

Conditions of consent (draft)

Proposed development Staged development for Torrens title subdivision of 1 lot into 2 superlots; civil works including new public roads, construction of multi dwelling housing with 2 levels of basement car parking, and strata subdivision into 145 residential lots and common property which includes 3 private roads.

Property description Lot 134 DP 208203, 51 Terry Road Rouse Hill

1. Deferred Commencement Conditions

1.1 Deferred Commencement

1.1.1 This development consent is not to operate until such time as:

The applicant obtains written concurrence from Council's Coordinator Engineering Approvals for the proposed stormwater configuration serving the development. The stormwater concept plan shall ensure:

- Drainage from the entire site is connected into Council's existing drainage system.
- A legal and contiguous stormwater connection, capable of appropriately and safely conveying stormwater from the site to the regional facility (or creek) for all flows up to and including the 100-year ARI.
- Note this may involve the acquisition of an easement (in gross) to drain water through downstream properties and the re-configuration of the proposed stormwater concept plan.

Note: Any substantial changes to the engineering concept plan will require a section 4.55 modification application to ensure the nominated engineering plans of the consent are consistent with the outcome of the deferred commencement matters.

1.2 Deferred Commencement conditions (Drainage Section)

1.2.1 An amended Stormwater Management Report Rev C from Craig and Rhodes Project No 046-18C-DA-SWMR-C, is required to address the following to the satisfaction of the Manager Asset Design:

- i. Amend the 2Yr rainfall intensity in Table 7 to the correct value.
- ii. Review the SEI calculation for each lot based on the revised MUSIC model.
- iii. Ensure the SEI is < 3.5 for each lot and consideration given to the stretch target of 1.
- iv. Though BASIX and the SEI may be satisfied in principle these are the absolute minimum requirements, additional rainwater tanks should be provided to satisfy the principles of Section 6.5.1(b) and the controls 6.5.3 parts 2 and 4 of *Blacktown City Council Growth Centre Precincts Development Control Plan 2010*.
- v. Amend the report based on changes to the MUSIC model and drawings as a result of the amendments detailed below.

1.2.2 Amended MUSIC model from Craig and Rhodes is required to generally address the following to the satisfaction of Council's Manager Asset Design:

- i. The MUSIC model layout is incorrect. There are 4 WSUD chambers proposed for Lot 1 but only 2 are shown (combined) in the model. For WSUD treatment

2 this design approach leads to odd numbers of cartridges and OceanGuards. These can't be half a cartridge. These need to be split into 5 with a common junction node to represent all of Lot 1.

- ii. Once split the model and plans need to be clear where the rainwater tanks are collecting roof water.
- iii. The roof catchment draining to the RWT is unsatisfactory. For Lot 2 a single 1.5kL RWT would only capture roof water off one terrace not 50% of all the terraces and this has not been allowed for in the drainage system. For Lot 2 the usage would only apply to one terrace.
- iv. The rainwater tank (RWT) usage proposed is unsatisfactory. Allow 20 kL/yr for outdoor use for a single terrace.
- v. The roof catchment areas directed to the RWTs within Lot 1 and the demands nominated are all excessive.
- vi. The Stormfilter chamber areas upstream of the weir (including the storage area under the OceanGuard chamber) are too large for effective operation of the Stormfilters. Reduce the combined size of both chambers to 20 m³/Ha draining to them (below the Stormfilter weir level). The area of the cartridges is then to be deducted to provide the net area in the model.
- vii. For Lot 2 the MUSIC model shows a 20 m² bioretention filter area (noted as 15 m² on the node) draining 990 m² of catchment. There is nothing to note where this is on the plan and there are no details or sections relating to bioretention on the drainage plans.
- viii. No site is able to collect all stormwater for treatment. The areas around the stormfilters themselves are in bypass, of at least of the OceanGuards. The areas along the frontages of the townhouses are likely in bypass at least in parts.
- ix. Consider all areas of likely bypass.
- x. Ensure the site has a minimum 85% imperviousness overall.

1.2.3 Amend the subdivision plan prepared by Duncan Sim to address the following to the satisfaction of the Manager Asset Design:

- i. Widen the link towards Terry Road at the western end of Road 2 to 8 m wide as public road reserve and extend to the boundary with Lot 2812 DP1253963.
- ii. Remove the grudge strip of land west of Lot 2, or detail why this is required.

1.2.4 Amended architectural plans from Hayball Project No. 2281 are required to address the following to the satisfaction of the Manager Asset Design:

- i. Adjust the townhouse arrangement at the southern end of Lot 2 (principally F-12) based on the revised 8 m wide western access handle width to Terry Road.
- ii. Set the habitable floor levels a minimum of 225 mm above finished ground levels.

1.2.5 Amended drainage plans from Craig and Rhodes Project No 046-18C-CC, (Revision A) are to generally address the following to the satisfaction of the Manager Asset Design:

- i. Set the habitable floor levels a minimum of 225 mm above finished ground levels.
- ii. Rename all "OceanGuards" to "200 micron OceanGuards".
- iii. Ensure all the WSUD Chambers and OceanGuards are in common property and outside private open space.

- iv. Amend Drawing 0102 to show the 8 m wide access as road reserve at the south west corner of the site as a prolongation of Road 2.
- v. Amend Drawings 0101 and 0102 to delete Pit 1/11 as drainage pits within the road are not permitted. Relocate the outlet pipe from Pit 1/10 to the opposite tangent point of road 1 to the development to the north and then splayed to 1/12. To ensure this pipeline does not exceed an angle of 90° Pit 1/10 may need to be repositioned further east. Alternative layouts can be considered.
- vi. Council will not accept parallel pipe systems along both sides of the road. Amend Drawings 0101 and 0102 to provide stub pipes to collect the ½ Road 1 flows from the adjoining northern development where the construction of this development precedes the development to the north. Revise the pipe size to convey the additional ½ road flows.
- vii. Amend Drawings 0101 and 0102 to redirect the outlet pipe from A\12 to the OceanGuard Chamber and not to A\13.
- viii. Provide a 150 mm kerb along the western boundary of Lot 2 to direct surface flows to the drainage inlet system.
- ix. Amend Drawing 0102 to rename the southern WSUD chamber 2 as WSUD chamber 4.
- x. On Drawings 0101 and 0102 for Lot 2 there is insufficient information provided to show how the drainage flows will reach the WSUD chamber. Details of trench grates at the boundary or in front of the garages. Details of how water gets from the front of the garages to the central courtyard to the rear with appropriate levels and grades. Much more information is required.
- xi. Provide details of where the rainwater tanks are located and sizes and what roof areas are directed to them.
- xii. On Drawings 0101, 0102, 0103 and 0104 for Lot 1 there is insufficient information provided to show how the drainage flows will reach the WSUD chambers. The darker finished contours shown on the plan clearly grade towards the north west whereas the internal catchment plan shown on Drawing 0702 show the catchment equally split and half draining to the south west contrary to the contours. Based on the contours this catchment arrangement cannot be achieved.
- xiii. Amend Drawing 0103 to rename the southern WSUD chamber 2 as WSUD chamber 5.
- xiv. A surface inlet pit is to be provided within each private courtyard.
- xv. Where it is intended to collect surface flows near the road boundaries provide typical details as to how this will be achieved.
- xvi. Provide a section across the driveway into the basement. Provide an internal crest in the driveway a minimum of 300 mm above the gutter invert level.
- xvii. Provide a MUSIC catchment plan that shows both the land use and the areas contributing to each specific device. To make this more understandable it may be easier in many cases to split these into two separate plans. Show where the driveway ramp water is to go.
- xviii. On Drawing 0752 only one set of the WSUD details is provided to try and represent three distinct WSUD chambers with differing cartridges and number of OceanGuards. Provide a separate diagram for each type.
- xix. On Drawing 0752 the configuration of the entry pipe to the OceanGuard chamber is incorrect. The inlet pipe must discharge directly into the concrete channel between the OceanGuards. The current channelisation is unacceptable. Where site constraints force the internal pipe to enter in the

direction shown on the current plan the OceanGuards concrete channel is to be reorientated 90°.

- xx. On Drawing 0752 (and 2 others) provide details for the bottom table "WSUD Chamber Dimension & Levels" for WSUD chambers 4 and 5.
 - xxi. On Drawing 0752 (and 2 others) provide details for the bottom table "WSUD Chamber Dimension & Levels" to provide that level "B" is a minimum of 300 mm above level "C". Currently chambers 1 and 3 do not comply. Unclear for chamber 4 and 5. In some instances it may be necessary to use standard 460 Stormfilter cartridges to reduce the weir level "C".
 - xxii. Where 460 Stormfilter cartridges are used the minimum length of the Stormfilter weir (L) is to be increased to $L > 13.2 \times Q_{20}$ in m, where Q_{20} is in m^3/s .
 - xxiii. For the 460 mm cartridges, the Stormfilter tank includes a baffle extending from the tank soffit to 300 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables.
 - xxiv. For the below ground stormfilter tanks provide minimum 900 mm by 900 mm access points positioned such that the maximum distance from any point in the tank to the nearest access is not greater than 2 m for clear heights less than 1.0 m, 3 m for clear heights less than 1.5 m, 4 m for clear heights less than 2.0 m and 6 m for clear heights greater than 2.0 m. Access grates to the stormfilter chamber are to have metal mosquito proof mesh welded to the underside of the grates.
 - xxv. Clearly indicate which WSUD chamber the driveway ramp water and basement pump discharge to. Show the pump riser directed through the OceanGuards.
- 1.3 If the satisfaction of any of the above deferred commencement conditions results in any changes to the operational conditions in this consent, the Applicant must lodge a modification application, seeking consent for those changes.
- 1.4 All of the requirements listed in the above conditions must be completed within 24 months of the date of this "Deferred Commencement" consent. Should these matters not be completed to Council's satisfaction within this time period, this "Deferred Commencement" consent will lapse

2 Advisory Notes

2.1 Terminology

- 2.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 6.4 of the Environmental Planning and Assessment Act 1979.

2.2 Scope of Consent

- 2.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

2.3 Other Approvals

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

2.4 Services

2.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Recognised Energy provider
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

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

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

2.4.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

2.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

2.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

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

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

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

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

- 2.5.2 The proposed planting of Eucalyptus or Corymbia species in the “Buffer plantings along boundary” cannot be part of the road reserve plantings as council does not allow these species to be used as street tree plantings.

2.6 Identification Survey

- 2.6.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

2.7 Payment of Engineering Fees

- 2.7.1 If the applicant wishes for Council to issue the Construction Certificate or Subdivision Works Certificate as nominated in the ‘Prior to Construction Certificate/Subdivision Works Certificate please:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person and in accordance with Councils Standards.

2.8 Other Matters

- 2.8.1 This plan of subdivision is not to be released until public road access is provided.

2.9 Transport for NSW (Roads and Maritime)

- 2.9.1 The proponent should be advised that the subject property is within a broad area currently under investigation in relation to the North West Growth Centre road network strategy. If any further information is required, the proponent should contact 1300 367 561 or email RiverstoneNWGC@rms.nsw.gov.au.

3 General

3.1 Scope of Consent

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

DRAWING REFERENCE	DATE
Architectural Plans prepared by Hayball, Project Number 2281	
Cover Sheet Drawing No. DA0.00 Revision G	10.03.2020
Context Plan Drawing No. DA0.01 Rev F	10.03.2020
Excavation Plan Drawing No. DA0.03 Revision B	10.03.2020
Basement Site Plan Drawing No. DA1.00 Revision F	10.03.2020
Lower Ground Plan Drawing No. DA1.01 Revision H	10.03.2020
Ground Site Plan Drawing No. DA1.02 Revision K	10.03.2020
Level 1 Plan Drawing No. DA1.03 Revision H	10.03.2020

DRAWING REFERENCE	DATE
Level 2 Plan Drawing No. DA1.04 Revision G	10.03.2020
Roof Plan Drawing No. DA1.05 Revision G	10.03.2020
Site Sections + Elevations Drawing No. DA1.07 Revision G	10.03.2020
Rail Corridor Sections Drawing No. DA1.08 Revision A	10.03.2020
Block A & B Basement Drawing No. DA2.00 Revision F	10.03.2020
Block A & B Lower Ground Drawing No. DA2.01 Revision G	10.03.2020
Block A & B Ground Drawing No. DA2.02 Revision J	10.03.2020
Block A & B Level 1 Drawing No. DA2.03 Revision H	10.03.2020
Block A & B Level 2 Drawing No. DA2.04 Revision G	10.03.2020
Block A & B Roof Drawing No. DA2.05 Revision G	10.03.2020
Block C Basement Drawing No. DA2.10 Revision F	10.03.2020
Block C Lower Ground Drawing No. DA2.11 Revision G	10.03.2020
Block C Ground & Park Drawing No. DA2.12 Revision J	10.03.2020
Block C Level 1 & Park Roof Drawing No. DA2.13 Revision H	10.03.2020
Block C Level 2 Drawing No. DA2.14 Revision H	10.03.2020
Block C Roof Drawing No. DA2.15 Revision F	10.03.2020
Block D & E Basement Drawing No. DA2.20 Revision F	10.03.2020
Block D & E Lower Ground Drawing No. D2.21 Revision H	10.03.2020
Block D & E Ground	10.03.2020

DRAWING REFERENCE	DATE
Drawing No. DA2.22 Revision J	
Block D & E Level 1 Drawing No. DA2.23 Revision H	10.03.2020
Block D & E Level 2 Drawing No. DA2.24 Revision G	10.03.2020
Block D & E Roof Drawing No. DA2.25 Revision G	10.03.2020
Block F Ground Drawing No. DA2.30 Revision H	10.03.2020
Block F Level 1 Drawing No. DA2.31 Revision G	10.03.2020
Block F Roof Drawing No. DA2.32 Revision F	10.03.2020
Block A & B Elevations Drawing No. DA2.40 Revision G	10.03.2020
Block A & B Elevations Drawing No. DA2.41 Revision G	10.03.2020
Block A & B Sections Drawing No. DA2.42 Revision F	10.03.2020
Block A & B Sections Drawing No. DA2.43 Revision F	10.03.2020
Block C & Park Elevations Drawing No. DA2.50 Revision G	10.03.2020
Block C & Park Elevations Drawing No. DA2.51 Revision F	10.03.2020
Block C & Park Sections Drawing No. DA2.52 Revision F	10.03.2020
Block C & Park Sections Drawing No. DA2.53 Revision F	10.03.2020
Block D & E Elevations Drawing No. DA2.60 Revision F	10.03.2020
Block D & E Elevations Drawing No. DA2.61 Revision G	10.03.2020
Block D & E Sections Drawing No. DA2.62 Revision F	10.03.2020
Block D & E Sections Drawing No. DA2.63 Revision F	10.03.2020

DRAWING REFERENCE	DATE
Block F Elevations Drawing No.DA2.70 Revision F	10.03.2020
Type A1 (Façade 01A) Drawing No.DA3.10 Revision H	10.03.2020
Type A1 (Façade 01B) Drawing No. DA3.11 Revision D	10.03.2020
Type A1 (Façade 02A) Drawing No.DA3.12 Revision E	10.03.2020
Type A1 (Façade 02B) Drawing No.DA3.13 Revision C	10.03.2020
Type A1 (Façade 03) Drawing No.DA3.14 Revision E	10.03.2020
Type A2 (Façade 01A) Drawing No.DA3.15 Revision D	10.03.2020
Type A2 (Façade 01B) Drawing No.DA3.16 Revision D	10.03.2020
Type A2 (Façade 02A) Drawing No.DA3.17 Revision C	10.03.2020
Type A2 (Façade 02B) Drawing No.DA3.18 Revision C	10.03.2020
Type A2 (Façade 03) Drawing No. DA3.19 Revision C	10.03.2020
Type B1 (Façade 01A) Drawing No. DA3.20 Revision H	10.03.2020
Type B1 (Façade 01B) Drawing No. DA3.21 Revision D	10.03.2020
Type B1 (Façade 02A) Drawing No.DA3.22 Revision E	10.03.2020
Type B1 (Façade 02B) Drawing No. DA3.23 Revision C	10.03.2020
Type B1 (Façade 03) Drawing No. DA3.24 Revision E	10.03.2020
Type B2 (Façade 02A) Drawing No. DA3.25 Revision C	10.03.2020
Type B2 (Façade 02B) Drawing No. DA3.26 Revision C	10.03.2020
Type B2 (Façade 03)	10.03.2020

DRAWING REFERENCE	DATE
Drawing No. DA3.27 Revision C	
Type B3 (Façade 01A) Drawing No. DA3.28 Revision B	10.03.2020
Type B3 (Façade 01B) Drawing No. DA3.29 Revision B	10.03.2020
Type B3 (Façade 02A) Drawing No. DA3.30 Revision G	10.03.2020
Type B3 (Façade 02B) Drawing No. DA3.31 Revision E	10.03.2020
Type B3 (Façade 03) Drawing No. DA3.32 Revision E	10.03.2020
Type C (Façade 01A) Drawing No. DA3.40 Revision H	10.03.2020
Type C (Façade 01B) Drawing No. DA3.41 Revision F	10.03.2020
Type C (Façade 03) Drawing No. DA3.42 Revision E	10.03.2020
Type D (Façade 01A) Drawing No. DA3.50 Revision F	10.03.2020
Type D (Façade 01B) Drawing No. DA3.51 Revision H	10.03.2020
Type D (Façade 03) Drawing No. DA3.52 Revision C	10.03.2020
Type D – Post Adaptable (Façade 03) Drawing No. DA3.53 Revision G	10.03.2020
Type E (Façade 04) Drawing No. DA3.60 Revision G	10.03.2020
Type E – Post Adaptable (Façade 04) Drawing No. DA3.61 Revision G	10.03.2020
GFA calculations Drawing No. DA4.00 Revision G	10.03.2020
Dwelling & Parking Calculations Drawing No. DA4.01 Revision E	10.03.2020
Site Coverage Calculation Drawing No. DA4.10 Revision A	10.03.2020
Shadow Diagrams Drawing No. DA5.00 Revision F	10.03.2020

DRAWING REFERENCE	DATE
Shadow Diagrams Drawing No. DA5.01 Revision F	10.03.2020
Shadow Diagrams Drawing No. DA5.02 Revision F	10.03.2020
Shadow Diagrams Drawing No. DA5.03 Revision F	10.03.2020
Shadow Diagrams Drawing No. DA5.04 Revision A	10.03.2020
Shadow Diagrams Drawing No. DA5.05 Revision A	10.03.2020
PPOS Solar Compliance Drawing No. DA5.10 Revision A	10.03.2020
Perspectives – Façade Types Drawing No. DA6.01 Revision E	10.03.2020
Perspectives – Façade Types Drawing No. DA6.02 Revision C	10.03.2020
Staging Diagram Revision 1	22/04/2020
Landscape Plans prepared by black beetle, Job Number BB 1214	
Cover Sheet Drawing No. LA LP 100 Issue 05	10.03.2020
Landscape Site Plan – Block E & F Drawing No. LA LP 101 Issue 07	10.03.2020
Landscape Site Plan – Block E & F Drawing No. LA LP 102 Issue 07	10.03.2020
Landscape Site Plan – Block E & F Drawing No. LA LP 103 Issue 07	10.03.2020
Landscape Detail Plan Communal Park Drawing No. LA LP 104 Issue 04	21.02.2020
Landscape Detail Plan 02 Roads and Laneways Drawing No. LA LP 105 Issue 05	10.03.2020
Landscape Detail Plan 03 Roads and Laneways Drawing No. LA LP 106 Issue 04	21.02.2020
Town House Detail Plan 01 Ground Floor Drawing No. LA LP 107 Issue 03	21.02.2020
Town House Detail Plan 02 Ground Floor Drawing No. LA LP 108 Issue 04	21.02.2020

DRAWING REFERENCE	DATE
Town House Detail Plan 03 Ground Floor Drawing No. LA LP 109 Issue 04	21.02.2020
Town House Detail Plan 04 Ground Floor Drawing No. LA LP 110 Issue 04	21.02.2020
Town House Detail Plan 05 Ground Floor Drawing No. LA LP 111 Issue 04	21.02.2020
Town House Detail Plan 06 Ground Floor Drawing No. LA LP 112 Issue 04	21.02.2020
Town House Detail Plan 07 Ground Floor Drawing No. LA LP 113 Issue 04	21.02.2020
Typical Street Tree Detail Drawing No. LA LP 115 Issue 01	24.02.2020
Landscape Calculations Drawing No. LA LP 201 Issue 01	21.02.2020
PPOS Calculations Drawing No. LA LP 202 Issue 01	21.02.2020
Subdivision Plans prepared by Duncan John Sim	
Proposed Plan of Subdivision of Lot 134 D.P. 208203, Terry Road, Rouse Hill Reference 046-18 Revision (01)	03/04/2020
Location Plan - Plan of Subdivision of Lot 2 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Ground Level - Plan of Subdivision of Lot 2 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 1 - Plan of Subdivision of Lot 2 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Location Plan - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Basement 1 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Basement 2 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Basement 3 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill	15.04.2019

DRAWING REFERENCE	DATE
Reference 046-18-R01 Revision (00)	
Lower Ground - 1 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Lower Ground - 2 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Lower Ground - 3 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Ground - 1 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Ground - 2 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Ground - 3 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 1 - 1 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 1 - 2 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 1 - 3 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 2 - 1 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 2 - 2 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019
Level 2 - 3 - Plan of Subdivision of Lot 1 in proposed subdivision of Lot 134 D.P.208203 Terry Road, Rouse Hill Reference 046-18-R01 Revision (00)	15.04.2019

3.1.2

As the development in this consent is permitted to be staged in the manner outlined in this consent, the Principal Certifying Authority is to apply the conditions of this consent as deemed relevant to that stage to facilitate the works necessary to make that stage independently functional in the interim period until the whole approved development is completed, unless a consent condition specifically nominates certain works that must be completed as part of or before that stage.

3.2 Services

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

3.3 Suburb Name

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

Suburb: Rouse Hill

- 3.3.2 Any advertising of land sales in association with the approved development shall clearly indicate that the development is located in the following suburb. No other estate names shall be used in any advertisements or other promotional information:

Suburb: Rouse Hill

3.4 Compliance with BASIX Certificate

- 3.4.1 All commitments listed in BASIX Certificate 962416M dated 14 April 2019 shall be complied with.

3.5 Engineering Matters

3.5.1 Design and Works Specification

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

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

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

Any Construction Certificates/Subdivision Works Certificate issued by Private Certifiers must also be accompanied by the above documents.

NOTE: Any variations from these design requirements must be separately approved by Council.

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

- Path Paving construction
- Final Layer Asphaltic Concrete (AC) construction
- Maintenance of the construction works
- Removal of temporary infrastructure (Temporary water quality devices).

These matters will be individually addressed within the consent

Note: A bond release inspection fee will apply.

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

3.5.1.4 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc.)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

3.5.2 Other Necessary Approvals

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

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)
- Road, drainage and associated works along Terry Road

3.5.3 Subdivision

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

3.5.4 Other Matters

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

3.5.4.2 Any future substation, temporary drainage works or other utility installation required to service the approved subdivision/development shall not be sited on future or existing Council land, including road reservations and/or public reserves.

3.5.5 General Conditions (Drainage Section)

a. The registered proprietor/ owners corporation is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer
WSUD@blacktown.nsw.gov.au.

b. The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site for the life of the development:

Required percentage reductions in post development average annual load of pollutants

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

c. The registered proprietor/owners corporation is to maintain the OceanGuards in the external roads and these measures are not to be removed until the

downstream regional Council water quality basin measures are fully completed as agreed with Council.

- d. The Temporary OceanGuard Security will only be refunded when the downstream regional basin is fully developed with water quality as agreed with Council and the temporary devices have been certified as fully removed.

3.6 General (Sydney Metro)

3.6.1 Other

- 3.6.1.1 Any conditions or other requirements imposed by Sydney Metro as part of its approval/endorsement of any documents provided by the Applicant to Sydney Metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable).
- 3.6.1.2 Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not to issue a Construction Certificate or Occupation Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates by the Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.

4 Prior to Construction Certificate (General & Planning)

4.1 DA Plan Consistency

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

4.2 Tree Planting

- 4.2.1 Adequate tree planting within the setback area to the street frontages, particularly in the north - eastern corner of the site shall be provided to obscure the view line from the historic Rouse Hill House.

4.3 Development Control Plan

- 4.3.1 Except as otherwise approved, the design plans which accompany the Construction Certificate shall comply with the design criteria specified in Blacktown Growth Centres Development Control Plan 2010.

4.4 Services/Utilities

- 4.4.1 The following documentary evidence shall accompany any Construction Certificate:
 - (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the occupation of the development/release of the plan of subdivision, whichever occurs first.

- (b) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.
- (c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

4.4.2 Separate documentary evidence from a recognised energy provider shall be provided stating that the requirements of that Authority have been met with regard to the nearby high voltage transmission line.

4.5 Special Infrastructure Contribution

4.5.1 The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 7.23 of that Act that is in force on the date of the consent, and must obtain a certificate to that effect from the Department of Planning, Industry and Environment before a Construction Certificate is issued in relation to any part of the development to which this consent relates.

More information

Information about the special infrastructure contribution can be found on the Department of Planning, Industry and Environment's website:

<http://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding>

4.6 Section 7.11 Contributions under Section 7.17 Directions

4.6.1 *Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2020*

\$50,000 cap per lot / dwelling if contributions paid before 1 July 2021

Under the Section 7.17 Direction given to Blacktown City Council by the Minister for Planning and Public Spaces dated 18 June 2020, Council must not impose a condition of development consent under Sections 7.11 (1) or 7.11 (3) of the Act requiring the payment of a monetary contribution exceeding \$50,000 for each dwelling authorised by the development consent, or in the case of a development consent that authorises the subdivision of land into residential lots, exceeding \$50,000 for each residential lot/dwelling authorised to be created by the development consent.

This Direction applies to development consents granted from 1 July 2020 to 31 December 2020, that pay the capped amount below before 1 July 2021.

The Section 7.11 contributions payable below have been assessed in accordance with this Direction:

No. of intended lots/dwellings: 145

Contribution: \$7,250,000.00

Contribution payable if contributions paid after 30 June 2021

The following monetary contributions under *Section 7.11 of the Environmental Planning & Assessment Act 1979* must be paid. The amounts below are as 27 August 2020. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

PLEASE NOTE: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit card or EFTPOS are accepted. However, payments by credit card or EFTPOS over \$10,000.00 are levied a 3% surcharge on the whole amount and cannot be split between different credit or EFTPOS cards.

Contribution Item	Amount	Relevant C.P.
Stormwater Quantity		22
Second Ponds Creek Land	\$1,220,962.00	22
Second Ponds Creek Works	\$176,090.00	22
Stormwater Quality		22
Second Ponds Creek	\$243,629.00	22
Traffic Management		22
Rouse Hill Land	\$206,763.00	22
Rouse Hill Works	\$1,154,359.00	22
Open Space		22
Rouse Hill Land	\$4,307,692.00	22
Rouse Hill Works	\$1,314,022.00	22
Community Facilities Rouse Hill Land	\$16,765.00	22
Community Facilities Land	\$32,332.00	22
E2 Conservation Zone Land	\$77,835.00	22
E2 Conservation Zone Works	\$27,941.00	22
Total	\$8,778,390.00	

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Consumer Price Index (Sydney Housing) or Consumer Price Index (All Groups Sydney).

Payment of this amount must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) whichever occurs first.

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

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

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

Developable Area: 3.6810 hectares

Additional Population: 391.5 persons

4.7 Aesthetics/Landscaping

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

4.7.2 The development approved by this consent is to be constructed in accordance with the materials, finishes and colours indicated on the photomontage and the external

material and finishes schedule submitted with the application. Building materials and finishes are to be finished with an anti-graffiti coating. Details of these building materials and finishes, including colour samples from brochures or the like, are to be included as part of the Construction Certificate plans.

4.8 Fencing

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

4.8.2 Fencing adjoining public roads is to be finished with an anti-graffiti coating.

4.9 Access/Parking

4.9.1 The internal driveway and parking areas are to be designed in accordance with Australian Standard 2890.1.

4.9.2 A minimum of 295 car parking spaces are required to be provided on site, being 266 residential spaces and 29 visitor car parking spaces and are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1.

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

4.9.4 The basement ceiling is to be light in colour, and preferably painted white, to enhance lighting illumination.

4.10 Services, Plant and Equipment

4.10.1 The plans are to demonstrate that all building plant, equipment and services including air conditioning systems and substations, etc. are appropriately located and treated so as not to be visually prominent and not to adversely impact on the streetscape presentation, proposed dwellings and surrounding properties with regard to visual, acoustic and odour impacts.

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

4.11 Adaptable Housing Units

4.11.1 A minimum of 10% of the dwellings are to be designed and constructed in accordance with the Australian Adaptable Housing Code (AS 4299-1995). The 16 designated adaptable dwellings are F1-12 & E14-17 and are required to be constructed post adaptation providing living areas including a bedroom on the ground floor.

4.11.2 A stairway platform lift shall be provided the 4 adaptable dwellings in Block E from the basement car parking area to the ground floor.

4.12 Floor to ceiling heights

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

4.13 Other matters

4.13.1 Any required substation as part of the development is required to be located on private property and incorporated into the design of the building or landscaping of the development. The location of the substation must be endorsed by Council prior to the release of a Construction Certificate.

4.14 Street addressing requirements

4.14.1 Blacktown City Council is the NSW Government's delegated authority with the responsibility for the allocation of street numbering. The street numbering will be in accordance with the list attached to this consent.

4.14.2 Street addressing requirements also applies to the registration of any plan subsequent to this DA (including any privately certified developments).

4.15 Conditions of Notice of Determination No. DA-19-01368

4.15.1 All conditions of Notice of Determination No. DA-19-01368 shall be complied with.

4.16 Private roads

4.16.1 The 3 x one - way private access roads shall be marked on the amended subdivision plans as common property.

4.17 Living areas over the garages of Block F

4.17.1 The living areas over the proposed garages of Block F are to remain at all times ancillary to the principle dwellings. These are not to be modified into separate domicile or separately leased at any time.

4.18 Street tree planting

4.18.1 The applicant must submit a Street Tree Plan detailing the proposed street tree planting and maintenance for the approved subdivision. The Street Tree Plan is to reflect the species palette in our Street Tree Guidelines and must include:

- cross-sections showing dimensions of tree pits
- species
- details of root protection barriers
- soil specifications
- location of tree pits in relation to services, intersections and future driveways, light poles, stormwater pits sewerage infrastructure and utilities
- Street tree maintenance

NOTE: Any tree planting to be undertaken as part of the approved development shall be available to Council for inclusion in future carbon sequestration programs.

The Street Tree Plan must show how the developer can decommission any median feature and road verge landscaping, and reinstate landscaping suitable to Blacktown City at handover.

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

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

This information must be received before a construction certificate can be issued.

4.19 Rail Noise Impact

4.19.1 The proposal shall comply with the recommendations of Rail Noise Impact Assessment prepared by Rodney Stevens Acoustics dated 10 July 2018.

5 Prior to Construction Certificate (Building)

5.1 Building Code of Australia Compliance

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

- (a) Complying with the deemed to satisfy provisions, or

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

5.1.2 A preliminary assessment of the plans submitted with the application has disclosed that the following design and/or construction issues need to be addressed prior to the issue of any Construction Certificate to ensure compliance with the Building Code of Australia:

- (a) Part C
- (b) Part D
- (c) Part E
- (d) Part F
- (e) Part J

5.2 Site Works and Drainage

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

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

- (a) be in accordance with Australian Standard 3500.3, and
- (b) provide for drainage discharge to an existing Council drainage system, and
- (c) ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

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

5.2.4 Should any proposed excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:

- (a) Preserved and protected from damage, and
- (b) Underpinned and supported.

Such details shall accompany the Construction Certificate.

5.3 Fire Services

5.3.1 Where any external on-site fire hydrant or hydrant booster assembly is to be located within any building setback from a boundary, the hydrant or booster assembly shall be located or protected in accordance with the requirements of AS 2419.1.

5.3.2 Where any external on-site water storage tank is required by AS 2118.1 or AS 2419.1, details of the location and type of any proposed tank are to be submitted to and approved by Council prior to the issue of the relevant Construction Certificate.

5.4 BASIX Certificate Compliance

- 5.4.1 The plans and specifications must indicate compliance with the commitments listed in BASIX Certificate 962416M

6 Prior to Construction Certificate/ Subdivision works Certificate (Engineering)

6.1 General

- 6.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate or Subdivision Works Certificate can be issued.
- 6.1.2 Where this consent requires both subdivision and building works to be undertaken, no construction certificate for building works is to be issued until all subdivision works have been completed to the satisfaction of Council, and the Subdivision Certificate issued. This includes future public infrastructure such as roads and road drainage systems as well as any engineering infrastructure required to serve the road and road drainage system, including temporary onsite stormwater detention (OSD) and Water sensitive Urban Design (WSUD) located on privately owned land.
- For temporary OSD and WSUD located on privately owned land, the registration of all associated easements/restrictions and positive covenants of said infrastructure is required prior to any building works construction certificate being issued.
- 6.1.3 The engineering drawings referred to below are not for construction. The Construction Certificate/Subdivision Works Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application
- Construction Certificate/Subdivision Works Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Project No.	Drawing No.	Revision	Dated
CRAIG & RHODES	046-18	046-18C-CC-0001	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0002	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0003	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0004	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0051	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0061	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0062	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0053	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0101	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0102	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0103	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0104	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0151	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0201	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0202	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0203	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0204	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0205	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0301	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0302	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0303	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0304	A	17.06.20

CRAIG & RHODES	046-18	046-18C-CC-0305	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0306	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0307	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0401	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0402	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0501	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0601	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0701	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0702	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0711	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0712	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0713	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0714	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0731	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0732	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0733	A	17.06.20
CRAIG & RHODES	046-18	046-18C-CC-0734	A	17.06.20
CRAIG & RHODES	046-18	047-18C-CC-0752	A	17.06.20
CRAIG & RHODES	046-18	047-18C-CC-0901	A	17.06.20
CRAIG & RHODES	046-18	047-18C-CC-0902	A	17.06.20
CRAIG & RHODES	046-18	047-18C-CC-0951	A	17.06.20

The following items are required to be addressed on the Construction Certificate plans:

- i. Drainage from the entire site is connected into Council's existing drainage system. A legal and contiguous stormwater connection, capable of appropriately and safely conveying stormwater from the site to the regional facility (or creek) for all flows up to and including the 100-year ARI.
- ii. Proposed road and drainage construction of Road No.2 is to be compatible with the design of future half width road fronting RE1 land toward the east. Note Section 94 Contributions Plan No.22W – Rouse Hill (Works), item No. RM8.
- iii. Proposed road and drainage construction is to be compatible with the design of future Terry Road section 7.11 regional item. Note Section 94 Contributions Plan No.22W – Rouse Hill (Works), item No. RM7.
- iv. The proposed stormwater pipe section along the northern side of Boolavogue street is not permissible. The stormwater outlet works are to be coordinated along the future southern side of Boolavogue Street. Note this section of half width road is yet to be constructed and dedicated. An easement to drain water may be required to ensure connectivity into Councils existing downstream system and to facilitate adequate conveyance. This re-configuration is to be to the satisfaction of Councils Coordinator Engineering Approvals.
- v. The proposed road and drainage levels are to be compatible with the road and drainage levels as approved on development consent SPP-17-00003 on land to the north.
- vi. The proposed pedestrian link toward the south - western corner of the site is to be constructed to the satisfaction of Council's Coordinator Recreation Planning and Design. This may require amendments to the proposed design formation and treatment.

6.2 Subdivision Works/Construction Certificate Requirements

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

- Road and drainage construction
- Stormwater quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)
- Path paving (within a subdivision)

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

6.3 Local Government Act Requirements

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

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

6.4 Roads Act Requirements

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

- Road, drainage and associated works along Terry Road

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

6.5 Other Engineering Requirements

6.5.1 If the estimated cost is \$25,000 or greater proof of long service levy payment is required.

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

6.5.3 Submit written permission from the affected property owner for any works proposed on adjoining land. This is to include but not be limited to consent from downstream properties that may be affected by stormwater outlet works and discharge.

Furthermore, consent from property owners of Lot 6 in DP 135883 and Lot 1 in DP 1033570 are required for the proposed batter works.

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

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

6.5.6 Drainage Section Requirements

6.5.6.1 Amended drainage plans from Craig and Rhodes Project No 046-18C-CC are to address the following;

- i. The charge pipe system conveying roof water to the above ground rainwater tanks are to be designed for the minimum 5% AEP peak flows and be constructed in PVC, with all joints solvent sealed and painted. The system is to contain a first flush system and charge line cleanout pit with 5 mm dribble hole through the screw cap at the lowest point in the system. Provide details.
- ii. Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the Stormfilter tanks in accordance with Council's Engineering Guide for Development 2005.

- iii. The minimum storage and dual alternating pump requirements for the basement garage is to satisfy AS/NZS 3500.3:2015 – Plumbing and Drainage Part 3: Stormwater Drainage
 - iv. Provide a basement design that ensures a minimum 0.5% slope to all surface inlet pits
- 6.5.6.2 A Civil Engineer registered with NER is to certify that the maximum depth of street gutter flow is 200mm in the critical 100yr storm.
- 6.5.6.3 Provide details for permanent interpretive signage minimum A2 size to be installed to highlight the water quality improvement process near each of the 5 WSUD Chambers. Separate type signs are required for Lots 1 and 2. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tanks and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail is to be approved by Council as detailed on the Council website.
- 6.5.6.4 Provide a Temporary OceanGuard Estimate for the maintenance of the OceanGuards in the street pits for a minimum of 5 years and full removal of the temporary OceanGuards and frames from the street pits surrounding the development once the regional water quality basin is complete.
- 6.5.6.5 Due to the cut and/or fill exceeding 1.5 m, a desktop Groundwater Assessment Report is required for the site in accordance with section 4 of Council's WSUD developer handbook. Where there is the potential for interaction with groundwater, a Groundwater Management Plan must be prepared by a Geotechnical Engineer registered with NER.

6.6 Roads

- 6.6.1 Submit a pavement report prepared and designed by a professional civil engineer with soil tests carried out by a registered NATA soils laboratory. The pavement design shall withstand the traffic loadings listed in this consent.
- Note: The design CBR is to be confirmed on site prior to placement of any pavement. If actual CBR is less than design CBR, revised pavement design will be required.
- 6.6.2 Submit a traffic management plan (TMP) including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card.
- 6.6.3 Any approved design drawings must show a 5 m x 5 m splay for residential lots at each street intersection.
- 6.6.4 Any approved design drawings must show a minimum 1m x 1m splay for residential lots at each private access road intersection.
- 6.6.5 Splays are to be adjusted to meet site specific intersection designs in accordance with Council's Engineering Guide for Development.
- 6.6.6 Proposed new roads shall be designed and constructed as follows:

Name	Width(m)	Length (m)	Formation (m)	Traffic Loading N (E.S.A)
Road No:1 (CH 0-CH-345)	20	338	4.5-11-4.5	5x10 ⁵

Name	Width(m)	Length (m)	Formation (m)	Traffic Loading N (E.S.A)
Road No:2 (CH 435-CH 510)	18	75	3.5-11-3.5	5x10 ⁵
Road No:2 (CH 0-CH 435)	18	431	3.5-11-3.5	5x10 ⁵

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

6.6.8 Existing roads shall be designed and re-constructed as follows:

Name	Width (m)	Length (m)	Formation (m)	Traffic Loading N(E.S.A)
Terry Road	20.1168 (half width)	30 (Approx.)	4.55-11-4.55	1x10 ⁶

Note: The proposed road and drainage levels along Terry Road are to be compatible and make a smooth transition with item RM7 in contribution plan no.22W Rouse Hill works.

6.6.9 Private access roads shall be designed and constructed as follows:

Name	Width (m)	Length (m)	Formation (m)	Traffic Loading N(E.S.A)
Access Road No.1	10	85	2.8-3.7-2.1	5x10 ⁵
	7		1.3-3.7-2.0	
Access Road No.2	10	85	3.5-3.7-2.8	5x10 ⁵
	7		1.3-3.7-2.0	
Access Road No.3	10	85	2.8-3.7-2.1	5x10 ⁵
	7		1.3-3.7-2.0	

The pavement shall be designed as a rigid pavement. A suitably qualified engineer (NER registered) must certify that the pavement has been structurally designed in accordance with Austroads Guide to Pavement Technology Part 2: Pavement Structural Design with a Design Traffic loading determined in accordance with Austroads particularly Section 7.7 and that all Jointing and reinforcement requirements are consistent with RMS NSW practice (i.e. RMS NSW Publication - Plain concrete pavement MD.R83.CP, Jointed concrete pavement MD.R83.CJ and continuously reinforced concrete pavement MD.R83.CC).

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

6.7 Drainage

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

- 6.7.2 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.
- 6.7.3 Provide a roof water outlet to kerb for each proposed lot that drains to the street.
- 6.8 Signage and Line Marking**
- 6.8.1 A formal submission must be made to the Local Traffic Committee (LTC) through Council's Traffic Engineering department for all signage and line marking details proposed as part of these works.
- A determination will be required prior to the implementation of all signage and line marking works.
- 6.9 Erosion and Sediment Control**
- 6.9.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.
- 6.10 Earthworks**
- 6.10.1 Proposed lots must be filled so that the ground levels behind the building are a minimum of 500mm above the designed 100-year average recurrence interval flood level.
- 6.10.2 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.
- 6.10.3 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.
- 6.10.4 Retaining walls shall be a maximum single height of 1.2 m (600 mm cut + 600 mm fill). Where a retaining wall is proposed that is more than 1.2 m in height, a terraced solution shall be provided. Terraces should not exceed 900 mm in height (each). Note that the lower terrace is to be inside the lower lot, and the upper terrace on the boundary. Terraces should have a minimum separation distance equal to the height of the terrace. Retaining walls shall be of masonry construction.
- 6.10.5 Show on plan adjacent to road cross sections approximate quantities of road materials required for construction. (i.e. Densely Graded Subbase and Densely Graded Base)
- 6.11 Stormwater Quality Control**
- 6.11.1 A permanent on lot stormwater quality control treatment system for the internal development site shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.
- 6.11.2 A temporary stormwater quality control treatment system, for the proposed new roads, shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management.
- 6.12 Vehicular Crossings**
- 6.12.1 Plans to demonstrate the construction a commercial and industrial vehicular crossing to Council's standard A(BS)103S.
- 6.13 Footpaths**
- 6.13.1 Path paving is to be provided generally in accordance with Council's Path Paving Policy, Blacktown City Council Engineering Guide for Development and Blacktown City Council Growth Centre Precincts Development Control Plan 2010 and as follows:

Street Name	Side	Paving Width	Length
Terry Road	Eastern side	2.5 shared path	(Approx. 30m)
Road No:1 (CH 0-CH 345)	Southern side	2.5 shared path	338
Road No:2 (CH 0-CH 435)	Both side	1.5m	431
Road No:2 (CH 435-CH 510)	Western side	1.5	75

7 Prior to Construction Certificate (Environmental Health)

7.1 In accordance with section 68 of the Local Government Act 1993 an 'Application for Approval to Install, Construct or Alter a Septic Tank or Sewage Management System' shall be submitted to Council for consideration. Approval must be obtained prior to construction work commencing

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

7.3 All areas that are suspected to be contaminated must be remediated. Upon completion of remediation an appropriately qualified environmental consultant must prepare a validation report in accordance with;

- State Environmental Planning Policy No. 55 – Remediation of Land;
- NSW Environment Protection Authority's "Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites" (2011)
- NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995)
- National Environment Protection Council "National Environment Protection (Assessment of Site Contamination) Measure" (2011)
- NSW Environment Protection Authority's "Contaminated Sites: Guidelines for NSW Site Auditor Scheme" (2006)

7.4 Recommendations provided in the *Road and Rail Noise Impact Assessment*, prepared by Rodney Stevens Acoustics, report No: 160730R1, dated 10 July 2018 must be carried out.

7.5 A qualified acoustic engineer must certify that the buildings have been designed to minimise the noise intrusion from any external noise source and when constructed the building shall satisfy the following criteria with windows and doors closed:

Internal Space	Time Period	Criteria <small>L_{Aeq} (period)</small>
Living Areas	Any time	40 dB(A)
Sleeping Areas	Day (7am – 10pm)	40 dB(A)
	Night (10pm – 7am)	35 (A)

7.6 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery,

mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:

- a) does not exceed an L_{Aeq} sound pressure level of 5dB (A) above the ambient background noise level when measured
 - at the most effected point on or within any residential property boundary or
 - at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.
- b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

- 7.7 A Construction Environment Management Plan should be in place and must include specific advice on how water treatment and dam dewatering will be undertaken in accordance with the Blue Book, as well as demonstrating the discharged water complies with ANZECC water quality guidelines.

8 Prior to Construction Certificate (Waste)

- 8.1 The removal of asbestos from the site and its transportation to its final destination is to be undertaken in accordance with the NSW Environment Protection Authority's WasteLocate online system for tracking asbestos waste. Upon completion of the transportation, the WasteLocate consignment number is to be submitted to Council. For more information, please refer to the following link:
<https://www.epa.nsw.gov.au/your-environment/waste/transporting-asbestos-waste-tyres>
- 8.2 The applicant must ensure that roads and driveways etc are rated suitable for 24 tonne trucks.
- 8.3 The applicant must demonstrate to Council's satisfaction, that the truck access issues identified by our external engineering consultant regarding Plan D on Sk258A (detailed above), are rectified.
- 8.4 The applicant must ensure the approved bin collection points for all bins for the whole site are shown on the stamp approved plans to Council's satisfaction with each bin indicated.
- 8.5 Access for collection vehicles must be designed in accordance with the dimensions indicated on the approved architectural plans, CAD files and vertical clearances (as per Australian Standards), showing adequate truck entry and exit and in all manoeuvring areas to Council's satisfaction.
- 8.6 The applicant must ensure that the communal bin pads (if on private property), are line marked and sign posted to Council's satisfaction for their use as a bin collection point. No stopping signage along the entire private road is also required to aid collection of waste and recycling bins, and discarded bulky waste items.
- 8.7 The applicant must ensure no plantings or landscaping is located where the bin collection points are as this will hinder safe and efficient collection of bins and bulky waste from the development.
- 8.8 The applicant must indicate on amended plans and to Council's satisfaction, the bin travel path from the daily bin storage area to the main collection point.
- This is unclear on the plans.
 - No paths or roads are noted on the plans for the internal lots.

9 Prior to Construction Certificate (Sydney Metro)

9.1 Engineering

9.1.1 All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings, measures and recommendations detailed in the following documents:

- (a) Road Typical Sections (046-18C-DA-0151) Revision C prepared by Craig and Rhodes dated 4 March 2020
- (b) Bulk Earthworks (046-18C-DA-0052) Revision C prepared by Craig and Rhodes dated 4 March 2020
- (c) Site Sections (046-18C-DA-0052) Revision C prepared by Craig and Rhodes dated 4 March 2020
- (d) Geotechnical Report for Rail Corridor prepared by Ground Technologies dated 19 March 2020
- (e) Site Survey prepared by NGENO Surveys dated 7 March 2017
- (f) Fire Engineering and Structural Engineering Design Statement prepared by Wood and Grieve Engineers dated 9 March 2020 and
- (g) 51 Terry Road, Rouse Hill ISEPP Concurrence Checklist prepared by Poly Australia dated 5 March 2020

subject to any amendments to those documents required by Sydney Metro in accordance with this consent.

The Certifier must not issue a Construction Certificate for the development until the certifier has confirmed which documents (including the versions of those documents) apply to the development and the Certifier has confirmed in writing to Sydney Metro that the construction drawings and specifications comply with those documents.

Prior to the commencement of works the Certifier must provide written verification to Sydney Metro that this condition has been complied with.

9.2 Rail corridor

9.2.1 All structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Sydney Metro Northwest rail corridor or rail operations. Where any part of the development is to be retained because its demolition would damage or otherwise interfere with the Sydney Metro Northwest rail corridor or rail operations, that part of the development must have a minimum design life of 100 years.

9.3 Survey and services

9.3.1 Prior to the issue of a Construction Certificate:

- (a) a registered surveyor shall peg-out the common property boundary between the development site and the rail corridor and any Sydney Metro easements to ensure that there is no encroachment by the development.

A copy of the survey report indicating the location of pegs must be provided to Sydney Metro prior to the commencement of works.

9.3.2 Prior to the issue of a Construction Certificate, the Applicant must undertake a services search to establish the existence and location of any rail services and provide the results of the search to Sydney Metro. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the development site, the

Applicant must discuss with Sydney Metro whether the services are to be relocated or incorporated within the development site.

9.4 Noise & Vibration

9.4.1 The development must:

- (a) *comply with State Environmental Planning Policy (Infrastructure) 2007 and the NSW Department of Planning, Industry & Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro At Grade and Elevated Sections Corridor Protection Guidelines (available from www.sydneymetro.info);*
- (b) *be designed, constructed and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and*
- (c) *not have any noise or vibration impacts on the rail corridor or rail infrastructure.*

9.4.2 The Applicant must:

- (a) *prepare an acoustic assessment report which confirms compliance with each of the matters outlined in condition [22]; and*
- (b) *incorporate as part of the development all the measures recommended in the acoustic assessment report; and*

A copy of the acoustic assessment report is to be provided to the Certifier and Council prior to a Construction Certificate being issued by the Certifier. The Certifier must ensure that the recommendations of the acoustic assessment report are incorporated in the construction drawings and documentation prior to issuing a Construction Certificate for the development.

9.5 Design

9.5.1 Prior to the issue of a Construction Certificate, the Applicant must ensure that the development incorporates appropriate anti-graffiti measures, and obtain written confirmation from Sydney Metro that such measures have been incorporated.

9.5.2 Given the possibility of objects falling, being dropped or thrown onto the rail corridor from balconies, windows and other external features (eg roof terraces and external fire escapes) of the development that are within 20 metres of and face the rail corridor, the development must have measures installed, to the satisfaction of Sydney Metro (eg awning windows, louvres, enclosed balconies, window restrictors, rainwater piped down the face of the building etc) which prevent objects falling into the rail corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

9.5.3 The roots and foliage of trees planted beside the rail corridor as part of the development must not impact on the rail corridor or rail operations. A final landscaping and planting plan demonstrating measures to ensure compliance with this condition must be prepared to the satisfaction of Sydney Metro. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

9.6 Construction

9.6.1 No work is permitted within the rail corridor, or any easements which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney

Metro has been obtained by the Applicant. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

- 9.6.2 No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property or easements. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.

- 9.6.3 Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement:

- (a) machinery to be used during excavation/construction; and
- (b) demolition, excavation and construction methodology and staging.

The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.

- 9.6.4 If required by Sydney Metro, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

- 9.6.5 If required by Sydney Metro, a track monitoring plan (including instrumentation and the monitoring regime during excavation and construction phases) is to be submitted to Sydney Metro for review and endorsement prior to the issuing of a Construction Certificate. The Certifier must not issue a Construction Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.

- 9.6.6 Prior to the issuing of a Construction Certificate, the Applicant must submit to Sydney Metro a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Metro requirements. If required by Sydney Metro, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Metro requirements. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from the Sydney Metro that this condition has been satisfied.

- 9.6.7 If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required. If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum determined by Sydney Metro and such insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro. Prior to issuing a Construction Certificate for the development, the Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition, including the written advice of Sydney Metro to the Applicant regarding the level of insurance required.

Reason: construction of the proposed development presents a risk of potential damage to the Sydney Metro Northwest rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated.

- 9.6.8 If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the

need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee. Prior to issuing a Construction Certificate for the development, the Certifier must witness written confirmation from Sydney Metro that the Applicant has lodged any bond or bank guarantee required by this condition.

Reason: construction of the proposed development presents a risk of potential damage to the Sydney Metro Northwest rail corridor which is not in the public interest. This risk of damage to public infrastructure must be appropriately managed and mitigated.

- 9.6.9 If dewatering is proposed, prior to the issue of a Construction Certificate, the Applicant must prepare and provide to Sydney Metro for review and endorsement a hydrologic assessment report demonstrating that any dewatering during construction will not have any adverse settlement impacts on the rail corridor. The Certifier must not issue a Construction Certificate until this report has been endorsed by Sydney Metro in writing.

9.7 Drainage

- 9.7.1 The Applicant must ensure that all drainage from the development is adequately disposed of and managed and must ensure that no drainage is discharged into the railway corridor unless prior written approval has been obtained from Sydney Metro. The Certifier must not issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.

9.8 Documentation

- 9.8.1 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.

10 Prior to Commencement of Works (Sydney Metro)

10.1 Construction

- 10.1.1 Prior to the commencement of any works, appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Metro prior to the fencing work being undertaken.

11 Prior to Development Works (Building)

11.1 Safety/Health/Amenity

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

Each toilet provided shall be:

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

- 11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulation 2000 indicating:

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

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

11.1.3 Should the development work:

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

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

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

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

11.1.4 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

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

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

11.1.7 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

11.2 Notification to Council

11.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

11.3 Home Building Act

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

- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the NSW Home Building Compensation Fund "Statement of Cover" under Part 6 of that Act,
- (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under Part 3 of the Act, the number of the owner-builder permit.

11.4 Sydney Water Authorisation

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

OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

12 Prior to Demolition Works (Building)

12.1 Safety/Health/Amenity

- 12.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.
- 12.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

- 12.1.3 Should the demolition work:

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

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

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

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

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

Each toilet provided shall be:

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

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

12.2 Other Matters

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

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

13 During Construction (Building)

13.1 Safety/Health/Amenity

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

- 13.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulation 2000 indicating:

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

- 13.1.3 Should the development work:

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

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

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

- 13.1.4 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.
- 13.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 13.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 13.1.7 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
 - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
 - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.
- 13.1.8 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

13.2 Building Code of Australia Compliance

- 13.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

13.3 Surveys

- 13.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.
- 13.3.2 A registered surveyor's report confirming the approved design ground and/or floor levels, shall be lodged with the Principal Certifying Authority prior to work proceeding above floor level.

13.4 Nuisance Control

- 13.4.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 13.4.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

13.5 Stormwater Drainage

- 13.5.1 Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:
- (a) the floor level being a minimum 225mm above the adjoining finished ground level, and/or

- (b) being drained to an effective drainage system.

13.6 Waste Control

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

13.7 Construction Inspections

- 13.7.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):
 - (a) After excavation for, and prior to placement of, any footings; and
 - (b) Prior to pouring any in-situ reinforced concrete building element; and
 - (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
 - (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
 - (e) Prior to covering any stormwater drainage connections; and
 - (f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The critical stage inspection "(f)" must be carried out by the Principal Certifying Authority.

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

Note: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

13.8 European Heritage

- 13.8.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified heritage object(s), all work likely to affect the object(s) shall cease immediately and the Heritage Council of New South Wales shall be notified immediately in accordance with section 146 of the *Heritage Act 1977*. Relevant works shall not recommence until written authorisation from the Heritage Council is issued.

13.9 Aboriginal Heritage

- 13.9.1 If, during the course of construction, the applicant or persons acting on this consent become aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) shall cease immediately and NSW Environment, Energy and Science informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Relevant works shall not recommence until written authorisation from NSW Environment, Energy and Science is received by the Applicant. In addition, a member of each of the Western Sydney Aboriginal Stakeholder Groups is to be contacted.

14 During Construction (Engineering)

14.1 Notification of Works

- 14.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this

consent. This must be submitted a minimum 5 business days prior to commencement of engineering works.

14.2 Insurances

- 14.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000 Indemnity and Workers Compensation.

14.3 Service Authority Approvals

- 14.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

14.4 Boundary Levels

- 14.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

14.5 Tree Protection and Preservation

- 14.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

14.6 Soil Erosion and Sediment Control Measures

- 14.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 14.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.
- 14.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

14.7 Filling of Land and Compaction Requirements

- 14.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.
- 14.7.2 Special attention is drawn to the below listed requirements of Council's Works Specification - Civil (Current Version).
- a) Compaction certificates for fill within road reserves.
 - b) Compaction certificates for road sub-grade.
 - c) Compaction certificates for road pavement materials (sub-base and base courses).

- d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
- e) Applicant to submit material compliance documentation in accordance with Council's Civil Works Specification 8.1.4
 - Compliance Certificate and Test Results
 - Delivery Dockets
 - Summary of Material deliveries as per template available on Council's website

Note: Council's Works Specification (Civil) requires road pavement and pipe bedding materials be sourced from N.A.T.A. certified stockpiles.

The above documentation shall be submitted prior to Subdivision and/or Occupation certificate as required by this consent.

- 14.7.3 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.
- 14.7.4 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.
- 14.7.5 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind blown dust.
- 14.7.6 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.
- 14.7.7 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

14.8 Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.

- 14.8.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved subdivision works certificate/construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under *Part 4A of the Environmental Planning and Assessment Act 1979* as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifying Authority for the development, compliance certificates issued by accredited certifiers in lieu of council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

14.9 Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993

- 14.9.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* or Local Government Act 1993 must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

14.10 Public Safety

- 14.10.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

14.11 Site Security

- 14.11.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

14.12 Traffic Control

- 14.12.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Transport for NSW (Roads and Maritime) (RMS) Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2009.
- 14.12.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Transport for NSW (Roads and Maritime) accreditation and photo card to implement Traffic Control Plans.
- 14.12.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Transport for NSW (Roads and Maritime) Traffic Controller accreditation and photo card and carry it with them.
- 14.12.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Transport for NSW (Roads and Maritime) accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2009.
- 14.12.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Transport for NSW (Roads and Maritime) accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2009 and the current version of the RMS Traffic Control at Work Sites manual and shall be submitted to Council prior to implementation.

14.13 Powder Coated Furniture

- 14.13.1 Where the conditions of this consent permit the installation of powder coated furniture (i.e. street lighting poles, bus shelters, rubbish bins, seats or any other items of street furniture), a certificate from the manufacturers shall be provided to Council confirming that the nominated powder coated items have been prepared and coated in accordance with Australian Standard AS/NZ 4506-2005 (service

condition category 3). This certificate must be no more than 3 months old and shall be provided to Council prior to the installation of the relevant items of the street furniture. Any items of street furniture not so certified shall be removed and replaced at no cost to Council with items appropriately certified.

14.14 Road Line Marking and Traffic Signage

- 14.14.1 Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approved construction certificate for the line marking and traffic signage plan arrangement.

In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.

Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.

14.15 Conditions Required During Construction (Drainage Section)

- 14.15.1 The 200 micron OceanGuards supplied by Ocean Protect as detailed on the approved drainage plan are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.
- 14.15.2 The nominated 460 and/or 690 Stormfilters supplied by Ocean Protect are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

15 During Construction (Environmental Health)

- 15.1 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act (NSW) 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014)
- 15.2 Recommendations provided in the *Road and Rail Noise Impact Assessment*, prepared by Rodney Stevens Acoustics, report No: 160730R1, dated 10 July 2018 must be carried out.
- 15.3 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*" dated March 2008.

16 During Construction (Sydney Metro)

16.1 Supervision

- 16.1.1 Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.

16.2 Construction

- 16.2.1 No metal ladders, tapes, plant, machinery, or conductive material is to be used within 6 horizontal metres of any live electrical equipment associated with the rail corridor and rail infrastructure. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.
- 16.2.2 No scaffolding or hoarding is to be used facing the rail corridor unless prior written approval has been obtained from Sydney Metro. To obtain approval, the Applicant must submit details of the scaffolding and/or hoarding, the means of erecting and securing the scaffolding and/or hoarding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor. Scaffolding

and/or hoarding shall also not be erected without isolation and protection panels unless agreed to by Sydney Metro in writing.

- 16.2.3 Excess soil from the construction works is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of by the Applicant.

16.3 Consultation

- 16.3.1 The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who:
- (a) *oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro;*
 - (b) *acts as the authorised representative of the Applicant; and*
 - (c) *is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro, as notified to the Applicant.*
- 16.3.2 Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.
- 16.3.3 Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the Sydney Metro Corridor Protection team.

16.4 Drainage

- 16.4.1 The Applicant must not allow any person to do any act or thing which allows stormwater, surface run off or drainage to pass over, through or under the development site onto the railway corridor.
- 16.4.2 The Applicant must ensure that all existing and future drainage works on the development site will be directed into the appropriate local council or approved drainage system.
- 16.4.3 The Applicant must ensure that during works no water collects on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.
- 16.4.4 Rainwater from the roof of the development must not be projected and/or fall into the rail corridor and must be piped down the face of the building which faces the rail corridor.

16.5 Inspections

- 16.5.1 If required by Sydney Metro, the Applicant must give Sydney Metro written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor:
- (a) *site investigations;*
 - (b) *foundation, pile and anchor set out;*
 - (c) *set out of any other structures below ground surface level or structures which will transfer any load or bearing;*
 - (d) *foundation, pile and anchor excavation;*
 - (e) *other excavation;*

- (f) *surveying of foundation, pile and anchor excavation and surveying of as-built excavations;*
- (g) *other concreting; or*
- (h) *any other event that Sydney Metro has notified to the Applicant in writing so that Sydney Metro may inspect the carrying out or completion of those works on the development site.*

16.5.2 If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.

17 During Demolition Works (Building)

17.1 Safety/Health/Amenity

- 17.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.
- 17.1.2 A sign shall be maintained in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 17.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.
- 17.1.4 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 17.1.5 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.
- 17.1.6 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 17.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (if applicable)
- 17.1.8 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.

18 Prior to Occupation Certificate (Building)

18.1 Compliance with Conditions

- 18.1.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or

occupation of the development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.

- 18.1.2 Prior to occupation/use of a new building, it is necessary to obtain an Occupation Certificate from the Principal Certifying Authority in accordance with the provisions of Section 6.10 of the Environmental Planning & Assessment Act 1979.

18.2 Fire Safety Certificate

- 18.2.1 A final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

18.3 Fee Payment

- 18.3.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

18.4 Nuisance Control

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

19 Prior to Occupation Certificate (Engineering)

19.1 Road Damage

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

19.2 Fee Payment

- 19.2.1 Any fee payable to Council as part of a Construction, Subdivision Works, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

19.3 Engineering Matters

19.3.1 Surveys/Certificates/Works As Executed plans

- 19.3.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.
- 19.3.1.2 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the Stormwater quality system(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime. This is to include but not be limited to the stormwater quality tank(s).
- 19.3.1.3 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 19.3.1.4 Applicant is to compile and submit the following in accordance with Council's Works Specification - Civil (Current Version):
- a) Compaction certificates for fill within road reserves.

- b) Compaction certificates for road sub-grade.
- c) Compaction certificates for road pavement materials (sub-base and base courses).
- d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
- e) Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
 - Compliance Certificate and Test Results
 - Delivery Dockets
 - Summary of Material deliveries as per template available on Councils website.

19.3.1.5 The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.

19.3.1.6 The submission to Council of Compliance Certificate(s) and construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.

When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Council's Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.

19.3.2 Easements/Restrictions/Positive Covenants

19.3.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

- f) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
- g) The standard format for easements and restrictions as accepted by NSW Land Registry Services.

19.3.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the Stormwater Quality Control devices/system and outlet works.

19.3.2.3 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

19.3.3 Bonds/Securities/Payments in Lieu of Works

19.3.3.1 The payment to Blacktown City Council of a monetary contribution in lieu of works for the placement of the final layer of asphaltic concrete (a.c.) on the new road works. The amount will be calculated at Council's approved rate upon request and following issue of a Construction Certificate for the work.

19.3.3.2 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.

- a) In the case of subdivision - This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)

- b) In the case where no subdivision occurs - This period commences at the date of practical completion of the development.
- 19.3.3.3 Concrete path paving must not be placed until about 75% of the lots have been built upon or until approved in writing by Council. The applicant has the option of lodging a security deposit for the works, or paying a monetary payment in lieu of works based upon Council's Goods and Pricing Schedule. The security will be released upon satisfactory completion of the works.
- 19.3.3.4 Where Council's has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request.
- 19.3.4 Inspections**
- 19.3.4.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.
- 19.3.5 CCTV Inspection of Stormwater Drainage Structures**
- 19.3.5.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV on completion of the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of a DVD of the inspection, a hard copy printout of the SEWRAT (or equivalent) report and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.
- 19.3.6 Conditions Required Prior to Occupation Certificate (Drainage Section)**
- 19.3.6.1 SURVEYS/CERTIFICATES/WORKS AS EXECUTED PLANS**
- 19.3.6.1.1 A Chartered Civil Engineer registered with NER, is to certify that:
 - i. all the requirements of the approved drainage plan have been undertaken
 - ii. the rainwater tanks have been provided. As per the approved plan and collecting water from the minimum roof area required.
 - iii. the interpretative water quality signs have been correctly installed.
 - iv. all other signage and warning notices have been installed.
- 19.3.6.1.2 Ocean Protect is to certify for the installation of the 200 micron OceanGuards and Stormfilters that:
 - i. They are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;
 - ii. The '200 micron' OceanGuards shown on the approved plan within the development site have been installed correctly and the OceanGuard chamber will operate effectively.
 - iii. The '200 micron' OceanGuards shown on the approved plan within the roadway have been installed correctly and are functional.
 - iv. That the 460 Stormfilter cartridges, where installed, have an equivalent discharge of 1.1 l/s/cartridge at normal weir height
 - v. That the 690 Stormfilter cartridges, where installed, have an equivalent discharge of 1.6 l/s/cartridge at normal weir height.
 - vi. For the 460 mm cartridges, the Stormfilter tank includes a baffle extending from the tank soffit to 300 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables.

- vii. For the 690 mm cartridges, the Stormfilter tank includes a baffle extending from the tank soffit to 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables.
 - viii. The Stormfilter weir lengths are as per the approved plan.
 - ix. Mosquito proof screens have been provided under all grated accesses into the Stormfilter tank.
 - x. A maintenance contract has been entered into for the maintenance of the Stormfilter cartridges by Ocean Protect.
- 19.3.6.1.3 Written evidence is to be provided that the registered owner has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Stormfilters and OceanGuards (including those within the roadway). Forward a copy of the signed and endorsed contract(s) and maintenance contractor(s) details to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. The maintenance contract is to contain a requirement that all maintenance on the filter cartridges is undertaken by Ocean Protect and either the filter cartridges are replaced no later than three years after the date of installation, or a flow test is to be undertaken on the filter chamber in accordance with Council's WSUD Handbook. The flow test is to be repeated and passed each and every year after that for the filters to be retained, but the filters must be replaced after a maximum of 5 years.

19.3.6.2 EASEMENTS/RESTRICTIONS/POSITIVE COVENANTS

- 19.3.6.2.1 Provide a Restriction to User and Positive Covenant over the Stormwater Quality Improvement Devices and Rainwater Tanks in accordance with the requirements of Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services prior to the final occupation certificate.

19.3.6.3 SECURITIES/PAYMENTS IN LIEU OF WORKS

- 19.3.6.3.1 Provide a Temporary OceanGuard Security to Council equal to 200% of the Temporary OceanGuard Estimate.

19.3.6.4 OTHER MATTERS

- 19.3.6.4.1 Provide maintenance requirements for each of the proposed water quality devices generally in accordance with the Council's *WSUD Inspection and Maintenance Guidelines* available on Council's website. Where a proprietary device is not included within this guideline provide these separately in accordance with the manufacturer's requirements. The maintenance schedule is to contain a requirement that either the filter cartridges are to be replaced no later than three years after the date of installation, or a flow test is to be undertaken on the filter chamber in accordance with Council's *WSUD developer handbook*. The filter cartridge must be replaced/refurbished by the filter manufacturer. The designer of the stormwater treatment system must prepare the Maintenance schedule and this schedule must show the designer's name, company, signature and date on it.
- 19.3.6.4.2 Where the Groundwater Assessment Report indicated the requirement for a Groundwater Management Plan, then a Geotechnical Engineer registered with NER, is to certify that all the requirements of the Groundwater Management Plan have been undertaken and that there is no adverse impact due to groundwater.

20 Prior to Occupation Certificate (Environmental Health)

- 20.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

21 Prior to Occupation Certificate (Waste)

- 21.1 Should Council provide a waste service to this site, the elected strata manager must sign Council's 'Onsite Waste Collection Agreement Form' on behalf of all lot owners (and stamped using the common seal), before collections can occur onsite.
- 21.2 A Community Management Agreement/Strata Management Agreement is required and to Council's satisfaction which:
- a. clearly outlines that no bins are to be located or placed in the approved collection points outside the scheduled collection time for that area. Bins must be placed out for collection no earlier than 2pm the day before the scheduled collection time for that area. The bins must be withdrawn from the kerbside to its corresponding lot no later than 7pm on the day of collection.
 - b. clearly states that unwanted bulky waste such as lounges, mattresses and fridges must only be placed out for collection the night before the scheduled collection date provided by Council if we are servicing the site. Collection of these items must be in accordance with our Resource (waste) Management Services Charter. Please call Council to book in a collection date.
 - c. outline that clean ups will only occur from the communal bulky waste collection point if they comply with Council requirements for household clean ups. If discarded items fail to comply or the communal collection point is poorly managed, it is the responsibility of the strata/body corporation (and at their cost) to have these items removed from the site and disposed of appropriately.
 - d. clearly outlines a responsibility of residents to manage their bins and bulky waste onsite in accordance with the approved waste management plan.
 - e. clearly outlines the responsibility for maintenance of the waste collection points and ensure they are clear and unobstructed prior to collection times.
 - f. clearly outlines the method of communication to new tenants and residents regarding the waste management services and collection system for the complex.
 - g. includes the updated (and approved) waste management plan as required by way of consent condition for this development application.
 - h. clearly outlines that the building manager will be retrieving, placing and returning bins for collection from private property as suggested in the development proposal.
 - i. clearly outlines the travel path to take bins from the storage area to the designated collection points

22 Prior to Occupation Certificate (Sydney Metro)

22.1 Noise and Vibration

- 22.1.1 Prior to the issue of an Occupation Certificate, an acoustic assessment report must be prepared and submitted to the Certifying Authority, Council and Sydney Metro certifying that the completed development meets the requirements of:
- (a) *State Environmental Planning Policy (Infrastructure) 2007;*
 - (b) *the Department of Planning, Infrastructure and Environment's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines"; and*
 - (c) *any other noise and vibration requirements imposed by this consent.*
- 22.1.2 The acoustic report must demonstrate testing of external and internal noise levels for the completed development and ensure that external noise levels are representative of the typical maximum levels that may occur at the development and

internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, necessary corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent

22.2 Fencing

- 22.2.1 The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to the issue of an Occupation Certificate, the Applicant shall liaise with Sydney Metro regarding the adequacy of any existing fencing along the rail corridor boundary or the need for the design and erection of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Metro prior to the fencing work being undertaken.

22.3 Documentation

- 22.3.1 Prior to the issue of an Occupation Certificate, the Applicant is to submit as-built drawings to Sydney Metro and Council. The as-built drawings are to be endorsed by a registered surveyor confirming that there has been no encroachment into the rail corridor or Sydney Metro easements, unless agreed to by Sydney Metro in writing. The Certifier must not issue an Occupation Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.
- 22.3.2 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Occupation Certificate.

22.4 Inspections

- 22.4.1 If required by Sydney Metro, prior to the issue of an Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey will establish the extent of any existing damage and enable any deterioration during operation of the development to be observed. The Certifier is not to issue an Occupation Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

22.5 Maintenance

- 22.5.1 Prior to the issue of an Occupation Certificate, the Applicant must provide to Sydney Metro for review and endorsement a plan of how future maintenance of the development facing the rail corridor is to be undertaken. The Certifier must not issue an Occupation Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied. The maintenance plan must be implemented for the life of the approved development.

23 Prior to Subdivision Certificate (Planning)

23.1 Service Authority Approvals

- 23.1.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to the release of the Subdivision Certificate:
- (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. The Section 73

Certificate must be submitted to the Principal Certifying Authority prior to the release of the plan of subdivision.

- (b) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.
- (c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

23.2 Final Plans

- 23.2.1 The submission of a final plan of subdivision, together with 7 exact copies and the appropriate fee. The final plan of subdivision will not be released until all conditions of this determination have been complied with.
- 23.2.2 Where any permanent control marks are placed in accordance with the Survey Practice Regulation 1990 in the preparation of the plan, 2 copies of the locality sketch plans of the marks placed are to be forwarded to Council with the final plan of subdivision.

23.3 Other Matters

- 23.3.1 Prior to the issue of the Subdivision Certificate, all on-site resident and visitor car parking spaces are to be provided having minimum internal clear dimensions in accordance with Australian Standard 2890.1.
- 23.3.2 Prior to the release of the Subdivision Certificate, the applicant is to submit a copy of the Strata Management Statement to Council for review. This Statement is to include relevant details of the maintenance and repair of the common property, establishment and regulation of the Strata Body Corporate, protection of Council against liability for any on-site garbage collection and prohibition of clothes drying on balconies amongst other things.

NOTE: The final wording of the Management Statement shall be to Council's satisfaction.

23.4 Site Contamination

- 23.4.1 Prior to the issue of the Subdivision Certificate, an EPA recognised accredited geoscientist is to validate the site as suitable for residential development in accordance with the strict residential use criteria as set out in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 as amended 2013.

23.5 Salinity

- 23.5.1 A report from a geotechnical engineer is to be submitted to Council certifying the site classification for the reactivity of the lots in the subdivision after identification of the soil characteristics in accordance with the provisions of AS 2870, "Residential Slabs and Footings."

23.6 Street tree planting

- 23.6.1 The applicant is to undertake street tree planting and maintenance along the frontage of the development site to improve the amenity of the streetscape which must be approved before a Subdivision Certificate is issued. This will include the streetscape and buffer planting along transport corridor boundary.
- 23.6.2 The number of trees should equal the number lots/dwellings with street frontage. However, corner lots require 1 tree for the primary frontage and 2 trees on the side frontage. Trees are to be planted at a minimum spacing of approximately 8 metres, taking into account vehicle sightlines and street light spill.

- 23.6.3 Additional trees may be requested following assessment of the subdivision configuration.
- 23.6.4 Trees must be of a minimum container size of 45 litres with root directors and 100 litres for industrial and commercial developments and 100 litres for medium and high density residential developments.
- 23.6.5 The applicant must obtain clearances from relevant service authorities.
- 23.6.6 The applicant will be required to pay a bond per tree as indicated in the current goods and services pricing schedule to ensure the health and vigour of the tree(s). The bond will be returned 12 months after the completion of the development (i.e. on issue of final occupation/subdivision certificate), to Council if the trees are maturing satisfactorily. The applicant is responsible for notifying Council when the works are completed to request a practical completion inspection and end of street tree bond maintenance inspection.
- 23.6.7 The applicant will also be required to pay an inspection fee and a landscaping assessment fee as indicated in the current goods and services pricing schedule. A Blacktown City Council representative will inspect all street tree and public landscaping during the establishment period (i.e. between the practical date of completion and formal handover). Elements deemed to be not adequately performing are to be removed, substituted or repaired by the developer within 60 days of written notification

24 Prior To Subdivision Certificate (Engineering)

24.1 Site Access

- 24.1.1 All lots shall have access from a dedicated public road. In this regard, all proposed roads shall be dedicated as public road free of cost to Council.
- 24.1.2 Any future substation or other utility installation required to service the approved subdivision/development shall not under any circumstances be sited on a future public road. Any proposal to locate a proposed substation or other utility installation on a future public road shall be negotiated with and fully endorsed by the relevant Council Directorates.

24.2 Road Damage

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

24.3 Asset Management

- 24.3.1 The manufacturer of the light poles/street name poles/bus shelters is to provide written certification that all structures have been black powder coated to the satisfaction of Council's Development Services Engineers prior to installation.

24.4 Consent Compliance

- 24.4.1 A Subdivision Certificate shall not be issued until all conditions of this consent have been satisfied.

24.5 Fee Payment

- 24.5.1 Any fee payable to Council as part of any Construction, Compliance or Subdivision Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

24.6 Engineering Matters

24.6.1 Surveys/Certificates/Works As Executed plans

- 24.6.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are

completed, in a colour softcopy format (.PDF). All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works (including works under the *Roads Act 1993* and the *Local Government Act 1993* covered by this Development Application).

- 24.6.1.2 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the Stormwater quality system(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime. This is to include but not be limited to the stormwater quality tank(s).
- 24.6.1.3 A Certificate from a Registered Engineer (NER) must be lodged with Council verifying that pier and beam style construction was used adjacent to the easement to the depth of the invert of the pipeline.
- 24.6.1.4 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.
- 24.6.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 24.6.1.6 Applicant to submit the following in accordance with Council's Works Specification - Civil (Current Version):
- a) Compaction certificates for fill within road reserves.
 - b) Compaction certificates for road sub-grade.
 - c) Compaction certificates for road pavement materials (sub-base and base courses).
 - d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
 - e) Applicant to submit material compliance documentation in accordance with Council's Civil Works Specification 8.1.4
 - Compliance Certificate and Test Results
 - Delivery Dockets
 - Summary of Material deliveries as per template available on Council's website.
- 24.6.1.7 The applicant is to submit the certified approved line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.
- 24.6.1.8 The submission to Council of Compliance Certificate(s) and construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.
- When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Council's Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.
- 24.6.1.9 A survey report prepared and signed by a Registered Surveyor providing confirmation of the depth of all constructed road pavements in the form of finished surveyed levels for each road pavement layer, noting tolerances for any variations in constructed pavement depth.

- 24.6.1.10 Structural certification 'as built' by a qualified Engineer (NER) for all structural items approved by the scope of this consent. This relates to the following components:
- a) Retaining walls over 0.6 m in height
 - b) Rigid pavements
 - c) Non-standard stormwater pits
- 24.6.1.11 A certificate or letter signed by an appropriately qualified professional, indicating that all pre-cast pits have been specifically designed and manufactured for the project in accordance with the approved civil plans (specific reference required) and the necessary Australian Standards.
- 24.6.1.12A Certificate shall be submitted by a suitably qualified geotechnical engineer verifying that any fill material imported to site is virgin excavated natural material (VENM) or (ENM).

24.6.2 Easements/Restrictions/Positive Covenants

- 24.6.2.1 Any easement or restriction created as a result of this consent must be in accordance with the following:
- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
 - (b) The standard format for easements and restrictions as accepted by NSW Land Registry Services.
- 24.6.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the Stormwater Quality Control devices/system and outlet works. Documentary evidence of this lodgement shall be submitted to Council.
- 24.6.2.3 The creation of easement(s) related to inter-allotment drainage with a minimum width in accordance with Council's Engineering Guide for Development (current issue).
- 24.6.2.4 A restriction as to User with Council's standard wording must be placed on all filled lots
- 24.6.2.5 All relevant Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

24.6.3 Dedications

- 24.6.3.1 Dedication at no cost to Council of 5 m x 5 m splay corners on lots at each street intersection.
- 24.6.3.2 Dedication at no cost to Council of 1 m x 1 m splay corners on lots at each private access road intersection.

24.6.4 Bonds/Securities/Payments in Lieu of Works

- 24.6.4.1 The payment to Blacktown City Council of a monetary contribution in lieu of works for the placement of the final layer of asphaltic concrete (a.c.) on the new road works. The amount will be calculated at Council's approved rate upon request and following issue of a Construction Certificate for the work.
- 24.6.4.2 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.
- (a) In the case of subdivision - This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)

- (b) In the case where no subdivision occurs - This period commences at the date of practical completion of the development.

This maintenance period may be extended in the following situations to allow for the completion of i) necessary maintenance and or ii) all outstanding minor works.

- 24.6.4.3 Concrete path paving must not be placed until about 75% of the lots have been built upon or until approved in writing by Council. The applicant has the option of lodging a security deposit for the works, or paying a monetary payment in lieu of works based upon Council's Goods and Services Pricing Schedule. The Security will be released upon satisfactory completion of the works.
- 24.6.4.4 Where Council has granted approval of providing security in lieu of outstanding works, a security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request

24.6.5 Inspections

- 24.6.5.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

24.6.6 Inspection of Work

- 24.6.6.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

24.6.7 Other Matters (Drainage)

24.6.7.1 SURVEYS/CERTIFICATES/WORKS AS EXECUTED PLANS

A Chartered Civil Engineer registered with NER, is to certify that:

- i. all the requirements of the approved drainage plan for works prior to subdivision have been undertaken
- ii. the 200 mm OceanGuards have been installed in all the street pits in accordance with Ocean Protect's standard installation and operating guidelines

24.6.7.2 EASEMENTS/RESTRICTIONS/POSITIVE COVENANTS

Provide a Positive Covenant over Lot 1 over the Temporary OceanGuards in the Street Pits for Roads 1, 2 and 3 generally in accordance with the requirements available from Council. The covenant requirements are to include cleaning at maximum 4 monthly intervals and the submission of an annual report on water treatment before 1 September each year. The Positive Covenant must be registered with NSW Land Registry Services prior to the final occupation certificate and include a sunset clause releasing the covenant once the regional water quality facility is provided as agreed with Council.

25 Prior To Subdivision Certificate (Waste)

- 25.1 The applicant must prepare and provide to Council for approval an instrument, substantially on the terms set out below and compliant with the requirements of NSW Land Registry Services, which will create a public positive covenant pursuant to section 88E of the Conveyancing Act 1919 on all lots within the development

providing for the management and collection of all forms of garbage, organic waste and recycling from each of those lots.

The public positive covenant must require the lot owners to covenant on behalf of themselves and all occupants of the lots to:

- a) store all forms of garbage, organic waste and recycling within the appropriate garbage bins on their respective lots or nominated lots as per the bin placement plan;
- b) place all garbage, organic waste and recycling bins in the designated communal garbage, organic waste and recycling collection area no earlier than 2pm the day before the scheduled collection time for that area;
- c) collect and return the empty garbage, organic waste and recycling bins to their respective lots no later than 7pm on the day collection has taken place; and
- d) place whitegoods and large household items in the designated communal bulky waste collection area the evening before the date allocated by the Prescribed Authority for the collection of such items.

The public positive covenant must:

- a) contain a plan, compliant with the requirements of NSW Land Registry Services, indicating the designated communal area/s within the development for the collection of garbage, organic waste, recycling and bulky waste from all the lots within the development, with such designated communal collection area/s being in the location shown on the plans annexed to this consent;
- b) provide for the lot owners (on behalf of themselves and all occupants of the lots) to release the Prescribed Authority from, and not make any claim or demand or commence any proceedings (including without limitation in nuisance) against the Prescribed Authority in relation to any noise, debris, damage to property or other issue arising directly or indirectly from waste collection activities carried on by the Prescribed Authority or any agent acting on its behalf; and
- c) provide that the positive public covenant cannot be released, varied or modified without the Prescribed Authority's consent.

These provisions must be put into effect prior to the release of the subdivision certificate and the applicant must ensure that the public positive covenant is registered with the plan of subdivision for the development.

Terms of Positive Public Covenant

- 1) The Registered Proprietor from time to time of the Lot Burdened covenants personally and on behalf of all occupants of the Lot Burdened in favour of the Prescribed Authority under section 88E of the Conveyancing Act 1919 to do the following:
 - a) store all forms of garbage, organic waste and recycling within the appropriate garbage bin areas designated on the plan for the Lot Burdened;
 - b) place all garbage, organic waste and recycling bins in the communal garbage, organic waste and recycling collection area, designated on the plan for the Lot Burdened, no earlier than 2pm the day before the scheduled collection time;
 - c) collect and return the empty garbage, organic waste and recycling bins to the Lot Burdened no later than 7pm on the day collection has taken place;
 - d) place whitegoods and large household items in the communal bulky waste collection area, designated on the plan for the Lot Burdened, the

evening before the date allocated by the Prescribed Authority for the collection of such items;

- e) The owner of the lot burdened acknowledges that the bin storage area will accommodate a communal bin pad for the collection of waste bins weekly and recycling bins fortnightly, on collection day. The number of bins will exceed the 2 belonging to the owner of the lot burdened and will include 2 bins for every lot entitled to place bins in the bin storage area in accordance with Restriction on the Use of Land numbered # #; and
 - f) release the Prescribed Authority from, and not make any claim or demand or commence any proceedings (including without limitation in nuisance) against the Prescribed Authority in relation to any noise, debris, damage to property or other issue arising directly or indirectly from waste collection activities carried on by the Prescribed Authority or any agent acting on its behalf.
- 2) This positive public covenant cannot be released, varied or modified without the prior written consent of the Prescribed Authority.

The terms of the public positive covenant are to be approved by Council prior to the issue of any subdivision certificate or registration of the plan of subdivision. The applicant/developer should ensure that all lots burdened by the public positive covenant are clearly identified on the plan of subdivision. All costs incurred by Council to review and approve the terms of the public positive covenant shall be met in full by the applicant/developer.

26 COMPLETION OF DEMOLITION WORKS (Building)

26.1 Final Inspection

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

26.2 Hazardous Materials and Waste

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

27 Operational (Planning)

27.1 Specific Uses

- 27.1.1 The approved use as ‘multi dwelling housing’ shall comply with the definition in State Environmental Planning Policy (Sydney Region Growth Centres) 2006.
- 27.1.2 The development shall not be used or converted for use for any purpose other than that:
- (a) Granted consent by Council’s Notice of Determination, or
 - (b) Which is “Exempt Development” under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

27.2 General

- 27.2.1 No goods, materials, or trade waste shall be stored at any time outside the building other than in approved garbage receptacles.

27.3 Landscaping

- 27.3.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.
- 27.3.2 Regular maintenance and up-keep of the site must therefore be undertaken to the site to ensure that sightlines are kept free from obstructions.
- 27.3.3 The management of vegetation, turfed areas, gardens, planter boxes, communal areas and other similar areas is to be incorporated within the future strata management plan, or similar, once each stage of the development is occupied.

27.4 Waste

- 27.4.1 All waste generated on site must be disposed of in accordance with the approved Waste Management Plan.

27.5 Graffiti Removal

- 27.5.1 Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s. All graffiti must be removed no later than 48 hours after detection.

28 Operational (Environmental Health)

- 28.1 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 28.2 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 28.3 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

29 Operational (Waste)

- 29.1 The Owners Corporation/Community Management Association will be responsible for ensuring that clear access is provided to waste collection trucks entering the property.
- 29.2 Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.
- 29.3 Ongoing management of waste for the site must be in accordance with the waste requirements outlined in the approved waste management plan as submitted with the development application. This includes but is not limited to:
- i. provision and maintenance of suitable signage in all areas with waste facilities including line marking and sign posting for the communal bin collection points onsite.
 - ii. engagement of a building manager and/or caretaker onsite to manage the waste system (including bulky waste), for the site. This includes prompt removal of illegal dumping onsite.
- 29.4 A building manager must be engaged in perpetuity and for the life of the development to:

- i. manage bins and bulky waste onsite
 - ii. clean bins and the waste room(s)
 - iii. arrange clear access for waste vehicles on collection day (including parked cars blocking collection points).
 - iv. install and maintain relevant waste management signage onsite
 - v. maintain suitable line marking for communal bin and bulky waste collection points onsite.
- 29.5 The applicant must amend the waste management plan to Council's satisfaction to ensure it contains the following content:
- i. number of bins for the development
 - ii. bin collection frequencies
 - iii. bin capacities
 - iv. option 1 detailed as the proposed onsite collection arrangement
 - v. proposed service provider
- 29.6 The applicant must amend the waste management plan to Council's satisfaction to reflect:
- i. that retrieval, placement and return of bins will be conducted by a building manager for the internal lots that have no street access or frontage. There are several instances where the current report states that individual residents will be responsible for this.
 - ii. how placement of unwanted bulky waste such as lounges, fridges etc will be managed for the internal lots with no street access or frontage.

Street Numbering

Lot Number	Address Number	Street Name	Street Type	Locality
1	11	HANSCOMBE	DRIVE	ROUSE HILL
2	9	HANSCOMBE	DRIVE	ROUSE HILL
3	7	HANSCOMBE	DRIVE	ROUSE HILL
4	5	HANSCOMBE	DRIVE	ROUSE HILL
5	3	HANSCOMBE	DRIVE	ROUSE HILL
6	1	HANSCOMBE	DRIVE	ROUSE HILL
7	42	ACHILLES	AVENUE	ROUSE HILL
8	44	ACHILLES	AVENUE	ROUSE HILL
9	46	ACHILLES	AVENUE	ROUSE HILL
10	48	ACHILLES	AVENUE	ROUSE HILL
11	50	ACHILLES	AVENUE	ROUSE HILL
12	52	ACHILLES	AVENUE	ROUSE HILL
13	54	ACHILLES	AVENUE	ROUSE HILL
14	56	ACHILLES	AVENUE	ROUSE HILL
15	58	ACHILLES	AVENUE	ROUSE HILL
16	71	LAKEMAN	STREET	ROUSE HILL
17	69	LAKEMAN	STREET	ROUSE HILL
18	67	LAKEMAN	STREET	ROUSE HILL
19	65	LAKEMAN	STREET	ROUSE HILL
20	63	LAKEMAN	STREET	ROUSE HILL
21	11	PAYENS	GLADE	ROUSE HILL
22	9	PAYENS	GLADE	ROUSE HILL
23	7	PAYENS	GLADE	ROUSE HILL
24	5	PAYENS	GLADE	ROUSE HILL
25	3	PAYENS	GLADE	ROUSE HILL
26	27	HANSCOMBE	DRIVE	ROUSE HILL
27	25	HANSCOMBE	DRIVE	ROUSE HILL
28	23	HANSCOMBE	DRIVE	ROUSE HILL
29	21	HANSCOMBE	DRIVE	ROUSE HILL
30	19	HANSCOMBE	DRIVE	ROUSE HILL
31	17	HANSCOMBE	DRIVE	ROUSE HILL
32	15	HANSCOMBE	DRIVE	ROUSE HILL
33	13	HANSCOMBE	DRIVE	ROUSE HILL
34	4	PAYENS	GLADE	ROUSE HILL
35	6	PAYENS	GLADE	ROUSE HILL
36	8	PAYENS	GLADE	ROUSE HILL
37	10	PAYENS	GLADE	ROUSE HILL
38	12	PAYENS	GLADE	ROUSE HILL
39	61	LAKEMAN	STREET	ROUSE HILL
40	59	LAKEMAN	STREET	ROUSE HILL
41	57	LAKEMAN	STREET	ROUSE HILL
42	55	LAKEMAN	STREET	ROUSE HILL
43	53	LAKEMAN	STREET	ROUSE HILL
44	51	LAKEMAN	STREET	ROUSE HILL
45	49	LAKEMAN	STREET	ROUSE HILL
46	47	LAKEMAN	STREET	ROUSE HILL
47	11	ODEWHAN	GLADE	ROUSE HILL
48	9	ODEWHAN	GLADE	ROUSE HILL
49	7	ODEWHAN	GLADE	ROUSE HILL

50	5	ODEWHAN	GLADE	ROUSE HILL
51	3	ODEWHAN	GLADE	ROUSE HILL
52	45	HANSCOMBE	DRIVE	ROUSE HILL
53	43	HANSCOMBE	DRIVE	ROUSE HILL
54	41	HANSCOMBE	DRIVE	ROUSE HILL
55	39	HANSCOMBE	DRIVE	ROUSE HILL
56	37	HANSCOMBE	DRIVE	ROUSE HILL
57	35	HANSCOMBE	DRIVE	ROUSE HILL
58	33	HANSCOMBE	DRIVE	ROUSE HILL
59	31	HANSCOMBE	DRIVE	ROUSE HILL
60	29	HANSCOMBE	DRIVE	ROUSE HILL
61	4	ODEWHAN	GLADE	ROUSE HILL
62	6	ODEWHAN	GLADE	ROUSE HILL
63	8	ODEWHAN	GLADE	ROUSE HILL
64	10	ODEWHAN	GLADE	ROUSE HILL
65	12	ODEWHAN	GLADE	ROUSE HILL
66	45	LAKEMAN	STREET	ROUSE HILL
67	43	LAKEMAN	STREET	ROUSE HILL
68	41	LAKEMAN	STREET	ROUSE HILL
69	39	LAKEMAN	STREET	ROUSE HILL
70	37	LAKEMAN	STREET	ROUSE HILL
71	19	FAIRBANK	GREEN	ROUSE HILL
72	17	FAIRBANK	GREEN	ROUSE HILL
73	15	FAIRBANK	GREEN	ROUSE HILL
74	13	FAIRBANK	GREEN	ROUSE HILL
75	11	FAIRBANK	GREEN	ROUSE HILL
76	9	FAIRBANK	GREEN	ROUSE HILL
77	7	FAIRBANK	GREEN	ROUSE HILL
78	5	FAIRBANK	GREEN	ROUSE HILL
79	3	FAIRBANK	GREEN	ROUSE HILL
80	63	HANSCOMBE	DRIVE	ROUSE HILL
81	61	HANSCOMBE	DRIVE	ROUSE HILL
82	59	HANSCOMBE	DRIVE	ROUSE HILL
83	57	HANSCOMBE	DRIVE	ROUSE HILL
84	55	HANSCOMBE	DRIVE	ROUSE HILL
85	53	HANSCOMBE	DRIVE	ROUSE HILL
86	51	HANSCOMBE	DRIVE	ROUSE HILL
87	49	HANSCOMBE	DRIVE	ROUSE HILL
88	47	HANSCOMBE	DRIVE	ROUSE HILL
89	4	FAIRBANK	GREEN	ROUSE HILL
90	6	FAIRBANK	GREEN	ROUSE HILL
91	8	FAIRBANK	GREEN	ROUSE HILL
92	10	FAIRBANK	GREEN	ROUSE HILL
93	12	FAIRBANK	GREEN	ROUSE HILL
94	14	FAIRBANK	GREEN	ROUSE HILL
95	16	FAIRBANK	GREEN	ROUSE HILL
96	18	FAIRBANK	GREEN	ROUSE HILL
97	20	FAIRBANK	GREEN	ROUSE HILL
98	31	LAKEMAN	STREET	ROUSE HILL
99	29	LAKEMAN	STREET	ROUSE HILL

100	27	LAKEMAN	STREET	ROUSE HILL
101	25	LAKEMAN	STREET	ROUSE HILL
102	23	LAKEMAN	STREET	ROUSE HILL
103	11	SHREEVE	GLADE	ROUSE HILL
104	9	SHREEVE	GLADE	ROUSE HILL
105	7	SHREEVE	GLADE	ROUSE HILL
106	5	SHREEVE	GLADE	ROUSE HILL
107	3	SHREEVE	GLADE	ROUSE HILL
108	79	HANSCOMBE	DRIVE	ROUSE HILL
109	77	HANSCOMBE	DRIVE	ROUSE HILL
110	75	HANSCOMBE	DRIVE	ROUSE HILL
111	73	HANSCOMBE	DRIVE	ROUSE HILL
112	71	HANSCOMBE	DRIVE	ROUSE HILL
113	69	HANSCOMBE	DRIVE	ROUSE HILL
114	67	HANSCOMBE	DRIVE	ROUSE HILL
115	65	HANSCOMBE	DRIVE	ROUSE HILL
116	4	SHREEVE	GLADE	ROUSE HILL
117	6	SHREEVE	GLADE	ROUSE HILL
118	8	SHREEVE	GLADE	ROUSE HILL
119	10	SHREEVE	GLADE	ROUSE HILL
120	12	SHREEVE	GLADE	ROUSE HILL
121	14	SHREEVE	GLADE	ROUSE HILL
122	16	SHREEVE	GLADE	ROUSE HILL
123	18	SHREEVE	GLADE	ROUSE HILL
124	20	SHREEVE	GLADE	ROUSE HILL
125	19	LAKEMAN	STREET	ROUSE HILL
126	17	LAKEMAN	STREET	ROUSE HILL
127	15	LAKEMAN	STREET	ROUSE HILL
128	13	LAKEMAN	STREET	ROUSE HILL
129	11	LAKEMAN	STREET	ROUSE HILL
130	9	LAKEMAN	STREET	ROUSE HILL
131	7	LAKEMAN	STREET	ROUSE HILL
132	5	LAKEMAN	STREET	ROUSE HILL
133	3	LAKEMAN	STREET	ROUSE HILL

BLOCK F	Lot Number	Address Number	Street Name	Street Type	Locality
	1	2	LAKEMAN	STREET	ROUSE HILL
	2	4	LAKEMAN	STREET	ROUSE HILL
	3	6	LAKEMAN	STREET	ROUSE HILL
	4	8	LAKEMAN	STREET	ROUSE HILL
	5	10	LAKEMAN	STREET	ROUSE HILL
	6	12	LAKEMAN	STREET	ROUSE HILL
	7	14	LAKEMAN	STREET	ROUSE HILL
	8	16	LAKEMAN	STREET	ROUSE HILL
	9	18	LAKEMAN	STREET	ROUSE HILL
	10	20	LAKEMAN	STREET	ROUSE HILL
	11	22	LAKEMAN	STREET	ROUSE HILL
	12	24	LAKEMAN	STREET	ROUSE HILL