

MODIFIED CONDITIONS

Addition of the Following Condition:

1.0 General Conditions of Consent

- (20) **Approved Staging** – The development is approved in four stages as depicted on approved subdivision plans nominated in Condition 1.0(2) of this consent. In this regard, Road No. 1 shall be constructed as part of Stage 1 of the development.

Modification of the Following Conditions:

1.0 General Conditions of Consent

- (2) **Approved Plans and Documents** – Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference	Name of Plan	Prepared by	Date
Architectural Plans			
1.01, Issue C	Regional Context	Sunland Group	February 2019
1.02, Issue C	Site Analysis	Sunland Group	February 2019
1.03, Issue C	Site Survey	Sunland Group	February 2019
2.01, Issue C	Master Plan	Sunland Group	February 2019
2.02, Issue C	Open Space Plan	Sunland Group	February 2019
2.03, Issue C	Master Plan – Unit Types (Bedroom Mix)	Sunland Group	February 2019
2.04, Issue C	Master Plan – Building Façade Types	Sunland Group	February 2019
2.05, Issue C	Master Plan – Colour Scheme	Sunland Group	February 2019
2.06, Issue C	Sun Study – Winter 9AM	Sunland Group	February 2019
2.07, Issue C	Sun Study – Winter 10AM	Sunland Group	February 2019
2.08, Issue C	Sun Study – Winter 11AM	Sunland Group	February 2019
2.09, Issue C	Sun Study – Winter Noon	Sunland Group	February 2019
2.10, Issue C	Sun Study – Winter 1PM	Sunland Group	February 2019
2.11, Issue C	Sun Study – Winter 2PM	Sunland Group	February 2019
2.12, Issue C	Sun Study – Winter 3PM	Sunland Group	February 2019
3.01, Issue C	Architectural Character	Sunland Group	February 2019

3.02, Issue C	Architectural Character – Cont.	Sunland Group	February 2019
3.03, Issue C	Colours & Materials Legend	Sunland Group	February 2019
3.04, Issue C	Type A – Product Page	Sunland Group	February 2019
3.05, Issue C	Type A – Elevations	Sunland Group	February 2019
3.06, Issue C	Type A – Ground Floor Plan	Sunland Group	February 2019
3.07, Issue C	Type A – First Floor Plan	Sunland Group	February 2019
3.08, Issue C	Type B – Product Page	Sunland Group	February 2019
3.09, Issue C	Type B – Elevations	Sunland Group	February 2019
3.10, Issue C	Type B – Ground Floor Plan	Sunland Group	February 2019
3.11, Issue C	Type B – First Floor Plan	Sunland Group	February 2019
3.12, Issue C	Type C – Product Page	Sunland Group	February 2019
3.13, Issue C	Type C – Elevations	Sunland Group	February 2019
3.14, Issue C	Type C – Ground Floor Plan	Sunland Group	February 2019
3.15, Issue C	Type C – First Floor Plan	Sunland Group	February 2019
3.16, Issue C	Type D – Product Page	Sunland Group	February 2019
3.17, Issue C	Type D – Elevations	Sunland Group	February 2019
3.18, Issue C	Type D – Ground Floor Plan	Sunland Group	February 2019
3.19, Issue C	Type D – First Floor Plan	Sunland Group	February 2019
3.20, Issue C	Type F1-2 - Product Page	Sunland Group	February 2019
3.21, Issue C	Type F1-2 - Elevations	Sunland Group	February 2019
3.22, Issue C	Type F1-2 – Ground Floor Plan	Sunland Group	February 2019
3.23, Issue C	Type F1-2 – First Floor Plan	Sunland Group	February 2019
3.24, Issue C	Type F2-2 – Product Page	Sunland Group	February 2019
3.25, Issue C	Type F2-2 – Elevations	Sunland Group	February 2019
3.26, Issue C	Type F2-2 – Ground Floor Plan	Sunland Group	February 2019
3.27, Issue C	Type F2-2 – First Floor Plan	Sunland Group	February 2019
3.28, Issue C	Type F3-2 – Product Page	Sunland Group	February 2019

3.29, Issue C	Type F3-2 – Elevations	Sunland Group	February 2019
3.30, Issue C	Type F3-2 – Ground Floor Plan	Sunland Group	February 2019
3.31, Issue C	Type F3-2 – First Floor Plan	Sunland Group	February 2019
3.32, Issue C	Type F2-3 – Product Page	Sunland Group	February 2019
3.33, Issue C	Type F2-3 – Elevations	Sunland Group	February 2019
3.34, Issue C	Type F2-3 – Ground Floor Plan	Sunland Group	February 2019
3.35, Issue C	Type F2-3 – First Floor Plan	Sunland Group	February 2019
3.36, Issue C	Type F3-3 – Product Page	Sunland Group	February 2019
3.37, Issue C	Type F3-3 – Elevations	Sunland Group	February 2019
3.38, Issue C	Type F3-3 – Ground Floor Plan	Sunland Group	February 2019
3.39, Issue C	Type F3-3 – First Floor Plan	Sunland Group	February 2019
3.40, Issue C	Type F2-4 – Product Page	Sunland Group	February 2019
3.41, Issue C	Type F2-4 – Elevations	Sunland Group	February 2019
3.42, Issue C	Type F2-4 – Ground Floor Plan	Sunland Group	February 2019
3.43, Issue C	Type F2-4 – First Floor Plan	Sunland Group	February 2019
3.44, Issue C	Type F1-5– Product Page	Sunland Group	February 2019
3.45, Issue C	Type F1-5 – Elevations	Sunland Group	February 2019
3.46, Issue C	Type F1-5 – Ground Floor Plan	Sunland Group	February 2019
3.47, Issue C	Type F1-5 – First Floor Plan	Sunland Group	February 2019
3.48, Issue C	Type F2-5 – Product Page	Sunland Group	February 2019
3.49, Issue C	Type F2-5 – Elevations	Sunland Group	February 2019
3.50, Issue C	Type F2-5 – Ground Floor Plan	Sunland Group	February 2019
3.51, Issue C	Type F2-5 – First Floor Plan	Sunland Group	February 2019
3.52, Issue C	Type F3-5 – Product Page	Sunland Group	February 2019
3.53, Issue C	Type F3-5 – Elevations	Sunland Group	February 2019
3.54, Issue C	Type F3-5 – Ground Floor Plan	Sunland Group	February 2019
3.55, Issue C	Type F3-5 – First Floor Plan	Sunland Group	February 2019

3.56, Issue C	Type F1-6 – Product Page	Sunland Group	February 2019
3.57, Issue C	Type F1-6 – Elevations	Sunland Group	February 2019
3.58, Issue C	Type F1-6 – Ground Floor Plan	Sunland Group	February 2019
3.59, Issue C	Type F1-6 – First Floor Plan	Sunland Group	February 2019
3.60, Issue C	Type F1-8 – Product Page	Sunland Group	February 2019
3.61, Issue C	Type F1-8 – Perspectives	Sunland Group	February 2019
3.62, Issue C	Type F1-8 – Elevations	Sunland Group	February 2019
3.63, Issue C	Type F1-8 – Ground Floor Plan	Sunland Group	February 2019
3.64, Issue C	Type F1-8 – First Floor Plan	Sunland Group	February 2019
3.65, Issue C	Type F3-8 – Product Page	Sunland Group	February 2019
3.66, Issue C	Type F3-8 – Perspectives	Sunland Group	February 2019
3.67, Issue C	Type F3-8 – Elevations	Sunland Group	February 2019
3.68, Issue C	Type F3-8 – Ground Floor Plan	Sunland Group	February 2019
3.69, Issue C	Type F3-8 – First Floor Plan	Sunland Group	February 2019
3.70, Issue C	Type F1-9 – Product Page	Sunland Group	February 2019
3.71, Issue C	Type F1-9 – Perspectives	Sunland Group	February 2019
3.72, Issue C	Type F1-9 – Elevations	Sunland Group	February 2019
3.73, Issue C	Type F1-9 – Ground Floor Plan	Sunland Group	February 2019
3.74, Issue C	Type F1-9 – First Floor Plan	Sunland Group	February 2019
3.75, Issue C	Type F2-9 – Product Page	Sunland Group	February 2019
3.76, Issue C	Type F2-9 – Perspectives	Sunland Group	February 2019
3.77, Issue C	Type F2-9 – Elevations	Sunland Group	February 2019
3.78, Issue C	Type F2-9 – Ground Floor Plan	Sunland Group	February 2019
3.79, Issue C	Type F2-9 – First Floor Plan	Sunland Group	February 2019
3.80, Issue C	BASIX Commitments	Sunland Group	February 2019
4.01, Issue C	Streetscape 1	Sunland Group	February 2019
4.02, Issue C	Streetscape 2	Sunland Group	February 2019

4.03, Issue C	Streetscape 3	Sunland Group	February 2019
4.04, Issue C	Site Section 1	Sunland Group	February 2019
4.05, Issue C	Site Section 2	Sunland Group	February 2019

Engineering Plans

01 Rev 10	Face Sheet	North West Surveys	12 June 2019
02 Rev 10	General Notes	North West Surveys	12 June 2019
03 Rev 10	Concept Services Plan – Overall	North West Surveys	12 June 2019
04 Rev 10	Concept Services Plan	North West Surveys	12 June 2019
05 Rev 10	Concept Services Plan	North West Surveys	12 June 2019
06 Rev 10	Concept Services Plan	North West Surveys	12 June 2019
07 Rev 10	Concept Services Plan	North West Surveys	12 June 2019
08 Rev 10	Concept Civil Works - Overall	North West Surveys	12 June 2019
09 Rev 10	Concept Civil Works	North West Surveys	12 June 2019
10 Rev 10	Concept Civil Works	North West Surveys	12 June 2019
11 Rev 10	Concept Civil Works	North West Surveys	12 June 2019
12 Rev 10	Concept Civil Works	North West Surveys	12 June 2019
13 Rev 10	Sediment & Erosion Control Plan	North West Surveys	12 June 2019
14 Rev 10	Cut Fill Depth Plan	North West Surveys	12 June 2019
15 Rev 10	Road Details	North West Surveys	12 June 2019
16 Rev 10	Road Long Sections – Road 1	North West Surveys	12 June 2019
17 Rev 10	Road Long Sections – Road 1,2 & 3, Driveway 1	North West Surveys	12 June 2019
18 Rev 10	Road Long Sections – Road 1	North West Surveys	12 June 2019
19 Rev 10	Road Cross Sections – Road 1	North West Surveys	12 June 2019
20 Rev 10	Road Cross Sections – Road 1	North West Surveys	12 June 2019
21 Rev 10	Road Cross Sections – Road 2	North West Surveys	12 June 2019
22 Rev 10	Road Cross Sections – Road 3	North West Surveys	12 June 2019
23 Rev 10	Road Cross Sections – Driveway 1	North West Surveys	12 June 2019
24 Rev 10	Road Typical Sections	North West Surveys	12 June 2019
25 Rev 10	Channel Sections	North West Surveys	12 June 2019
26 Rev 10	1% AEP Profile Sections A-F	North West Surveys	12 June 2019
27 Rev 10	1% AEP Profile Sections G-K	North West Surveys	12 June 2019
28 Rev 10	Internal Catchment Plan	North West Surveys	12 June 2019
29 Rev 10	Drainage Analysis – 10 Year Hydraulic	North West Surveys	12 June 2019
30 Rev 10	Drainage Analysis – 100 Year Hydraulic	North West Surveys	12 June 2019

31 Rev 10	Drainage Analysis – 10 Year Hydrology	North West Surveys	12 June 2019
32 Rev 10	Drainage Analysis – 100 Year Hydrology	North West Surveys	12 June 2019
33 Rev 10	Drainage Long Sections Line 1	North West Surveys	12 June 2019
34 Rev 10	Drainage Long Sections Lines 2-7	North West Surveys	12 June 2019
35 Rev 10	Drainage Long Sections Lines 8-14	North West Surveys	12 June 2019
36 Rev 10	Drainage Long Sections Lines 14-31	North West Surveys	12 June 2019
37 Rev 10	Drainage Long Sections Lines 31-34	North West Surveys	12 June 2019
38 Rev 10	Drainage Long Sections Lines 34-36	North West Surveys	12 June 2019
39 Rev 10	Drainage Long Sections Lines 37-39	North West Surveys	12 June 2019
40 Rev 10	Drainage Long Sections Lines 39-203	North West Surveys	12 June 2019
41 Rev 10	Drainage Long Sections Lines 203 -207	North West Surveys	12 June 2019
42 Rev 10	Outlet Details	North West Surveys	12 June 2019

Landscape Plans

1.1 DA12	Location & Context	Form Landscape Architects	21 May 2019
1.2 DA12	Site Photographs	Form Landscape Architects	21 May 2019
1.3 DA12	Survey and Fire Hazard Identification	Form Landscape Architects	21 May 2019
1.3 P5	Front Yard Enclosure for Solar Access	Form Landscape Architects	14 May 2019
1.4 DA12	Surrounding Built Landscape Character	Form Landscape Architects	21 May 2019
1.5 DA12	Surrounding Soft Landscape Character	Form Landscape Architects	21 May 2019
2.1 DA12	Design Principles	Form Landscape Architects	21 May 2019
3.1 DA12	Master Plan	Form Landscape Architects	21 May 2019
3.3 DA12	Park	Form Landscape Architects	21 May 2019
3.4 DA12	Typical Bin Enclosure Details – Type 1 (Garage Homes)	Form Landscape Architects	21 May 2019
3.5 DA12	Typical Bin Enclosure Details – Type 2 (Carport Homes 01)	Form Landscape Architects	21 May 2019
3.6 DA12	Typical Bin Enclosure Details – Type 1 (Carport Homes 02)	Form Landscape Architects	21 May 2019
3.7 DA12	Western Boundary Interface	Form Landscape Architects	21 May 2019
3.8 DA12	Vehicle Turning	Form Landscape Architects	21 May 2019
3.9 DA12	Structure Diagrams	Form Landscape Architects	18 June 2019

4.1 DA12	Section 1	Form Landscape Architects	21 May 2019
4.2 DA12	Section 2	Form Landscape Architects	21 May 2019
4.3 DA12	Section 3	Form Landscape Architects	21 May 2019
4.4 DA12	Section 4	Form Landscape Architects	21 May 2019
4.5 DA12	Section 5	Form Landscape Architects	21 May 2019
4.6 DA12	Section 6	Form Landscape Architects	21 May 2019
4.7 DA12	Section 7	Form Landscape Architects	21 May 2019
4.8 DA12	Section 8	Form Landscape Architects	21 May 2019
5.1 DA12	Landscape Character Images	Form Landscape Architects	21 May 2019
5.2 DA12	Materials and Finishes	Form Landscape Architects	21 May 2019
5.3 DA12	Fence & Wall Detail	Form Landscape Architects	21 May 2019
5.4 DA12	Planting Palette	Form Landscape Architects	21 May 2019
5.5 DA12	Option 1 Planting Layout Diagram	Form Landscape Architects	21 May 2019
5.6 DA12	Option 2 Planting Layout Diagram	Form Landscape Architects	17 June 2019
5.7 DA12	Tree Planting Detail	Form Landscape Architects	21 May 2019
6.1 DA12	Typical Bin Presentation for Collection	Form Landscape Architects	21 May 2019
6.2 DA12	Carport Home Type A&B	Form Landscape Architects	21 May 2019
6.3 DA12	Carport Home Type C	Form Landscape Architects	21 May 2019
6.4 DA12	Carport Home Type D	Form Landscape Architects	21 May 2019
6.5 DA12	House Type F2 Plex	Form Landscape Architects	21 May 2019
6.6 DA12	House Type F6 Plex	Form Landscape Architects	21 May 2019
6.7 DA12	House Type F8 Plex	Form Landscape Architects	21 May 2019
6.8 DA12	House Type F9 Plex	Form Landscape Architects	21 May 2019

Subdivision Plans

1 Rev 01	Plan of Community Subdivision of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
2 Rev 01	Plan of Community Subdivision of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020

3 Rev 01	Plan of Community Subdivision of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
4 Rev 01	Plan of Community Subdivision of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
5 Rev 01	Plan of Community Subdivision of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
6 Rev 01	Plan of Community Subdivision – Staging of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
7 Rev 01	Plan of Community Subdivision - Stage 1 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
8 Rev 01	Plan of Community Subdivision – Stage 1 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
9 Rev 01	Plan of Community Subdivision – Stage 1 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
10 Rev 01	Plan of Community Subdivision – Stage 2 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
11 Rev 01	Plan of Community Subdivision – Stage 2 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
12 Rev 01	Plan of Community Subdivision – Stage 2 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
13 Rev 01	Plan of Community Subdivision – Stage 3 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
14 Rev 01	Plan of Community Subdivision – Stage 3 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
15 Rev 01	Plan of Community Subdivision – Stage 3 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
16 Rev 01	Plan of Community Subdivision – Stage 4 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
17 Rev 01	Plan of Community Subdivision – Stage 4 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020
18 Rev 01	Plan of Community Subdivision – Stage 4 of Lot 206 in DP 1070297 at Main Street, Mount Annan	North Western Surveys	13 March 2020

Document Title	Prepared by	Date
Bushfire Assessment Report	Travers Bushfire & Ecology	February 2019
BASIX Certificate		13 February 2019
Flooding Assessment Report	BMT WBM Pty Ltd	20 February 2019/12 June 2019

Flora & Fauna Report	Travers Bushfire & Ecology	February 2019
Vegetation Management Plan	Travers Bushfire & Ecology	February 2019
Waste Management Plan	Sunland No. 35 Pty Ltd	
Waste Storage Location	Form Landscape Architects	13 February 2019
1-5 Main Street, Mount Annan: Response to Camden Council's Comments on Aggressivity of Soils to Concrete and Steel, Ref. CES150303-DYL-AC	Consulting Earth Scientists	18 May 2015

2.0 Prior to the Issue of a Construction Certificate

- (16) **Section 7.11 Contributions - Monetary** – A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services and amounts detailed below:

Stage 1

Name/ Instruction	Condition			
Section 7.11 Contributions - Monetary	A contribution pursuant to the provisions of Section 7.11 of the <i>EP&A Act 1979</i> for the services and amounts detailed below.			
	Plan Name	Contribution Type	Indexed Rate	Amount Payable
	<i>Camden Contributions Plan 2011</i>	<i>Open Space – Land Acquisition</i>	\$7,202 per lot	\$316,888.00
	<i>Camden Contributions Plan 2011</i>	<i>Community Land – Land Acquisition</i>	\$46 per lot	\$2,024.00
	<i>Camden Contributions Plan 2011</i>	<i>Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services</i>	\$7,130 per lot	\$313,720.00
	<i>Contributions Plan No. 3</i>	<i>Trunk Drainage and Water Quality Facilities</i>	\$103,000 per hectare	\$374,509.00
TOTAL CASH CONTRIBUTIONS				\$1,007,141.00

Stage 2

Section 7.11 Contributions - Monetary	A contribution pursuant to the provisions of Section 7.11 of the <i>EP&A Act 1979</i> for the services and amounts detailed below.		
	Plan Name	Contribution Type	Indexed Rate
	<i>Camden Contributions Plan 2011</i>	<i>Open Space - Land Acquisition</i>	\$7,202 per lot
	<i>Camden Contributions Plan 2011</i>	<i>Community Land - Land Acquisition</i>	\$46 per lot
	<i>Camden Contributions Plan 2011</i>	<i>Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services</i>	\$7,130 per lot
	<i>Contributions Plan No. 3</i>	<i>Trunk Drainage and Water Quality Facilities</i>	\$103,000 per hectare
TOTAL CASH CONTRIBUTIONS			\$509,176.00

Stage 3

Section 7.11 Contributions - Monetary	A contribution pursuant to the provisions of Section 7.11 of the <i>EP&A Act 1979</i> for the services and amounts detailed below.		
	Plan Name	Contribution Type	Indexed Rate
	<i>Camden Contributions Plan 2011</i>	<i>Open Space - Land Acquisition</i>	\$7,202 per lot

<i>Camden Contributions Plan 2011</i>	<i>Community Land - Land Acquisition</i>	\$46 per lot	\$1,518.00
<i>Camden Contributions Plan 2011</i>	<i>Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services</i>	\$7,130 per lot	\$235,290.00
<i>Contributions Plan No. 3</i>	<i>Trunk Drainage and Water Quality Facilities</i>	\$103,000 per hectare	\$66,445.00
TOTAL CASH CONTRIBUTIONS			\$540,919.00

Stage 4

Section 7.11 Contributions - Monetary

A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Indexed Rate	Amount Payable
<i>Camden Contributions Plan 2011</i>	<i>Open Space - Land Acquisition</i>	\$7,202 per lot	\$216,060.00
<i>Camden Contributions Plan 2011</i>	<i>Community Land - Land Acquisition</i>	\$46 per lot	\$1,380.00
<i>Camden Contributions Plan 2011</i>	<i>Recreation and Community Facilities, Volunteer Emergency Services Facilities and Plan Preparation and Administration Services</i>	\$7,130 per lot	\$213,900.00
<i>Contributions Plan No. 3</i>	<i>Trunk Drainage and Water Quality Facilities</i>	\$103,000 per hectare	\$61,882.00

TOTAL CASH CONTRIBUTIONS	\$493,222.00
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