

**THE HILLS SHIRE COUNCIL**

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ABN No. 25 034 494 656

## DEVELOPMENT ASSESSMENT PRE-LODGEEMENT MEETING NOTES

18 November 2016

81/2017/PRE

APPLICANT: Northern Managers & Construction Pty Limited  
PROPERTY: Lot 1 and 2 DP 259604, Lot 122 DP 530049, Nos. 12 and 14 Edwards Road, and No. 263 Annangrove Road, ROUSE HILL  
ZONING: Zone RU6 Transition and Zone SP2 Infrastructure  
SUBJECT: Seniors Living Housing Development comprising 167 independent living units and associated facilities  
OFFICERS IN ATTENDANCE: Robert Buckham (Development Assessment Co-Ordinator)  
Cynthia Dugan (Senior Town Planner)  
Angelo Berios (Environment Co-Ordinator)  
Craig Bourke (Environmental Health Co-Ordinator)  
Vidya Sivakumar (Senior Subdivision Engineer)  
Paul Zirilli (Resource Recovery Project Officer)

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### **PROPOSAL:**

- Seniors Living development including self-contained dwellings (167 units) and associated common facilities such as a communal meeting area, office and bowling room
- Potential for a Residential Care Facility for respite care
- Vehicular access for residents, visitors and access for services proposed from Edwards Road

### **PLANNING COMMENTS:**

- The application will be determined by the Sydney West Central Planning Panel (SWCPP) if the Capital Investment Value exceeds \$20 million.
- The SWCPP will be briefed after the notification period ends.
- The development is classed as 'Integrated Development' and requires a referral to the NSW Rural Fire Service. A \$320 cheque to the NSW Rural Fire Service is required to be submitted with the application. It was recommended that the applicant engage a Bushfire Consultant to prepare a Bushfire Report to address

Bushfire Hazard Assessment and ecological concerns. It was noted that the road widths and layout are to be designed in accordance with NSW RFS requirements.

- A Site Compatibility Certificate is required to be submitted.
- You are required to address access to services including water and electricity.
- If the development is located within 40m of the watercourse, the application would require a referral to the NSW Department of Primary Industries Water. If a referral is required, a \$320 cheque to the NSW Department of Primary Industries Water is to be submitted with the application.
- Accessibility is required to be demonstrated in accordance with Clause 26 of the SEPP (Housing for Seniors or People with Disability) 2004. A survey plan is required to be submitted to demonstrate compliance with Clause 26 with regard to accessible footpath gradients. Details including the size and availability of mini-buses/vehicles required to transport residents are also required to be submitted.
- The proposal is required to address SEPP (Housing for Seniors or People with Disability) 2004, The Hills LEP 2012 and Part B Section 1 – Rural section of the Hills DCP. Ensure that the proposal complies with the FSR development standard, height and setback controls and address all proposed interfaces to adjoining properties, particularly the northern interface. You are required to include the heights of all retaining works.
- Confirmation is required as to whether the site would be strata subdivided.
- Section 94A Contributions will apply to the site. Potential for Section 94A Contributions to be offset with road acquisition however further discussion is required with Council's Forward Planning and Traffic Officers.
- Evidence of adequate servicing to be submitted.

#### **ECOLOGY COMMENTS:**

- Council's mapping system indicates that the subject site is constrained by an endangered ecological community (EEC) being a Cumberland Plain Woodland located on the north western corner of the site.
- Retention of trees is encouraged and replanting required.
- A Flora and Fauna Report is required to be submitted. Impacts to the site and adjoining vegetation corridor are required to be assessed and offsetting principles for the proposal could be considered.
- Arborist Report required to consider impacts on existing trees on site and affected trees on neighbouring properties.
- Landscape Plan including native tree species is required.

#### **ENVIRONMENTAL HEALTH COMMENTS:**

- A Stage 1 and potentially Stage 2 Contamination Report is required to be submitted with the application.
- An acoustic report is required to be submitted with the application. The report is to address potential noise from the Seniors Living development onto neighbours. Please include details of any common facilities i.e. community building, commercial kitchens, hours of operation and attenuation measures for plant and equipment and A/C units,
- A noise management is to be submitted.
- If a commercial kitchen is proposed in the Residential Care Facility, the design is to comply with the relevant Australian Standards.

#### **RESOURCE RECOVERY**

- Each unit to have storage for 2 x 240 litre standard wheelie bins. A communal bin area for garden organic bins may be required depending on review of the landscape plan.
- Kerbside collection applicable fronting each unit. All road widths and bends to be designed for the standard 12.5m long HRV (as per AS2890.2-2002). Reversing is not permitted. Units that are accessed from dead end road lengths must either present bins to an accessible location that does not require reversing, or a cul-de-sac turning head must be provided with a minimum diameter of 19m. Swept turning paths overlaid in design plans must be submitted showing required manoeuvring in order for trucks to enter and leave the site in a forward direction to collect waste.
- Distances to move bins for collection purposes is 50m. Maximum grade for carting bins is 1:14.
- Bin presentation plan required for any combined collection points. Combined collection points require bins to be presented single file. Each bin must be spaced no less than 500mm apart (servicing gap).
- 240 litre bin measurements are 735mm (d) 580mm (w) 1080mm (h)

#### **ENGINEERING COMMENTS:**

- Stormwater Management Report and design details including electronic copies of the models including MUSIC (electronic copy and hard copies of input and output) will be required with the application.
- The development will be required to provide temporary OSD basin (to match with the predevelopment flow rate), rainwater tanks and other water sensitive urban design (WSUD) measures.
- As the site is split into two sub-catchments, owner's consent is required from affected downstream properties to obtain connection to drainage easements.

Note: Council's waterways section can be contacted for flood information relating to the subject site and surrounds. A fee of \$85 is required to obtain this information.

- There is a public drainage easement located at the south west corner of the site. Consider regrading road to redirect drainage.
- Upgrading of Hession Road and Edwards Road required.
- Civil concept plans are required to be submitted for all new roads.
- Road widening on SP2 zoned land is required to be excised from site.
- Under Council's specifications, internal road widths are required to be 6.1m wide however consideration of NSW RFS road widths is also required.
- A subdivision plan is required to be submitted. Include road widening as a separate lot.
- A Traffic and Parking Report would be required to be submitted with the application.
- *With respect to the provision of telecommunication infrastructure, the applicant is required to investigate whether the subject site falls within the National Broadband Network's fibred area/ make an online application via the NBN website: [www.nbnco.com.au](http://www.nbnco.com.au)*

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**PLEASE NOTE THAT THE APPLICATION WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION IS SUBMITTED.**

**FURTHER MEETING REQUIRED:** YES, once Bushfire and Flora and Fauna issues are resolved.

*Finally, it should be acknowledged that the above advice is preliminary only and is based on the information provided to date and limited research into the sites history and constraints. Any application submitted would be subject to a more thorough assessment that could potentially add to or amend the above advice. This advice does not bind Council to a decision should an application be received.*

Development Applications presented to the Duty Planner at Customer Service for lodgement will not be accepted after 4PM

Applicants lodging large Development Applications should provide a PDF copy of all documents on disc.

**PRELODGE**



**DEVELOPMENT ASSESSMENT COORDINATOR**

12 December 2016

**DOCUMENTATION REQUIRED FOR DEVELOPMENT APPLICATION LODGEMENT**

<b>REQUIRED</b> (Yes ✓ /No -)	<b>DOCUMENTATION</b>	<b>NO. OF COPIES</b>
✓	<b>Development Application Form</b> The Development Application form is required will all necessary components completed including Lot, DP, Address, Development Description, Applicant and Owners Details, Cost of Works (or CIV) and Political Donations Statement.	1 copy
✓	<b>Quantity Surveyors Report</b> Required for all proposals with a construction value or capital investment value of \$3 million or greater.	1 copy
✓	<b>Cost Summary Report / Detailed Cost Report</b> Required for all proposals affected by The Hills Shire Council Shire Wide Section 94A Contribution Plan with a cost of works in excess of \$100,000.00.  <i>The template forms are contained within the Section 94A Contribution Plan with a Cost Summary Report required for a cost of works less than \$500,000.00 and a Detailed Cost Report required for a cost of works of \$500,000.00 or greater.</i>	1 copy
✓	<b>Owner's Consent</b> (If a Company, then written consent must be under Company Seal indicating the capacity of the signatory. Strata Consent may be required if works relate to common property within a Strata scheme)	1 copy
✓	<b>Development Application Fee</b>	N/A
✓	<b>Advertised Development – Requires Additional Fees</b>	N/A
✓	<b>Integrated Development – Requires Additional Fees</b>  Integrated Development Consent relates to development where consent is required from Council and from one or more other approval bodies referred to in s91 of the EPAA.	NSW RFS Referral is required. A cheque of \$320 is required to be submitted with the application for each referral.  *A referral to NSW Department of Primary Industries Water may be required if works are within 40m of a watercourse.
	<b>Electronic Copy of all Documents/Plans in PDF</b>	JRPP applications require 6 discs.

	<b>Required Plans (1:100 or 1:200)</b> <ul style="list-style-type: none"> <li>• Survey Plan</li> <li>• Site Plan</li> <li>• Site Analysis Plan</li> <li>• Floor Plans</li> <li>• Elevation Drawings</li> <li>• Section Drawings (including Longitudinal Sections of the Driveway / Parking Areas)</li> <li>• Roof Plans</li> <li>• Landscape Plans and Landscape Sections including Fencing Details</li> <li>• Shadow Diagrams (as per DCP requirements)</li> <li>• Concept Stormwater Drainage Plans with Associated Hydraulic Calculations</li> <li>• Subdivision Plans (if subdivision is included)</li> <li>• Indication of Basix Certificate Commitments</li> </ul>	1 copy of all plans plus electronic copy
	<b>Solar Access Table</b> (An example of a satisfactory Solar Access Table is detailed below)	Electronic Copy
	<b>SEE Requirements / Considerations</b> <ul style="list-style-type: none"> <li>• Section 79C of the EP&amp;A Act, 1979</li> <li>• SEPP Housing for Seniors or People with Disability) 2004</li> <li>• THLEP 2012</li> <li>• DCP 2012 (Part B Section 1 Rural, Part C Section 1 Parking, Part C Section 3 Landscaping). A Detailed Table of Compliance is required</li> <li>• 88b Instrument and Deposited Plan</li> </ul>	Electronic copy
	<b>Waste Management Plan</b> <ul style="list-style-type: none"> <li>• Addressing demolition, construction and on-going waste generation and removal</li> </ul>	Electronic copy
	<b>Speciality Consultant Reports</b> <ul style="list-style-type: none"> <li>• Acoustic Report</li> <li>• Access and Adaptability Report</li> <li>• Geotechnical Report</li> <li>• Bushfire Threat Assessment Report</li> <li>• Flora and Fauna Report</li> <li>• Arborist Report</li> <li>• BCA Compliance Report</li> <li>• Contamination Assessment Report (Stage 1 and 2)</li> <li>• Traffic and Parking Assessment Report</li> <li>• Economic Impact Assessment</li> <li>• Social Impact Assessment</li> <li>• Basix Certificate</li> </ul>	Electronic copy
	<b>Computer Model</b>	1 x Electronic Model
	<b>Coloured Perspectives / Photomontage</b>	Electronic copy
	<b>Schedule of Colours and Finishes</b> <ul style="list-style-type: none"> <li>• External brick work or cement render (including colour and manufacturer);</li> <li>• Garage door treatment (colour and design detail);</li> <li>• Driveway surface (colour and treatment);</li> <li>• Window frames (colour);</li> <li>• Roof (construction material and colour); and</li> <li>• Gutter, down pipes and the like (colour)</li> </ul>	Electronic copy

SOLAR ACCESS TABLE									
POS = "Private Open Space"			M <sup>2</sup> of Private Open Space and % of Private Open Space with Solar Access						
Unit	POS Proposed	POS Required	9am	10am	11am	12 noon	1pm	2pm	3pm
1			7m <sup>2</sup> 7%						

**NOTE: APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION REQUESTED ABOVE IS SUBMITTED.**

