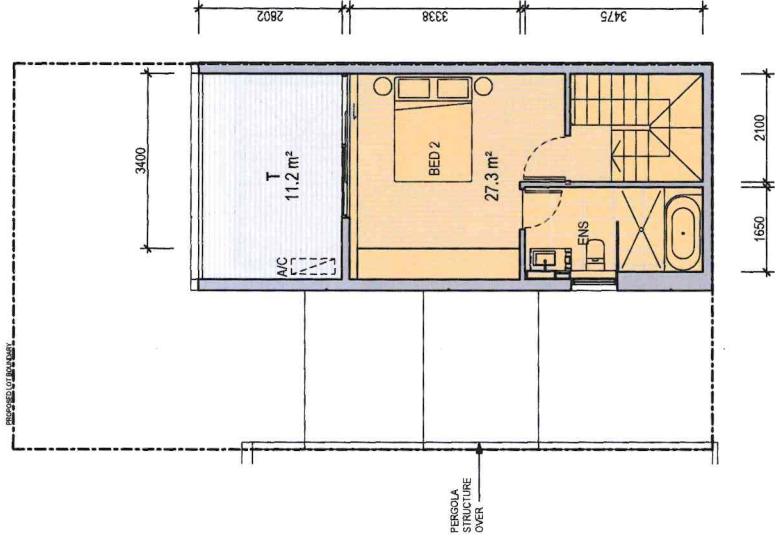
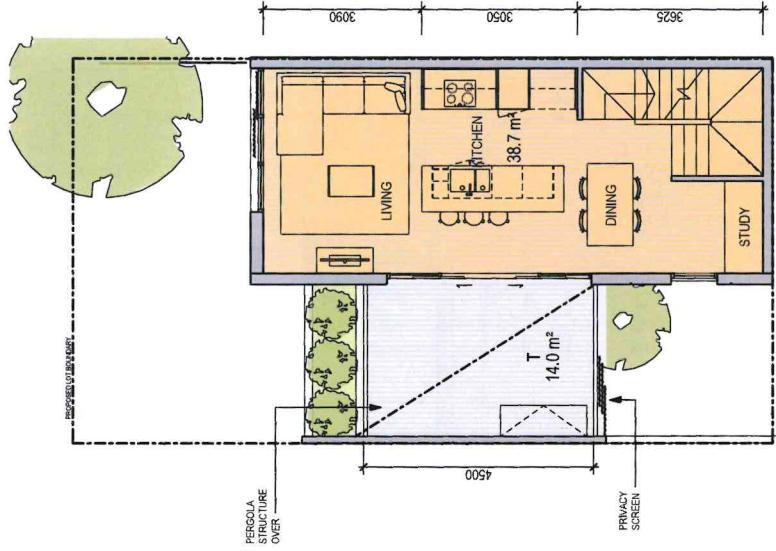
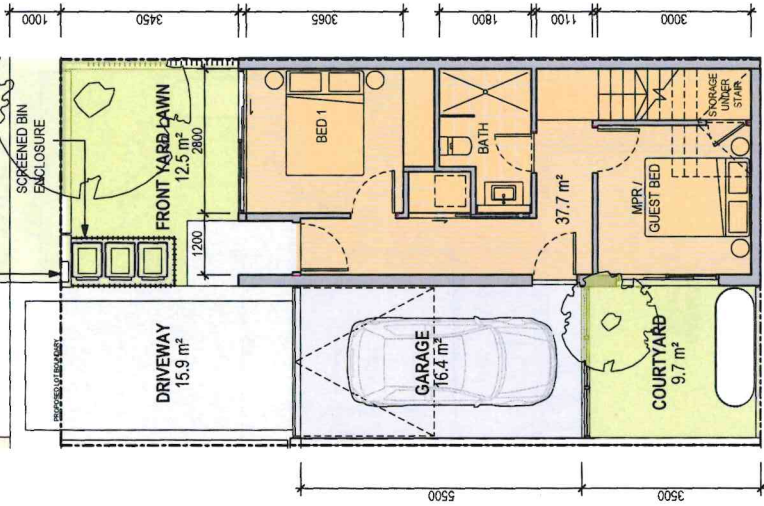
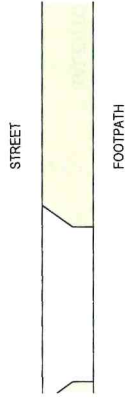
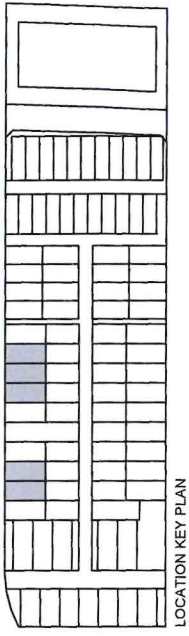
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Material Legend

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Townhouse Type A	
GROUND	15.9 m²
DRIVEWAY	37.7 m²
INTERNAL	16.4 m²
COURT YARD	9.7 m²
FRONT YARD LAWN	12.5 m²
LEVEL 1	
T	14.0 m²
INTERNAL	38.7 m²
LEVEL 2	
T	11.2 m²
INTERNAL	27.3 m²
LOT AREA	183.5 m²
LOT AREA	
102.2 m²	

TOWNHOUSE TYPE A_GROUND

TOWNHOUSE TYPE A_LEVEL 1

TOWNHOUSE TYPE A_LEVEL 2

PRELIMINARY

Revisions

C 18.06.18

FINAL AMENDED PLANS

P1 29.04.23

P2 16.11.2023

P3 14.05.2024

D 14.03.2026

E 09.04.2026

DA Amendment

Project

SALENTO

874 WINDSOR RD

ROUSE HILL, NSW 2155

Project No

216106

Date

25/08/23

Author

JS

Scale

@ A3 / 1 : 100

Drawing No

SK02.01 E

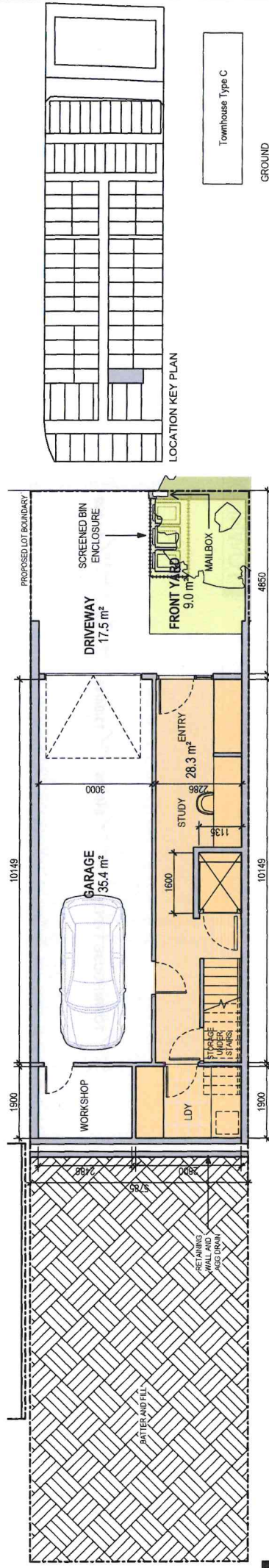
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Brisbane, Gold Coast,
Melbourne, Perth, Sydney
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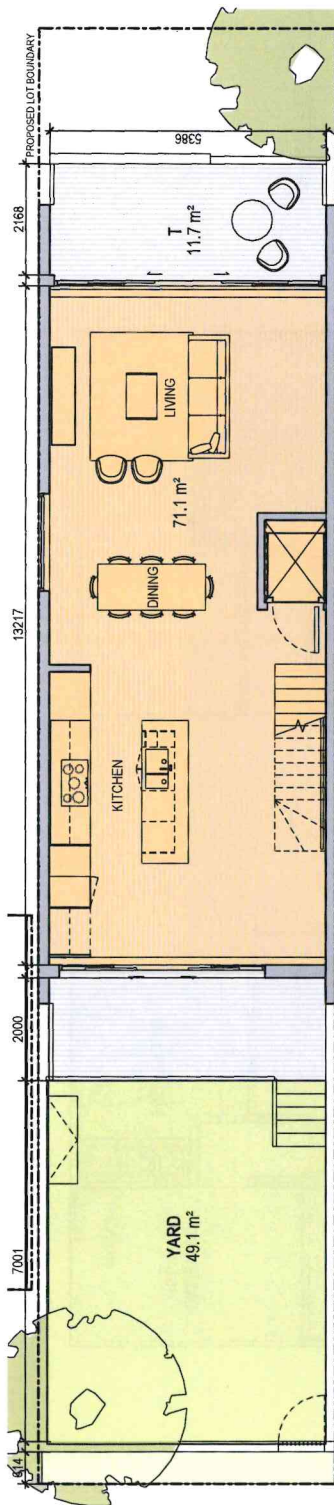
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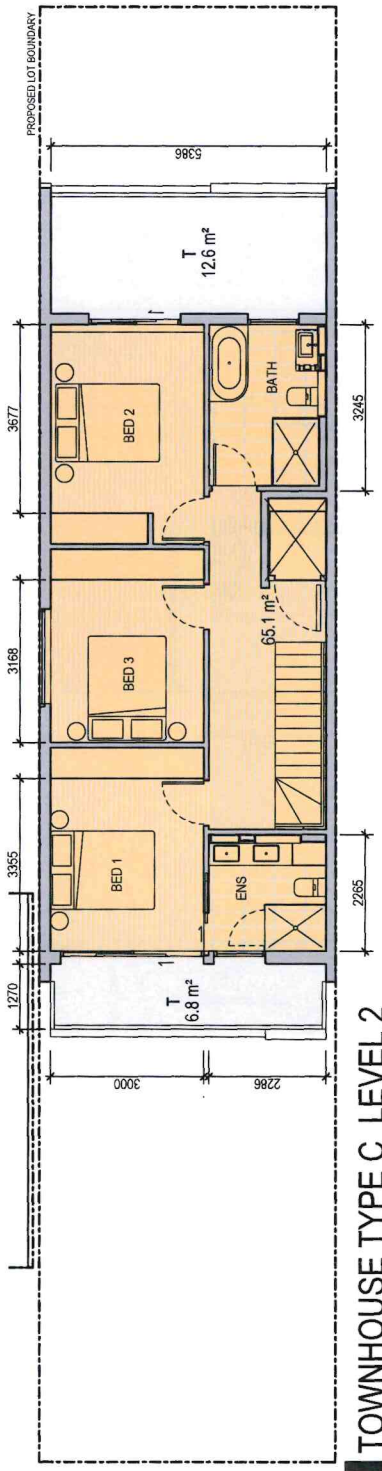
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TOWNHOUSE TYPE C_GROUND

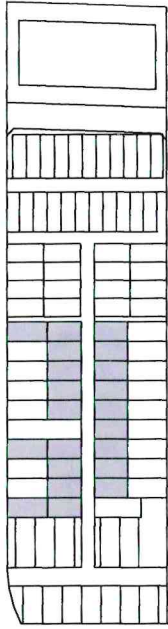


TOWNHOUSE TYPE C_LEVEL 1



TOWNHOUSE TYPE C_LEVEL 2

PRELIMINARY

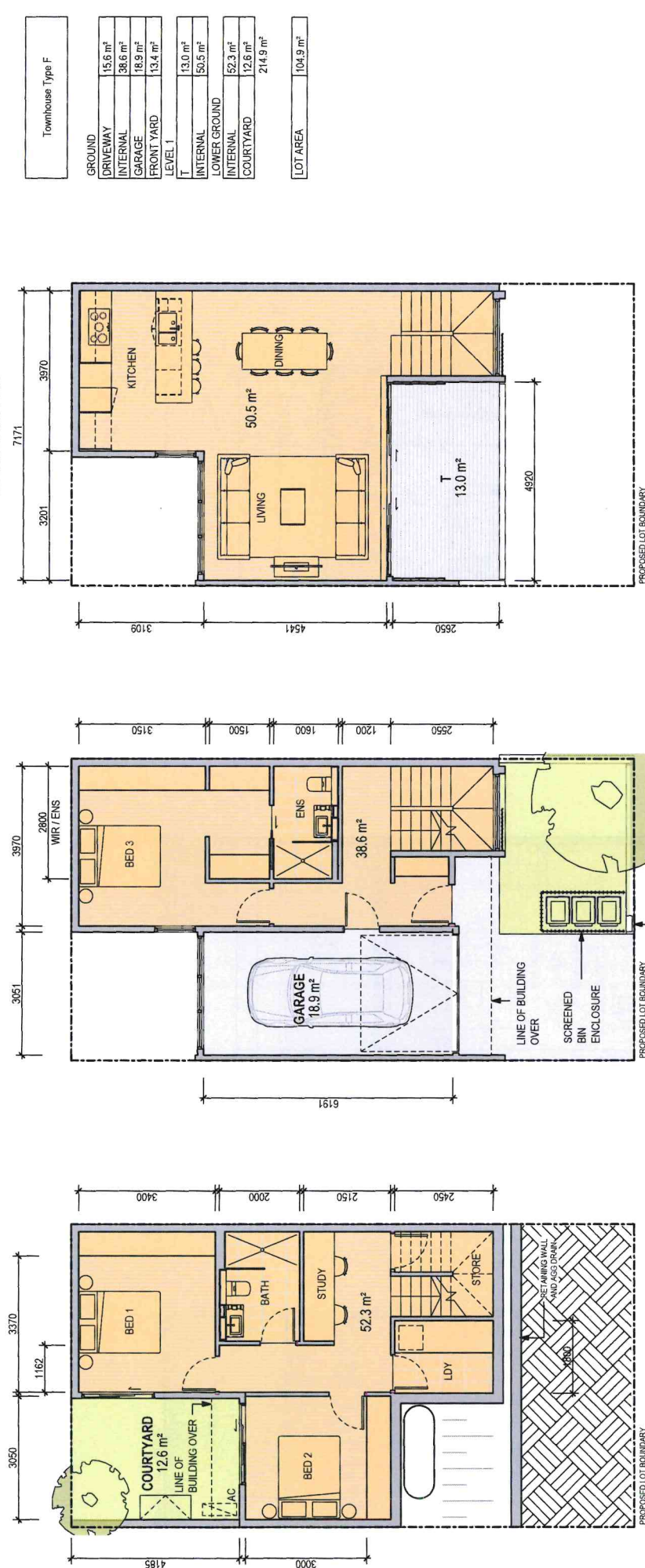
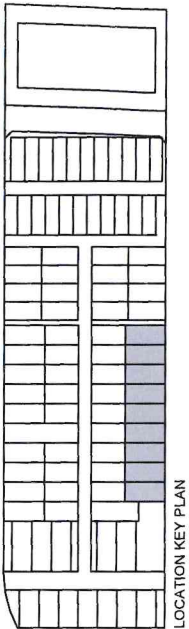


PRELIMINARY

TOWNHOUSE TYPE E_GROUND

TOWNHOUSE TYPE E_LEVEL 1

TOWNHOUSE TYPE E_LEVEL 2



TOWNHOUSE TYPE F1_LEVEL 2

TOWNHOUSE TYPE F1_LEVEL 1

TOWNHOUSE TYPE F1_GROUND

PRELIMINARY

Revisions

B 18.05.18

FINAL AMENDED PLANS

KW

P1 26.08.23

ISSUE FOR INFORMATION

ZL

P2 16.11.2023

For Client Review

SM

P3 16.11.2023

For Client Review

SM

C 18.03.2025

Development Application

TL

D 09.04.2025

DA Amendment

GK

Project

SALENTO

874 WILSON RD

ROUSE HILL, NSW 2155

Project No

216106

Date

25/08/23

Drawing

TOWNHOUSE TYPE F

Scale @ A3

1 : 100

Author

AK

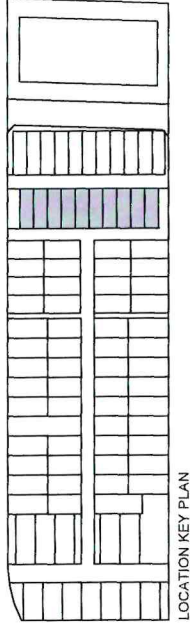
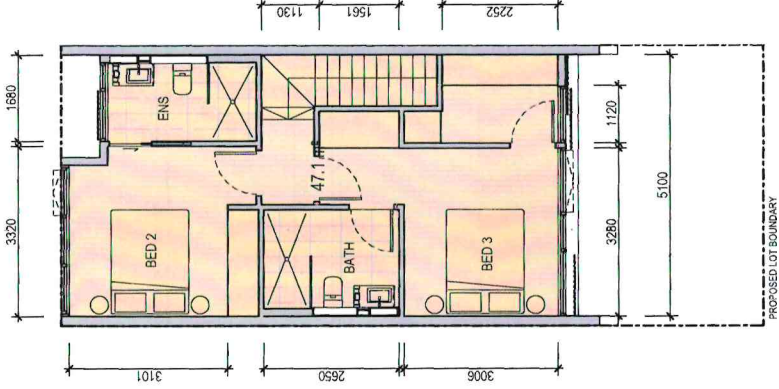
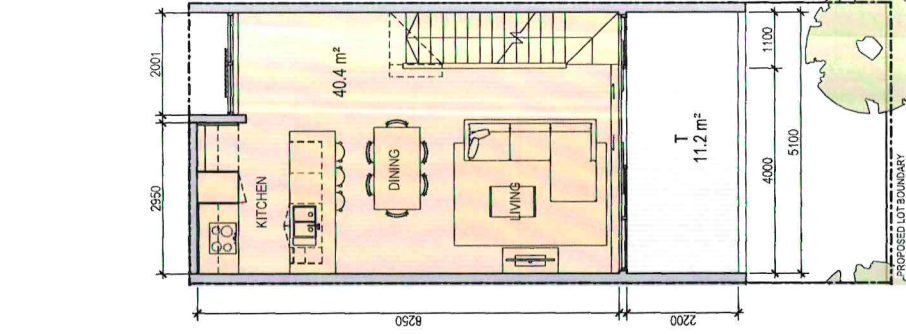
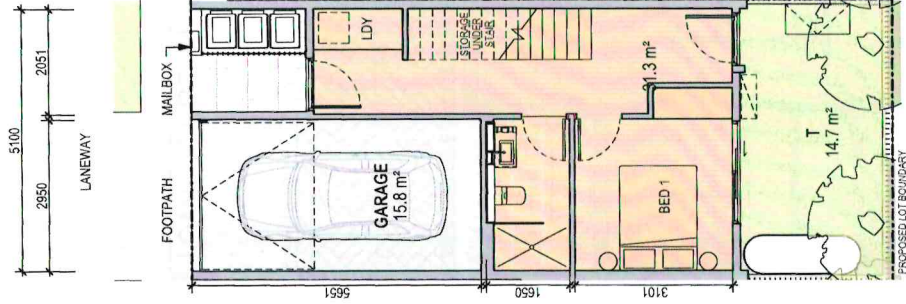
Drawing No

SK02.05 D

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Townhouse Type G	
GROUND	
INTERNAL	31.3 m²
GARAGE	15.8 m²
T	40.0 m²
LEVEL 1	
INTERNAL	40.4 m²
T	11.2 m²
LEVEL 2	
INTERNAL	47.1 m²
T	185.9 m²
LOT AREA	75.2 m²
	104.1 m²

TOWNHOUSE TYPE G_GROUND

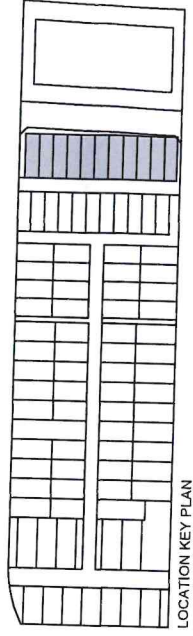
TOWNHOUSE TYPE G_LEVEL 1

TOWNHOUSE TYPE G_LEVEL 2

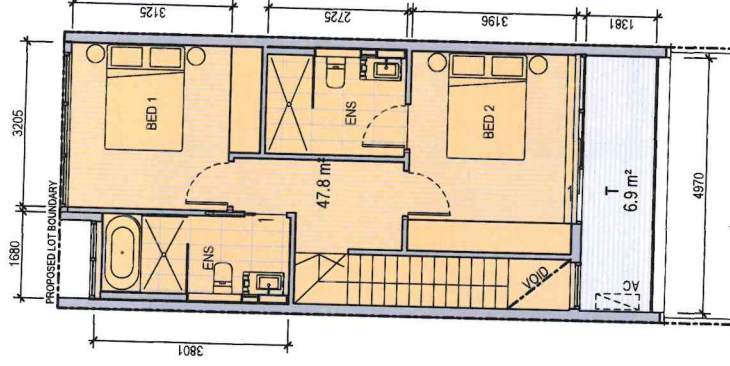
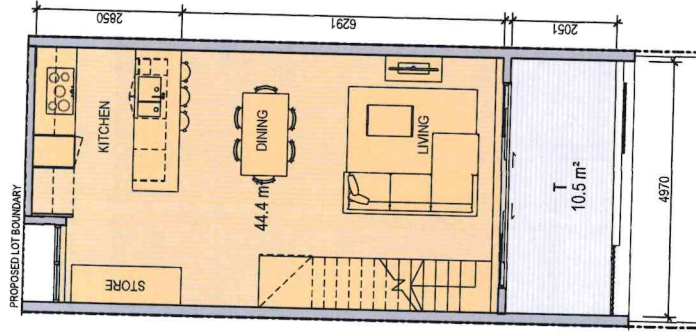
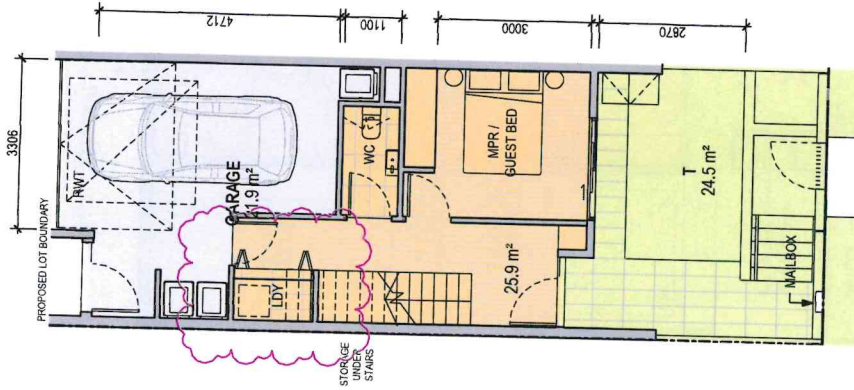
PRELIMINARY

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B 16/05/18	FINAL AMENDED PLANS	KW													
P1 25/04/23	ISSUE FOR INFORMATION	ZL													
P2 18/11/2023	For Client Review	SM													
P3 19/01/2024	For Client Review	SM													
P4 18/01/2024	For Client Review	SM													
C 18/01/2028	Development Application	TL													
D 09/04/2028	DA Amendment	DK													

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LOCATION KEY PLAN



Townhouse Type H

GROUND	
INTERNAL	25.9 m ²
GARAGE	21.9 m ²
T	24.5 m ²
LEVEL 1	
INTERNAL	44.4 m ²
T	10.5 m ²
LEVEL 2	
T	6.9 m ²
INTERNAL	47.8 m ²
	181.9 m ²
LOT AREA	
	76.6 m ²
	81.1 m ²
	93.8 m ²
	99.1 m ²
	102.2 m ²
	104.1 m ²
	128.0 m ²

TOWNHOUSE TYPE H1_GROUND

TOWNHOUSE TYPE H1_LEVEL 1

TOWNHOUSE TYPE H1_LEVEL 2

PRELIMINARY

Revisions	Project	SALENTO
B 18.08.18	FINAL AMENDED PLANS	KW
P1 26.08.23	ISSUE FOR INFORMATION	SM
P2 16.11.2023	For Client Review	SM
P3 02.02.2024	For Information	SM
C 18.03.2026	Development Application	TL
D 19.04.2026	DA Amendment	OK

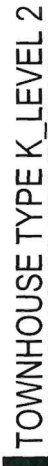
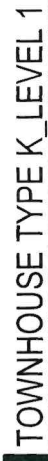
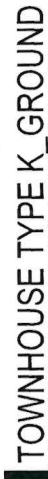
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Author	JS	Scale	@ A3 / 1 : 100	Drawing No	SK02.07 D
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Townhouse Type K

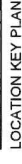
Revisions	Project	SALENTO
B	18.05.18	FINAL AMENDED PLANS
P1	19.04.23	FOR CLERK FOR INFORMATION
P2	16.11.2023	FOR CLIENT REVIEW
P3	19.01.2024	FOR CLIENT REVIEW
P4	02.02.2024	FOR INFORMATION
C	18.01.2026	Development Application
D	09.04.2026	DA Amendment
		KN
		ZL
		SM
		SM
		SM
		TL
		OK

Author /

SK02 08 D

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GROUND	
DRIVEWAY	22.3 m ²
INTERNAL	40.8 m ²
GARAGE	16.5 m ²
FRONT YARD	23.8 m ²
LEVEL 1	
T	15.6 m ²
INTERNAL	50.7 m ²
LOWER GROUND	
INTERNAL	37.5 m ²
COURTYARD	9.5 m ²
COURTYARD	5.8 m ²
	22.4 m ²
LOT AREA	130.5 m ²

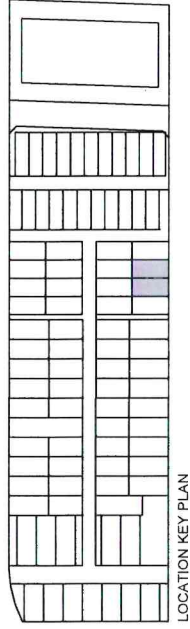


TOWNHOUSE TYPE K1_LOWER
GROUND

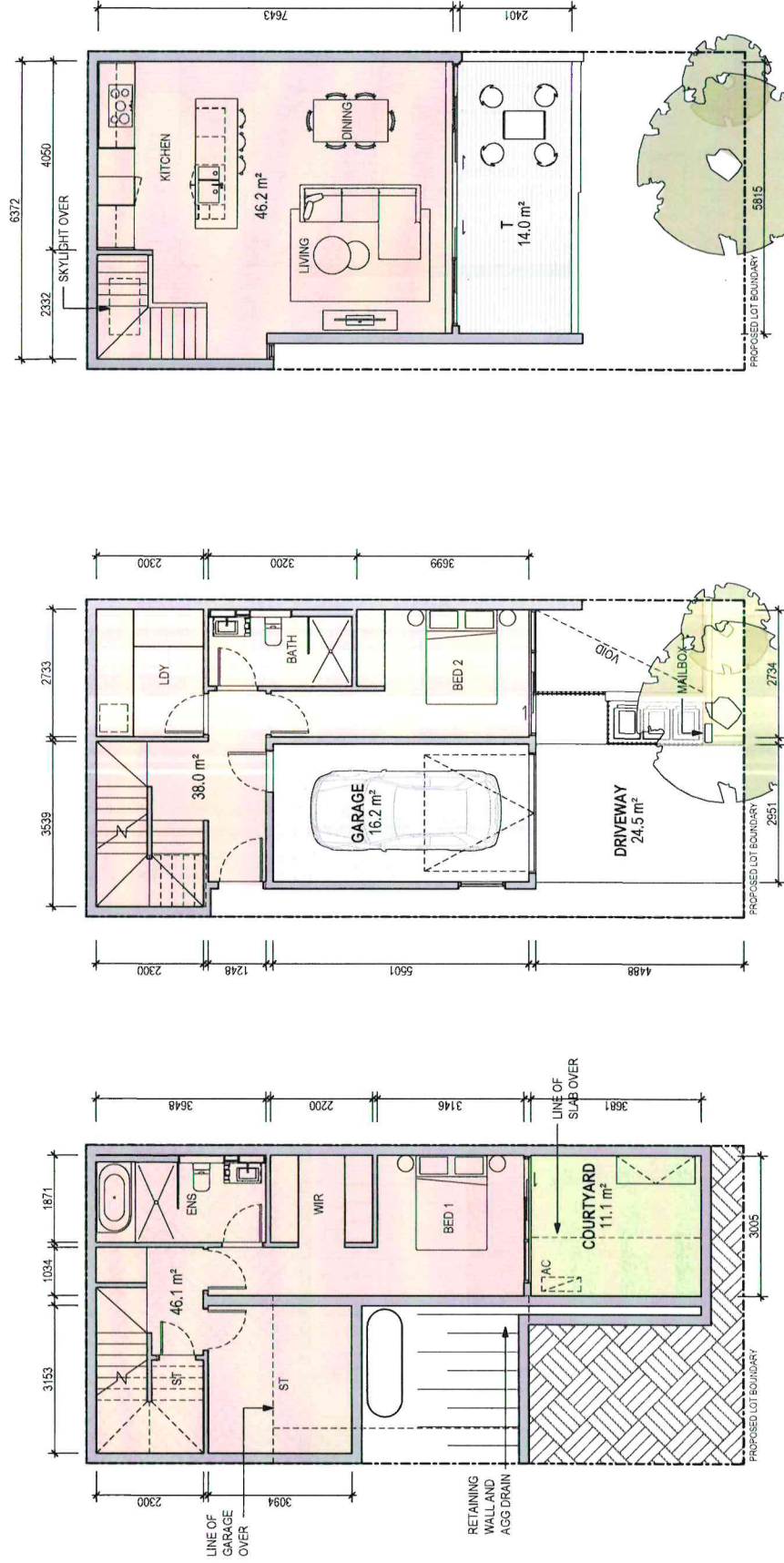
Drawing / **TOWNHOUSE TYPE K1** Project No / **216106** Date / **25/08/2023**

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Townhouse Type K2	
GROUND	
DRIVEWAY	24.5 m ²
INTERNAL	38.0 m ²
GARAGE	16.2 m ²
YARD	2.0 m ²
LEVEL 1	
T	14.0 m ²
INTERNAL	46.2 m ²
LOWER GROUND	
INTERNAL	46.1 m ²
COURTYARD	11.1 m ²
198.0 m ²	
LOT AREA	
56.2 m ²	



TOWNHOUSE TYPE K2_GROUND

TOWNHOUSE TYPE K2_LEVEL 1

TOWNHOUSE TYPE K2_LEVEL 2

PRELIMINARY

Revision	Project	SALENTO
B 18.06.18	FINAL IMAGED PLANS	KVI
P1 29.08.23	ISSUE FOR INFORMATION	ZL
P2 16.11.2023	For Client Review	SM
P3 02.02.2024	For Information	SM
P4 02.02.2024	For Information	SM
D 09.04.2028	DA Application	OK

Drawing	TOWNHOUSE TYPE K2	Project No.	216106	Date	25/08/23
Scale	1:100	Author	JN		
Drawing No.	SK02.10 D				

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Amended Statement of Facts and Contentions

COURT DETAILS

Court	Land and Environment Court of New South Wales
Class	1
Case number	2025/441673

TITLE OF PROCEEDINGS

Applicant	SATMELL HOLDINGS PTY LTD ABN 16 072 275 711
Respondent	BLACKTOWN CITY COUNCIL ABN 18 153 831 768

FILING DETAILS

Filed for	Blacktown City Council, Respondent
Legal representative	Steven Shneider Houston Dearn O'Connor Lawyers
Legal representative reference	
Contact name and telephone	02 9744 9247
Contact email	steven@hdo.com.au

PART A - FACTS

The Proposal

1. The Applicant has commenced these appeal proceedings against the Respondent's deemed refusal of modification application number MOD-24-00563 (**MOD**).
2. On 21 November 2024, the Applicant lodged the MOD seeking modifications to development consent SPP-17-00012 for a residential flat building and multi-unit housing development in conjunction with subdivision, new roads, civil works and landscaping granted by the NSW Land and Environment Court on 5 December 2019.
3. Under legislative provisions introduced to extend development consent lapsing dates related to COVID-19, the period to satisfy the deferred commencement issued for SPP-17-00012 (originally 5 years) is now 5 December 2026.
4. MOD-24-00563 seeks consent to modify the townhouse component of the development as follows:

- i. Increase the gross floor area (**GFA**) from 13,660.7m² to 13,808.5m². This is based on the Section 4.56 Planning Statement prepared by Sutherland and Associates Planning dated August 2024.
 - ii. Increase the Floor Space Ratio (**FSR**) from 0.658:1 to 0.665:1. This is based on the Section 4.56 Planning Statement prepared by Sutherland and Associates Planning dated August 2024.
 - iii. Reduce the number of townhouses from 87 to 86.
 - iv. The overall residential density proposed is 64 dwellings per hectare.
 - v. Increase in height of townhouses above existing ground level ranging from 105mm to 949mm. The maximum exceedance is at the western end of the development, where the height has increased from 9.305m to 9.449m (townhouse 07), representing an exceedance of the 8.5m height limit by 11.1% (approved exceedance was 9.4%).
 - vi. Deletion of townhouse Types D, F and H2.
 - vii. Amend the townhouse bedroom mix from 77 x 2 bedroom and 10 x 3 bedrooms dwellings to 4 x 2 bedroom and 82 x 3 bedrooms dwellings.
 - viii. Conversion of townhouse Types A, E, F1, G, H1 and K from 2 to 3 bedrooms.
 - ix. Add internal lift to townhouse Types B and K.
 - x. Internal layout changes to townhouses.
 - xi. Increase car parking for the townhouses from 129 residential and 9 visitor spaces, to 151 residential (98 in garage and 53 uncovered) and 9 visitor spaces.
 - xii. Increase the total site coverage from 45% to 46.9%.
 - xiii. Reduce the total landscaped area from 32% to 30%.
 - xiv. Amendments to the external facade design and finishes/colours of the townhouses.
 - xv. Amendments to the Stormwater Concept Plan.
5. No changes are proposed to the approved Residential Flat Building.
6. MOD-24-00563 also seeks consent to modify the following conditions:
- i. Condition 2.1.1 – Amend to reflect updated plans and documentation.
 - ii. Condition 2.5.1 – Amend to reflect the amended BASIX Certificate for the townhouses.

- iii. Condition 3.1.1 – Amend to reflect the updated staging plan, noting the amended staging plan reflects the updated townhouse arrangement.
- iv. Condition 3.2.2 – Delete parts (c) and (d), which state:
 - (c) The architectural plans are to be amended to ensure that the garage floor levels of the townhouses are a minimum of 70mm lower than the habitable floor levels.*
 - (d) The architectural plans are to be amended to raise the habitable floor level of TH14 and TH15 to a minimum of 43.90m AHD and garage floor levels to 43.83 to ensure good maintenance access to the Jellyfish device.*
- v. Condition 3.10.1 – Amend to reflect required number of townhouses/bedrooms and current Section 7.11 Contributions rates.
- vi. Condition 3.16.2 – Amend to reflect revised car parking provision for townhouses.

The Site

- 7. The site is described as Lot 3 in DP 135890, and is known as 876 Windsor Road, Rouse Hill (**Site**). Rectangular in shape, it has an area of 20,670m² by DP, with a frontage of 80.81 metres to Windsor Road, a north-western boundary of 258.19 metres, a south-western boundary of 80.77 metres and a south-eastern boundary of 255.62 metres. The site is oriented northeast/southwest and is located on the south-western side of Windsor Road.
- 8. The Site is occupied by a house, sheds, tennis court and dam site with stands of trees (approximately 109 trees) scattered across the Site.
- 9. The Site slopes gently away from Windsor Road to the north-western corner of the site, towards Second Ponds Creek. There is a fall of approximately 8 metres over a distance of 260 metres.
- 10. An aerial image of the Site is shown below.

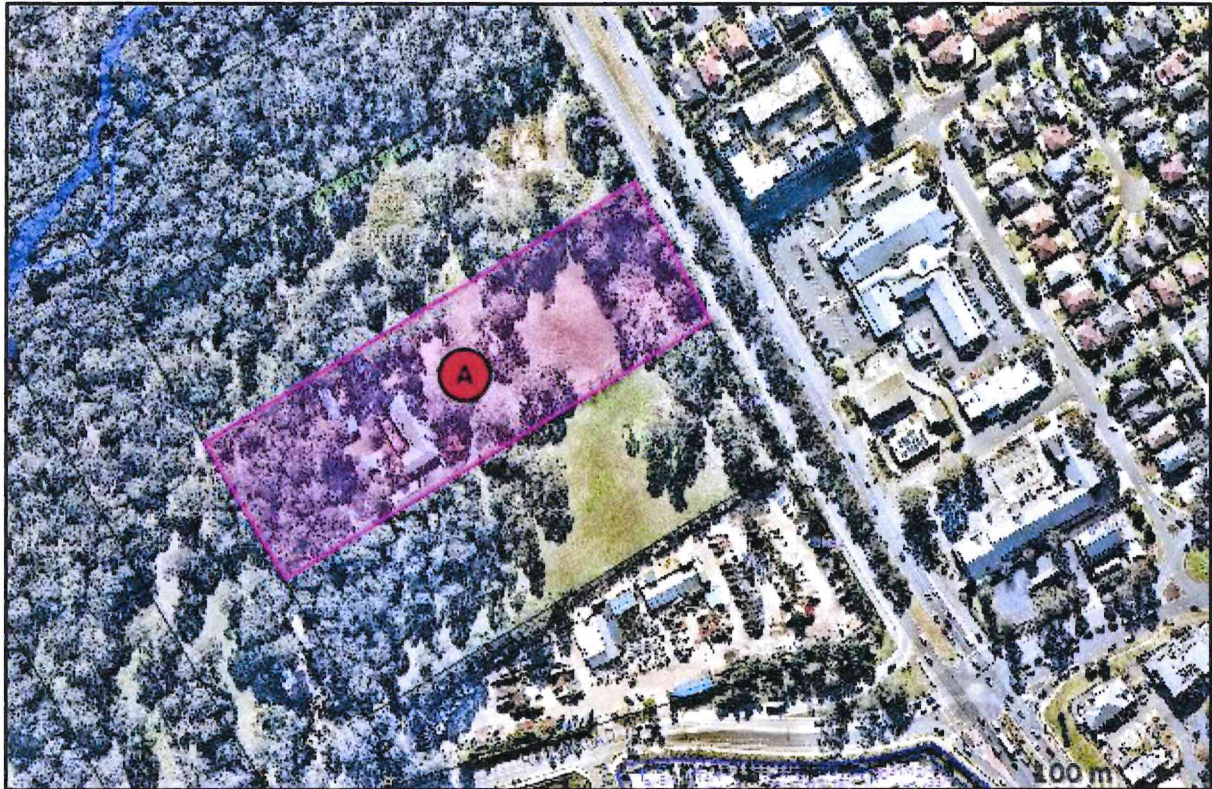


Figure 1: Aerial Photograph – Site marked A (source: Blacktown City Council GIS – Nearmap).

The Locality

11. The Site is approximately 1.2km from the existing Rouse Hill shopping centre and the Rouse Hill Metro Station.
12. The immediate vicinity contains semi-rural dwellings on large lots, some with current approvals for residential redevelopment.
13. Land on the eastern side of Windsor Road opposite the site that is located in the Hills Shire Local Government Area (**LGA**) contains mixed use, commercial development (including Rouse Hill Village Shops) and low density residential accommodation.
14. The Rouse Hill Regional Park and Rouse Hill Park (a State Heritage Item) is located 100 metres to the north of the site. The Second Ponds Creek riparian and open space corridor is to the west and Rouse Road to the south.
15. The Site is within an area that is undergoing rapid change, as it is transformed for planned urban development as part of the North West Growth Centre.
16. A plan showing the location of the Site is below.

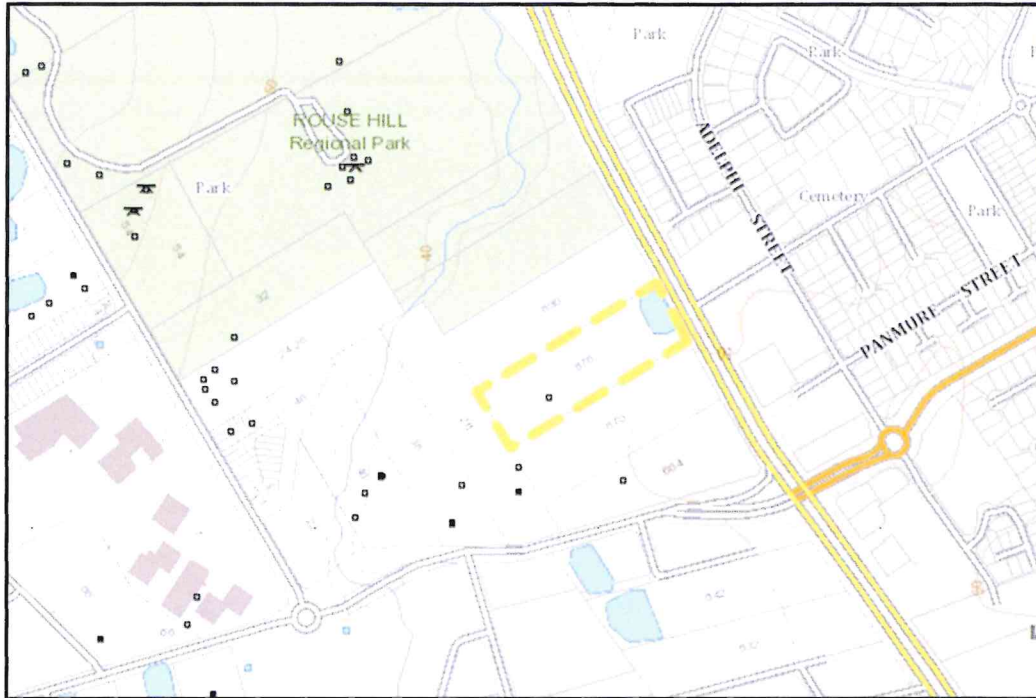


Figure 2: Location Map – Site outlined by yellow broken line (source: NSW Planning Portal).

17. Under the provisions of *State Environmental Planning Policy (Precincts – Central River City) 2021*, the Site is zoned R3 Medium Density Residential, as shown in Figure 3 below.
18. The Site shares boundaries with land that is also zoned R3 Medium Density Residential.



Figure 3: Zoning map of the Site outlined by yellow broken line (source: NSW Planning Portal).

The Statutory Controls

19. The following legislation and statutory instruments are relevant to the assessment of the MOD:
- i. *Environmental Planning and Assessment Act 1979 (EP&A Act)*.
 - ii. *State Environmental Planning Policy (Housing) 2021 (SEPP Housing)*.
 - iii. *State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP Resilience and Hazards)*.
 - iv. *State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP Biodiversity)*.
 - v. *State Environmental Planning Policy (Sustainable Buildings) 2022 (SEPP Sustainable Buildings)*.
 - vi. *State Environmental Planning Policy (Precincts – Central River City) 2021*, including Appendix 8 Area 20 Precinct Plan (**SEPP Central River City**).
 - vii. As shown in Figure 3 above, under SEPP Central River City, the site is zoned R3 Medium Density Residential.
 - viii. Development for the purpose of multi dwelling housing, a residential flat building and subdivision are permissible in Zone R3 with consent.
 - ix. The following SEPP Central River City Maps apply to the Site:
 - Height of Buildings Map referred to in clause 4.3 – a maximum building height of 8.5 metres applies.
 - Residential Density Map referred to in clause 4.1B – a minimum residential density of 25 dwellings per hectare applies.
 - Floor Space Ratio referred to in clause 4.4 – a maximum FSR of 1.75:1 applies.
 - x. Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (**BGCDCP**):
 - Part 1 Introduction.
 - Part 2 Precinct Planning Outcomes.
 - Part 4 Development in Residential Zones.
 - Schedule 4 Area 20 Precinct.
 - xi. Blacktown City Council Engineering Guide for Development 2005 (**Engineering Guide for Development**).

Actions of the Respondent

- 20. MOD-24-00563 was lodged with the Respondent via the NSW Planning Portal on 21 November 2024.
- 21. The MOD was notified between 10 to 24 February 2025. No submissions were received.
- 22. No external referrals were made.

Details of Consideration of the DA

- 23. On 12 December 2024, the respondent sent a letter to the Applicant citing a shortfall of visitor parking.
- 24. The Applicant's planning consultant responded on 12 December 2024.
- 25. On 6 February 2025, 4 March 2025 and 17 April 2025 the Respondent sent letters to the Applicant raising matters related to stormwater plans, details and design.
- 26. On 17 December 2025, the Applicant's planning consultant submitted a consolidated response to the Respondent in relation to the above requests, including amended architectural and stormwater/civil plans.
- 27. The amended plans are not part of the Class 1 application.

Determination of the Application

- 28. The MOD is undetermined as at the date this Amended Statement of Facts and Contentions was filed.

Actions of the Applicant

- 29. On 14 November 2025, the applicant commenced Class 1 proceedings in the Land & Environment Court of NSW appealing against the deemed refusal of the MOD.
- 30. A Section 34 Conciliation Conference was held on 26 March 2026.
- 31. On 25 May 2026, the Applicant filed a Notice of Motion seeking leave of the Court to amend the MOD to rely on amended plans and documents.
- 32. On 29 May 2026, the Court granted leave to the Applicant to rely on an amended MOD Application.
- 33. The key amendments to amended MOD are:

Architectural Plans

- i. Height diagrams updated to address inconsistency concerns.
- ii. Amendments to the calculation of the Floor Space Ratio on plans to ensure consistency and to address inconsistency concerns.
- iii. Internal layout to Townhouse Type H1 updated to ensure laundry is part of the interior of the dwelling.
- iv. Retaining wall shown on the western boundary to be consistent with the amended civil drawings.
- v. A central waste collection room is proposed. This waste layout will ensure a Food Organics and Garden Organics (FOGO) collection service is provided.
- vi. Amended waste plans show the storage areas and collection of bins to allow waste to be collected in an orderly way. The amended plans show that bins are no longer sitting across driveways and there is no conflict with street trees.
- vii. Additional swept paths have been included to demonstrate the ability of vehicles to manoeuvre in and out of driveways that are adjacent to the new retaining wall.

Civil Engineering and Stormwater Plans

- viii. A temporary retaining wall located entirely on the subject site within proposed Road MC01. The temporary retaining wall is proposed to remain until the remainder of Road MC01 is constructed by neighbouring properties.
- ix. Consequential removal of the temporary fill batters over No. 28 Rouse Road and No. 890 Windsor Road. These batters (and the easements providing the property rights for them) will be no longer required as a result of the temporary retaining wall solution.
- x. Re-design of the permanent drainage easement from T.2 to E.1 over No. 890 Windsor Road.
- xi. Consequential removal of temporary drainage easement from T.1 to E.2B over No. 890 Windsor Road.

Documents

- xii. Geotechnical Assessment.

Amendments to the Development Proposal

- xiii. Amend the description of the MOD.

- xiv. Change the timing requirement for the registration of the easement(s) over neighbouring land so that instead of being deferred commencement matters, they are to be required prior to the issue of a Construction Certificate.
 - xv. Clarify what conditions and plans are sought to be amended as part of this MOD.
- 34. On 9 June 2026, the Applicant filed an amended Class 1 application to the Court.
 - 35. On 12 June 2026, the Court granted leave to the Applicant to amend its Class 1 application.
 - 36. The amended MOD did not require renotification.
 - 37. This Amended Statement of Facts and Contentions relies upon the amended material.

PART B - CONTENTIONS

B1 CONTENTIONS THAT THE AMENDED MODIFICATION APPLICATION SHOULD BE REFUSED

The Council contends that the following facts, matters and circumstances require or should cause the Court in exercising the functions of the consent authority, to refuse consent to the Amended MOD.

- 1. **Resolved**
- 2. **Resolved**
- 3. **Resolved**
- 4. **Resolved**
- 5. **Stormwater Engineering**

The information submitted with the amended MOD is inconsistent and inadequate and a proper assessment cannot be carried out on this basis for compliance with BGCDP, the Engineering Guide for Development (**BEGD**) and the Blacktown City Council Development Control Plan (**BDCP**) 2015. The proposed development fails to incorporate adequate stormwater infrastructure to provide for the development.

Particulars

- i. The amended MOD fails to provide sufficient information to demonstrate that adequate stormwater infrastructure will be provided for the development.

- ii. The proposal fails to adequately drain the property that is piped to the diversion pit identified as G17 on C-200. The method of draining the site has not been indicated in a manner that can be practically implemented, as it is noted the invert of pit G17 is lower than the inlet level of the Stormwater 360 JF-3250-17-3 directly downstream.
- iii. The proposal fails to consider the head required for the tertiary water treatment devices to operate in accordance with manufacturer's specifications and design constraints. The head requirements are to be clearly indicated on the submitted plans and shown to operate within the design constraints.
- iv. The proposal fails to make adequate provision for the development to drain over downstream properties.
 - a. Under Section 4.7 of the BEGD, inter-allotment drainage shall be provided to every lot which does not drain directly to a road frontage. The creation of a minimum 3.5m wide temporary drainage easement, with a Restriction to User over the centreline of the 2 proposed stormwater pipes from E.1 to E.2B and E.1 to T.2 over Lot 2/DP 1033564 and any tail out and swale works in favour of Lot 3/DP 135890 as per the BEGD. The Restriction to User and drainage easement must be registered with NSW Land Registry Services. The easement must be registered prior to the issue of a Subdivision Certificate. The easement shall contain a sunset clause enabling the easement to be extinguished upon the registration of the subdivision over Lot 2/DP 1033564. Details of the proposed easement are to be shown on the drainage plans from the northern boundary of the site to the proposed connection to Council's future drainage system.
 - b. Under Section 4.7 of the BEGD, a minimum cover over inter-allotment pipelines shall be 300mm. This is not achieved for the pipeline downstream of the development within the proposed easement over 890 Windsor Road.
 - c. Appropriate land stabilisation and velocity controls are required for the tailout structure. Details of the tailout are to be provided with the stormwater plans. The tailout structure shall, as a minimum, include an 8m wide level spreader along the level contour line immediately downstream of any scour protection using sandstone hit and miss blocks to evenly distribute the flows.
 - d. Under Section 4.14 of the BEGD, temporary infrastructure is required where the regional infrastructure for the site is not yet operational and/or where there is no suitable legal drainage connection between the site and

the regional facility. Suitable temporary infrastructure, to ensure downstream properties are not adversely affected by increased overland flows, is required. Flows off the development site are to be no greater than predevelopment peak flows for all storm events. The infrastructure shall be wholly with the development site and not within land to be dedicated to Council in the future. All temporary drainage works installation required to service the approved subdivision/development shall not be sited on future or existing Council land, including road reservations and/or public reserves. The infrastructure shall be constructed prior to any issue of a Subdivision Works Certificate and shall remain in place until the suitable legal drainage connection between the site and the regional facility is created.

- e. The engineering plans for the temporary infrastructure shall also include details for the transition works required at each stage, including decommissioning of the system and rehabilitation of the site. Details of the decommissioning of the temporary stormwater control infrastructure shall be provided with the stormwater plans.
- f. It is noted the proposed drainage system is generally designed to cater for the critical 5% AEP (approx. 20 year) storm event. This includes the temporary diversion pipelines T (from Pit A.2 to T.2) and E (from Pit B.2 to E.2a). However, overflows from storms in excess of the 5% AEP, from all areas draining to the proposed roads along the southern and northern boundaries, will overflow at A.2 and B.1a, into the adjoining land (Lot 194/DP 208203 and Lot 2/DP 1033564 respectively). There is no legal means to direct runoff from the development site to adjoining land. Any overland or stormwater flows up to the critical 1% AEP (100 Year ARI) event must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged to the proposed easement. A suitable method of managing the overland flows in excess of the 5% AEP storm events shall be provided for approval with the stormwater plans.

6. **Resolved**

7. **Public Interest**

The Amended MOD should be refused because approval of the proposal would not be in the public interest having regard to the Contentions raised in this Amended SOFAC.

Particulars

The proposed development does not comply with relevant statutory provisions that apply to the Amended MOD.

B2 CONTENTIONS RELATED TO INSUFFICIENT INFORMATION

8. Stormwater Engineering Matters

The engineering plans have a number of inconsistencies and/or insufficient information which does not allow for the proper assessment of the Amended MOD, for compliance with **BGCDP** and **BEGD**.

Particulars

- i. The proposal fails to provide an updated DRAINS model to support the stormwater catchment plan and drainage system design and the catchments upstream of the development site. The catchment plan for interim and ultimate development site conditions and a catchment plan for regional basin as referred to by Council as S10, shall be provided for clarity together with the DRAINS model and Engineering Plans.

Under BEGD Section 2.15 - Drainage Catchment Plan – “A plan showing all internal and external catchments affecting the development and their breakdown into sub-catchments” is to be provided. All the details as outlined in Section 2.15 are to be included in the Drainage Catchment Plan. An updated Catchment Plan and DRAINS model which accurately reflects the proposed drainage system, including all sub-catchments shall be submitted to support the stormwater plans.

- ii. The proposal fails to provide an updated MUSIC model to support the stormwater drainage system design. An updated MUSIC model, meeting the requirements of BDCP 2015 Part J and BEGD shall be submitted with the stormwater plans. The MUSIC model shall include all proposed rainwater tanks and Stormwater Quality Improvement Devices (SQIDs), including the proposed Jellyfish units and Enviropods.
- iii. Engineering plans C200, 201, 202 and 203: There are no details of the invert levels nor ground surface levels of the stormwater drainage pits. In particular, there are no long sections provided for the lines draining the roof areas. Under **BEGD** Section 2.17 – “A longitudinal section of each drainage pipeline is to be shown.” Surface and Invert levels of all pits are to be provided on the drainage plan, together with relevant details of their connections into the rainwater tanks.

The stormwater line to the west of Pit A.2 shall have a minimum invert of RL 43.60 at the property boundary to connect with future development.

- iv. Engineering plans C200, 201, 202 and 203: Relevant details of the rainwater tanks proposed levels and inlet and outlet levels, including the connections to the adjacent stormwater system, are to be provided.
- v. Engineering plans C200, 201, 202 and 203: All downpipes and pipes connecting to the rainwater tanks are to be shown on the drainage plans.
- vi. Engineering plan C231, 232: Long sections for the stormwater lines draining the roofs have NOT been provided. Under **BEGD** Section 2.17 – “A longitudinal section of each drainage pipeline is to be shown.” These shall be provided with the drainage design details.
- vii. Engineering plan C200: Relevant details of the Stormwater 360 JF-3250-17-3 and 2250-8-2 (SQIDs) including proposed surface levels, top water levels and inlet and outlet levels and the connections to downstream and upstream pits, are to be provided.
- viii. Enviropods treating only surface flows require a minimum clear depth of 500mm below the grate to any inlet or outlet pipe obvert. Enviropods treating surface flows and upstream pipe flows require a minimum clear depth of 500mm from the invert of the upstream pipes to be treated, to the obvert of the outlet pipe. Where these pits are treating upstream pipe flows, the inverts of all pipes in and out of the pit are to be shown. Surface and invert levels of all pits are to be provided on the drainage plan, together with relevant details of the Enviropods.
- ix. Engineering plan C231, 232: The long section for the drainage lines that include the SQIDs are to show the SQIDs along their relevant long section. The plan must present the hydraulic grade line (HGL) in the long section for drainage lines, including the effect of the SQIDs and associated diversion pits in the HGL, and demonstrate that sufficient head is available to operate the filters in accordance with the manufacturer’s specifications and ensure that the drainage system will not surcharge upstream.
- x. Engineering plan C200: The invert level of the Stormwater 360 JF-3250-17-3 (IL42.67) is higher than upstream Pit (G17) IL 42.26 (as indicated on diversion pit detail on Plan C222). This error shall be resolved, prior to approval being granted.

- xi. Engineering plan C200: Drainage line F (Pit F.1 to F.7) is shown to be close to retained trees within the rear courtyards of TH.01 to TH.07 (as shown in Architectural Plan TP21.01 K). To reduce the impact on tree roots, the proposed pipeline shall be as far as practicable from the tree and outside the tree's Structural Root Zone (**SRZ**), of the trees to be retained. The pipeline is to be clear of any permanent structure. The Tree Protection Zone (**TPZ**) and SRZ of all trees to be retained, are to be shown on the drainage plans.
- xii. Engineering plan C222: BEGD Appendix B Section C Pits – General Requirements – Step irons are required for all pits greater than 1m depth. Levels related to the diversion pits are to be shown and be consistent with the architectural plans. Step irons and maintenance access lids in appropriate locations within the diversion pits are to be included in the details.
- xiii. Engineering plan C222: The level and configuration details of the inlets and outlets to and from the diversion pits are inconsistent with the details shown on C200 and C202. These inconsistencies are to be resolved and amended plans with these corrections are to be submitted.
- xiv. Details of the decommissioning of all temporary stormwater lines, including the line between E2.A and B.2, the line between T.2 and E.1 and the line between A.2 and T.5, shall be provided with the stormwater plans. Decommissioning details shall include details of the removal of the pipelines within the future roadway and the neighbouring property and details of the road pavement restoration in the stormwater and engineering plans.
- xv. The drainage line between B.2 and E.2.A is noted as a temporary line. A design of the ultimate relaying of this drainage line, to drain towards B.1, with all its details, shall be provided for approval. This ultimate scenario is to be modelled in DRAINS to ensure the drainage system will operate to cater for the critical 5% AEP storm event. This ultimate scenario design is to be provided in parallel with the temporary design, and shall include the future connection towards the regional basin, referred to by Council as S11, to the north of the site.
- xvi. Engineering plan C251: The Erosion and Sediment Control Plan does not follow BCDP 2015 Part J and all the principals found in accordance with Managing Urban Stormwater: Soils and Construction (The Blue Book) Section 9.3 "Medium-Density Development Requiring a SWMP" or 9.4 "Subdivision Development Requiring a SWMP". For such sites, the Sediment Control Plans are to divide the site up into manageable areas and appropriate for staging the

works. A suitable Erosion and Sediment Control Plan shall be submitted with the engineering plans.

- xvii. Engineering plan C251: The boundary silt fence is shown to be on or outside the site boundary. Amended plans are to be submitted showing all sediment and erosion control measures wholly within the development site boundary.
- xviii. Geotechnical Assessment (Green Geotechnics): The assessment refers to bore holes being drilled for the investigation. However, a map with the location of the bore holes nor bore logs have been provided. These are to be provided together with the engineering plans.
- xix. Geotechnical Assessment (Green Geotechnics): The assessment recommends, as part of the deconstruction methodology for the temporary retaining wall, that "the temporary excavation batter be formed as a series of stepped horizontal benches and vertical cuts to allow the widened formation to be "keyed in". This recommendation is to be adopted into the design and shown on the engineering plans.
- xx. Plan C201 Rev C dated 09/04/2026 – Confirmation of what is to be meant by "Proposed Title Boundary", as mentioned near Kerb-Inlet-Pit (KIP) D1, shall be provided together with confirmation that drainage line B10 to B8 will be constructed along the kerb line and NOT within the property boundary. Plan C201 Rev C indicates crossing drainage lines (B10 to B11, B9 to D1...) will be under the full road pavement width. Confirmation that the full road width pavement will be constructed within the subject development site.

SIGNATURE

Signature of Mary Macken

Capacity

Solicitor

Date of signature

18 June 2026