Blacktown City Council

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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act, 1979 (Section 4.18)

Benefit Property Coporation
C/- Chadha Tarun
25 Montview Parade
HORNSBY HEIGHTS NSW 2077

Determination Number:
SPP-17-00031

Property Description: Lot 63 DP 30186 H/N 84 Tallawong Road ROUSE HILL

Development: Integrated development including demolition of an existing dwelling and outbuildings, Torrens title subdivision to create 3 super lots and construction and dedication of public roads, and the development of proposed Lot 1 in the subdivision for 2 shop-top housing buildings containing a total of 117 units over 8 ground floor commercial tenancies with 127 residential car parking spaces, 24 commercial car parking spaces and 24 visitor parking spaces in 2 basement levels with associated stormwater drainage works and landscaping

Determination: ***Pursuant to Section 4.16 of the Act Council advises that the Development Application has been determined by:***

- Granting of consent subject to conditions attached on the following page(s)

BY SYDNEY CENTRAL CITY PLANNING PANEL

Right of Appeal
Section 8.7 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 8.7 does not apply to State significant development or development that has been subject to a Commission of Inquiry.
Review of Determination
Section 8.3 of the Act provides that an applicant may request the Council to review the determination. Section 8.3 does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 8.2 of the act in respect of Crown applications.

Note: This Consent is generally valid for a period of 5 years effective from the date of this Notice, unless specified otherwise by Sections 4.20 and 4.53 of the Act, or by conditions of this Consent.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per .....

Date 08 January 2019

PART A

Deferred Commencement Matters

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

1. Approval from the neighbouring owner for an inlet pipe and tail-in works on the adjoining property at 80/208203, is submitted to Council.
2. Amended XPSTORM modelling by Advent Consulting Engineers is to be submitted to address the following:
   a) Justification needs to be provided as to why SCS method was used as it is unclear how this method works in Australia. If justification where it has been used in Australia cannot be provided please use Laurenson Method.
   b) Roof Area catchments for node 33/2, 40/2 and 31/2 is out by 1 order of magnitude.
   c) Amend weir widths to reflect what is shown on the plans.
   d) Storages for the OSD tanks need to reflect the OSD spreadsheet.
3. The Amended stormwater plans by Advent Consulting Engineers Project No. 063017-001 is to be resubmitted to address the following requirements to the satisfaction of the Manager Asset Design:
   a) On drawing C201(D) amend note 2 to say "ALL PITS WITH ENVIROPODS ARE TO BE FITTED WITH 200 MICRON ENVIROPODS".
   b) On drawing C304(C) amend the rainwater tank size to nominate 45 kL below the overflow.
   c) On drawing C308(D) amend the pit schedule to match what is shown on drawing C301 to C303, and C317 to C321.
   d) On drawing C309(D) amend the OSD TANK 1 PLAN amend the note "PIPE CONNECTION.... PER A(BS)175M" to say "PIPE CONNECTION ...WITH NON RETURN FLAP VALVE, PIPE INVERT MINIMUM 150mm ABOVE FALSE FLOOR TO ALLOW FLAP TO CLOSE".
   e) On drawing C309(D) there are insufficient access grates for the below ground detention tanks. Access grates to the below ground detention tank must be a minimum 900 mm by 900 mm and are positioned such that the maximum distance from any point in the tank to the nearest grate is not greater than 4 m.
   f) On drawing C309(D) at Section A show the sealed impermeable baffle noted in OSD TANK 1 PLAN as "STORMFILTER CHAMBER HOOD" set 250mm off the wall and extend from 400mm below the Stormfilter chamber outlet weir to the underside of tank. The Stormfilter outlet weir is to be set 770mm above the

Stormfilter false floor level (895mm above the base). Provide levels on Stormfilter False Floor and weir.

g) On drawing C309(D) at OSD TANK 1 PLAN amend the width of the Stormfilter chamber from "2.6" to "2.8"

h) On drawing C312(D) amend the OSD Summary Sheet with "Filter Cartridge Design Flow" set to 14.4 l/s for Lot 1. Amend the OSD Summary Sheet with "Filter Cartridge Discharge with Additional Head" based on the Locked SW360 Orifice Plate Design.

i) Replace each orifice in the detention tanks with the closest equivalent pipe size.

All of the requirements listed in Part A must be completed within 12 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.

PART B

1 ADVISORY NOTES

1.1 Terminology

1.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

1.2.1 Separate development consent may be required from Council prior to the use of each individual unit/the approved building(s). The applicant is advised to contact Council's Development Services Unit in this regard.

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

1.3 Other Approvals

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

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

1.3.3 If any aboriginal objects are found during construction, work is to cease immediately. The Office of Environment and Heritage (OEH) is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of OEH. No further works are to be undertaken on the site without the written consent of OEH.

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

1.4 **Services**

1.4.1 The applicant is advised to consult with:

(a) Sydney Water Corporation Limited

(b) Integral Energy

(c) Natural Gas Company

(d) The relevant local telecommunications carrier

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

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

1.4.2 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.

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

1.4.4 If any food or public health related commercial activities are proposed in the future, then a referral to Council's Environmental Health for the use and fit out of the premises is required to provide conditions.

1.4.5 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.

1.4.6 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.

1.4.7 It is strongly recommended by NSW Police that the applicant liaises with Australia Post in relation to mailbox requirements. With mailbox facilities being installed within the foyer of the building or along the façade wall of the foyer front wall of building, arrangements must be made to purchase a key safe to facilitate access by Australia Post.

- Australia Post (Nepean Delivery Facility — covers Rouse Hill) — (02) 4729 8600

1.5 **Tree Planting and Service Locations**

1.5.1 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.

1.6 **Demolition**

1.6.1 Where any work on an older building is proposed, the applicant should ascertain whether the building contains any contaminants that may present a potential health risk to humans (including asbestos, lead-based paint and the like) and apply appropriate precautions during the work. Further information regarding safe working methods may be obtained from the following organisations and publications (including those which may supersede such publications):

a. NSW WorkCover Authority (Ph: 13 10 50) – "Short Guide to Working with Asbestos",

b. NSW Department of Environment and Conservation (Ph: 9995-5000) – "A Guide to Keep Your Family Safe from Lead", "A Renovators Guide to the Dangers of Lead",

c. "Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (1988),

d. Australian Standard 4361.1-1995 – Guide to Lead Paint Management (Industrial Applications),

e. Australian Standard 4361.2-1998 – Guide to Lead Paint Management

(Residential and Commercial Applications), and

f. Australian Standard 2601-2001 – The Demolition of Structures.

1.7 **Identification Survey**

1.7.1 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.

1.8 **Engineering Notes**

1.8.1 Any Construction Certificate covering Engineering Works must include and address the following:

- Design of specified Engineering Works as required by this consent.
- Any ancillary works necessary to make the construction effective

If both Building and Engineering works are required, separate construction certificates can be issued for the following works:

- Construction Certificate for Building WorksConstruction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent)

Works which require approval under the *Roads Act 1993 or Local Government Act 1993* CAN NOT be privately certified. Examples of these works are, but not limited to:

- Works in public areas (i.e. Road Reserve, Public Reserves)
- Inter-allotment drainage (i.e. drainage outside the boundary of the land being developed)

Engineering works (as nominated in the 'Prior to Construction Certificate (Engineering)' section of the consent) can be included within a Construction Certificate for Building works, provided that:

- All Engineering Works are specifically mentioned on the Construction Certificate
- The Certifier holds relevant qualifications to issue a Construction Certificate for the Engineering works. Appropriate accreditation qualifications must be shown on Construction Certificate.

1.8.2 All works requiring approval under the *Roads Act 1993* or *Local Government Act 1993* must be approved PRIOR to the issue of any Construction Certificate.

1.9 **Payment of Engineering Fees**

1.9.1 If the applicant wishes for Council to issue the Construction Certificate for Engineering Works (As nominated in the 'Prior to Construction Certificate (Engineering)') the applicant must:

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

1.9.2 If the applicant wishes for Council to undertake Construction inspections and issue a Compliance Certificate for engineering works, the applicant must:

- Complete application form
- Submit all relevant plans produced by a suitably qualified person
- If plans are privately certified, applicant must supply Construction Certificate covering the required works.

1.10 **Other Matters.**

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

2 GENERAL

2.1 Scope of Consent

2.1.1 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 Title.	Drawing No.	Revision	Dated
PROPOSED 3 LOT SUB-DIVISION PLAN	A-01	1	09.09.2017
SITE ANALYSIS	A-02	1	09.09.2017
HEIGHT ANALYSIS - PART 1	A-03	1	09.09.2017
HEIGHT ANALYSIS - PART 2	A-04	1	09.09.2017
SHADOW DIAGRAMS	A-05	1	09.09.2017
MATERIAL & FINISHES	A-06	1	09.09.2017
CONSTRUCTION SYSTEM DETAILS	A-07	1	09.09.2017
SECTIONAL DETAIL	A-08	1	09.09.2017
PERSPECTIVE VIEWS	A-09-A,B,C & D	1	09.09.2017
PRE & POST ADAPTABLE APARTMENT LAYOUTS	A-10	1	09.09.2017
LIVABLE UNIT DETAILS	A-11	1	09.09.2017
DEMOLITION PLAN	A-12	1	09.09.2017
COVER PAGE	L1-C	1	09.09.2017
LOT 1 - SITE/GROUND FLOOR PLAN	L1-00	1	09.09.2017
LOT 1 - LEVEL 1 PLAN	L1-01	1	09.09.2017

These conditions are imposed for the following reasons:

(a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
(b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
(c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per _____
Blacktown City Council
08 January 2019

LOT 1 - LEVEL 2 PLAN	L1-02	1	09.09.2017
LOT 1 - LEVEL 3 PLAN	L1-03	1	09.09.2017
LOT 1 - ROOF PLAN	L1-04	1	09.09.2017
PROPOSED LOT 1 - UPPER BASEMENT PLAN	L1-05	1	09.09.2017
PROPOSED LOT 1 - LOWER BASEMENT PLAN	L1-06	1	09.09.2017
LOT 1 - COMMUNAL OPEN SPACE	L1-07	1	09.09.2017
PROPOSED LOT 1 - SECTIONS	L1-10	1	07.08.2017
PROPOSED LOT 1 - SECTIONS	L1-10A	1	07.08.2017
PROPOSED LOT 1,2,3 RAMP SECTION	L3 -10B	1	07.08.2017
PROPOSED LOT 1 - ELEVATIONS	L1-11	1	09.09.2017
PROPOSED LOT 1 - ELEVATIONS	L1-11A	1	09.09.2017
LOT 1 - BUILDING 'A' GROUND LVL PLAN	L1-A00	2	09.09.2017
LOT 1 - BUILDING 'B' GROUND LVL PLAN	L1-B00	2	09.09.2017
LOT 1 - BUILDING 'A' LVL 1 PLAN	L1-A01	2	09.09.2017
LOT 1 - BUILDING 'B' LVL 1 PLAN	L1-B01	2	09.09.2017
LOT 1 - BUILDING 'A' LVL 2 PLAN	L1-A02	2	09.09.2017
LOT 1 - BUILDING 'B' LVL 2 PLAN	L1-B02	2	09.09.2017
LOT 1 - BUILDING 'A' LVL 3 PLAN	L1-A03	2	09.09.2017
LOT 1 - BUILDING 'B' LVL 3 PLAN	L1-B03	2	09.09.2017
COVER SHEET	LOT 1 – 000	B	13.09.2017
TREE REMOVAL PLAN	LOT 1 – 0010	B	13.09.2017
LANDSCAPE PLAN 1 – GROUND LEVEL	LOT 1 – 101	C	13.09.2017

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08 January 2019

LANDSCAPE PLAN 1 - GROUND LEVEL (COLOUR)	LOT 1 – C101	C	13.09.2017
CONCEPT IMAGERY - GROUND LEVEL	LOT 1 – 102	C	13.09.2017
LANDSCAPE PLAN - ROOF LEVEL	LOT 1 – 103	C	13.09.2017
CONCEPT IMAGERY - ROOF LEVEL	LOT 1 – 104	B	13.09.2017
LANDSCAPE STREETSCAPE PLAN 1	LOT 1 – 107	B	13.09.2017
LANDSCAPE SECTIONS	LOT 1 – 501	B	13.09.2017
LANDSCAPE DETAILS	LOT 1 – 502	B	13.09.2017
LANDSCAPE SEPCIFICATION & PLANT SCHEDULE	LOT 1 – 503	C	13.09.2017

* All the plans are subject to relevant conditions of this consent

2.2 **Services**

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

2.3 **Suburb Name**

2.3.1 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

2.4 **Compliance with BASIX Certificate**

2.4.1 All commitments listed in the BASIX Certificate number: 859998M shall be complied with.

2.5 **Engineering Matters**

2.5.1 **Design and Works Specification**

2.5.1.1 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 Soil Erosion and Sediment Control Policy (Current Version)

(f) Blacktown City Council On Site Detention General Guidelines and Checklist

(g) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook.

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 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.

2.5.1.2 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

2.5.1.3 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.

2.5.1.4 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.

2.5.2 **Other Necessary Approvals**

2.5.2.1 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)

2.5.3 **Subdivision**

2.5.3.1 Principal Certifying Authority - Blacktown City Council shall be the Principal Certifying Authority for the proposed subdivision and shall issue the Subdivision Certificate upon compliance with all conditions of this consent.

2.6 **Other Matters**

2.6.1 No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued for the construction works.

2.6.2 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.

2.6.3 Each year by the first business day on or after 1 September the registered proprietor/owners corporation is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. 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.

2.6.4 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Part J of DCP 2015 for the entire site in perpetuity:

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

2.6.5 The Temporary Enviropod Removal Bond and Temporary Enviropod Maintenance Bond can only be refunded and the positive covenant for the maintenance of the Enviropods in the street pits can only be removed when the downstream regional basin is fully developed as agreed with Council.

3 PRIOR TO DEMOLITION WORKS

3.1 **Safety/Health/Amenity**

3.1.1 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.

3.1.2 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.

3.1.3 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.

3.1.4 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.

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

3.2 **Tree Protection**

Any tree not located within the property boundary shall be effectively protected against damage.

3.3 **Other Matters**

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

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

These conditions are imposed for the following reasons:

(a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
(b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
(c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

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08 January 2019

3.4 Heritage Matters

3.4.1 If, during the course of subdivision works, the applicant or person acting on this consent become aware of any previously unidentified heritage object(s), all works 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.

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

3.4.3 The recommendations of the Due Diligence Aboriginal Archaeological Assessment report prepared by Dominic Steele Consulting Archaeology and dated 3 August 2017 shall be implemented.

4 DURING DEMOLITION WORKS

4.1 Safety/Health/Amenity

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

4.1.2 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.

4.1.3 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.

4.1.4 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.

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

4.1.6 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.

4.1.7 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)

4.1.8 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.

4.2 **Nuisance Control**

4.2.1 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.

5 COMPLETION OF DEMOLITION WORKS

5.1 **Final Inspection**

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

5.2 **Hazardous Materials and Waste**

5.2.1 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.

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

6 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

6.1 **DA Plan Consistency**

6.1.1 A Construction 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.

6.2 **Blacktown Growth Centres Development Control Plan 2018**

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

6.3 **Lot Registration**

6.3.1 The land to which this approval relates is to be identifiable with a Lot and Deposited Plan number and registered with NSW Land Registry Services, prior to release of any building Construction Certificate

6.4 **Services/Utilities**

6.4.1 The following documentary evidence shall accompany any Construction Certificate:

(a) 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.

(b) 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.

6.5 **Street Trees and Removal of Trees**

6.5.1 Only trees located within the property boundary are approved for removal as indicated on Tree Removal Plan (Drawing Number Lot 1 – 0010, Revision B dated 13.09.2017).

6.5.2 29 trees located outside the property boundary of this development must be retained and protected as per AS:4970-2009 Protection of Trees on Development Sites and as per Appendix 5 and 6 of the Arboricultural Impact Assessment report dated 25 May 2018. Show all 29 trees to be protected are to be shown on the Construction Certificate plans or as a separate tree retention plan in the CC plans.

6.5.3 An amended Landscape Plan is to be submitted to and approved by Council's Project Officer for Civil and Open Space Infrastructure and must include the following details:

i. The street trees to be planted are to have an approximate spacing of 8 m.

ii. The location of the street trees is not to obstruct street lighting and vehicle sight lines.

iii. Planting and maintenance details including the use of root directors shall be installed to manufacturer's directions

iv. The nominated street tree species for each street is:

- Tallawong Road – *Syncarpia glomolifera*
- Northern Road – *Pyrus calleryana 'chanticleer'*
- Eastern Road – *Tristaniopis lavrina*
- Southern Road – *Magnolia grandiflora 'Little Gem'*

6.6 **Street Trees – Bonds, Services and Charges**

6.6.1 The Applicant is to undertake the planting and maintenance of street trees to Council's satisfaction at no cost to Council (making any necessary Applications with Council or obtaining any necessary clearances from relevant Service Authorities), the Applicant is, subject to any alternative arrangements satisfactory to the Council, to lodge a tree bond of $340.00 per tree and $132.00 Inspection fee with Council to

ensure the health and vigour of the tree/s. The bond shall be returned 12 months after the completion of the development (i.e. issue of final Occupation/Subdivision Certificate) if the trees are in a state of good health and vigour to Council's satisfaction.

The street tree bond amount will be applied following review and approval of the revised street tree plan. In accordance with Council's Good and Services Pricing Schedule, further assessment of the plans and future site inspection shall be levied by Council's Development Services Unit against the Developer for this purpose at a 2 hour period for a rate of $188 per hour + GST.

6.7 **NSW Local Police Requirements**

6.7.1 It is strongly recommended by NSW Police that prior to the release of the Construction Certificate the applicant provides a detailed report to council, outlining the following security and or crime prevention measures.

Security Fencing:

a) Fencing to private courtyards along the ground level shall be provided as either solid or palisade fencing (not horizontal slat fencing) to minimise opportunities for climbing.

Mailbox Facilities:

Developers have indicated that mailboxes for the site will be located externally, where the public can access the mailboxes. NSW Police wish the developer to be made aware that identity theft is a major and growing issue worldwide. It is a known fact that mail is often stolen from unit complex mail box facilities to aid Identity Theft. Quakers Hill PAC has recently experienced an increase in Mail Theft from unit complexes.

b) The location of mailboxes. Secure mailboxes are required to be provided either along the façade wall of the foyer (i.e. similar to PO boxes where the mailbox is orientated outwards and is opened from inside the foyer) or located inside the building foyer.

Where mailboxes are located inside the building foyer, mailboxes will need to be situated near the foyer entry and applicants will be required to install a key safe from Australia Post to facilitate access.

Australia Post utilises any one of the following lock systems:

*CyberLock Box - Australia Post employee holds Cyber key to access Cyber Lock box which holds swipe card/FOB key that Australia Post employee uses to gain access into foyer/through front entry security gate.

*CyberLock Cylinder - Tube design goes into a wall so cannot be jemmied out and opened and contains swipe card/FOB key that Australia Post employee uses to gain access into foyer/through front entry security gate. Postal worker holds Cyber key to access the cylinder.

*Keypad Code - Australia Post to be provided with code for entry through front security gate.

Australia Post employees can and will use wide private pathways within the site, if safe to do so, to deliver the mail to unit foyers. Australia Post asks that the developer please contact them at the Nepean Delivery Facility to discuss all new letterbox placements to ensure their requirements are met.

c) The location and number of CCTV cameras which shall be installed around the site. Cameras shall be provided within all carpark facilities, stairways, lifts, foyers, entry/exit points, loading bays, the waste room and mailbox facilities.

d) Submission of a lighting plan is required with more information. This plan is required to show the location of lighting around all entry/exit points to the building, along all footpaths within the site, car parking areas and to the street number to facilitate identification of the site/building.

Basement Parking

Quakers Hill PAC have experienced an increase in Steal From Motor Vehicle offences from within unit complexes.

e) It is highly recommended that each vehicle garage facility space is to be separated by steel welded mesh fencing, floor to ceiling and annotated on the plans. Open basement car parking is not recommended as this type of design will increase the risk of motor vehicle theft and steal from motor vehicle.

f) The contents inside the vehicle garage facility must not be able to be visible from the outside.

g) Each separate vehicle garage facility must have a lockable panel lift tilta door security door, in a well lit area with CCTV coverage. Bolt locks must also be installed at the bottom of the lift panel door. This should be nominated on the plans prior to the release of the Construction Certificate Stage.

h) A central security roller shutter panel lift door must be installed at the entrance of the basement parking level.

i) Security Roller Shutter and Security Steel Welded Mesh fencing from floor to ceiling must be installed separating visitors' parking from residents.

j) A security plan is to be provided prior to the release of the Construction Certificate Stage. This plan should show the location, type and number of CCTV systems per block. The areas that should include;

- Building foyer, Mailbox Facility, Building entry and exit points, Basement carpark including bike storage area, lifts common, areas and waste rooms

k) Bollards shall be shown on the plan at regular intervals along the entire length of the window shop frontages of the x4 commercial premises to prevent vehicle access to this area (ram raids) Bollards should be core drilled containing anti cutting substances.

l) Plans have not indicated whether or not an ATM will be located in the commercial premises. In relation to ATM's, NSW Police strongly advise that the following CPTED Principles are adhered to:

- The premises should be protected by 24 hour monitored back to base intruder alarm system.
- ATM should have a seismic alarm fitted. This detects movement or vibration of machine.
- Security measures should be above the minimum standards.
- CCTV cameras should be installed covering the external face of the ATM (without the facility to view the ATM Pin Pad) and the rear of the machine in the technical room. Images from these cameras should be recorded.
- Replace cash into the ATM with the premises locked and customers excluded.

m) All access points into the site and to common areas shall be secured through the use of gates, roller doors or similar fitted with a security mechanism (i.e. swipe cards/keypad etc) to restrict access to authorised persons only. Security mechanism system used should be one that can be audited so that strata managers are able to see which residents are using the common area facilities (especially the rooftop communal areas).

7 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

7.1 Landscaping

7.1.1 A revised Landscape Plan shall be submitted to and approved by Council's Project Officer for Civil and Open Space Infrastructure prior to issue of a Construction Certificate. The amended Landscape Plan will include the following details:

v. The street trees are to have an approximate spacing of 8 m.

vi. The location of the street trees is not to obstruct street lighting and vehicle sight lines.

vii. planting and maintenance details including the use of root directors shall be installed to manufacturer's directions

viii. The nominated street tree species for each street is:

- Tallawong Road – *Syncarpia glomolifera*
- Northern Road – *Pyrus calleryana 'chanticleer'*
- Eastern Road – *Tristaniopis lavrina*
- Southern Road – *Magnolia grandiflora 'Little Gem'*

7.2 NSW Rural Fire Service Requirements

7.2.1 Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

7.2.2 Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.

7.2.3 New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

7.2.4 Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

7.3 **State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and the Apartment Design Guide**

7.3.1 No construction certification must be issued unless all design verifications have been provided in accordance with Clause 143A of the Environmental Planning and Assessment Regulation 2000. A certifying authority must not issue a construction certificate for residential flat development unless the certifying authority has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.

7.4 **Aesthetics, Streetscape and External Materials**

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

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

7.4.3 The development approved by Council is to be constructed in accordance with the schedule of materials, finishes and colours shown on the approved Materials & Finishes plan.

7.4.4 The certifier is to be satisfied that the materials for use on the external walls of this development achieve compliance with the relevant fire resistance levels that are applicable to the development. This includes compliance with the Building Code of Australia.

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

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

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

7.5 **Common Areas and Landscaping**

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

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

The basement deep soil areas which relate to the above tree plantings are to be provided to ensure the viability of these trees.

7.6 **Fencing**

7.6.1 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.

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

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

7.7 **Access/Parking**

7.7.1 The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) are to be designed in accordance with Australian Standard 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicles.

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

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

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

Disabled Car Space: 3.2m x 5.4m

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

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

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

7.8 Adaptable Housing Units

7.8.1 A minimum of 10% of the units within each residential flat building are to be designed in accordance with the Australian Adaptable Housing Code (AS 4299-1995) which includes "pre-adaptation" design details to ensure visitability is achieved.

7.9 Floor to Ceiling Heights

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

7.10 Utilities, Services, Plant and Equipment

7.10.1 The plans are to demonstrate that all building plant, equipment and services including air conditioning systems, basement vents, and substations, etc. are appropriately located and treated so as not to be visually prominent and not to adversely impact on the streetscape presentation, apartments and communal open space areas with regard to visual, acoustic and odour impacts.

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

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

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

8 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

8.1 Building Code of Australia Compliance

8.1.1 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).

8.1.2 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

8.2 **Site Works and Drainage**

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

8.2.2 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.

8.2.3 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.

8.2.4 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.

8.3 **Fire Services**

8.3.1 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.

8.3.2 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.

8.4 **Internal Works**

8.4.1 A separate application for development consent shall be lodged with Council for any proposed fit out of a commercial and industrial building (which includes any fixed internal partition wall/display/storage racking/machinery /equipment and the like) that was not approved by this Notice of Determination. This condition does not apply to work or development that is Exempt Development or Complying Development under the Blacktown Local Environmental Plan.

8.5 **BASIX Certificate Compliance**

The plans and specifications must indicate compliance with the commitments listed in the BASIX Certificate Number: 859998M

9 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

9.1 **General**

9.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.

9.1.2 All fees for Construction, *Roads Act 1993* and *Local Government Act 1993* approvals must be paid to Council prior to the issue of any of the above certificates or approvals. All fees for Compliance Certificates must be paid to Council prior to any construction certificate works commencing.

9.1.3 Construction certificate plans shall be generally in accordance with the following drawings:

Prepared By	Project No.	Drawing No. and Rev.	Dated
Advent Consulting Engineers	063017-001	Refer to list below	06/07/18

Stormwater plans by Advent Consulting Engineers Project No. 063017-001 Drawing No.s C001 (Rev C), C002 (Rev B), C003 (Rev B), C101 (Rev C), C102 (B), C201 (Rev D), C202 (Rev B), C203 to C212 (Rev C), C300 (Rev C), C301 to C303 (Rev D), C304 (Rev C), C305 (Rev C), C306 (Rev B), C307 (Rev B), C308 to C310 (Rev D), C312 (Rev D),C313 (Rev D), C314 to C316 (Rev C), C317-C321 (Rev D), C 401 (Rev C), C402 (Rev B), C500-C502 (Rev D), and C503 (Rev B), Music models and the Stormwater management plan Ref 063017-001 Version D dated 6th July 2018.

1. Amended Drainage plans from Advent Consulting Engineers Project No. 063017-001 are required to address the following:

   a) Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the rainwater tanks, onsite detention tank and

water quality devices in accordance with Council's Engineering Guide for Development 2005.

b) Provide galvanised or equivalent step irons or ladders for all entry points to the tanks.

c) The minimum grade for the base of the detention tank is to be 2% in accordance with Council's Engineering Guide for Development 2005. For larger tanks this can be in the form of a 2% cross-slope to a central "V" drain with 2% longitudinal slope along the "V" drain.

d) Design the roof-water system to convey all the roof flow to the rainwater tanks.

e) 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.

f) Provide a basement design that ensures a minimum 0.5% slope to all surface inlet pits.

g) All pits within the proposed development must comply with the following. Pits 600 * 600 mm are limited to 600 mm maximum depth, pits 600 * 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 * 900 mm.

2. An experienced Drainage Engineer registered with NER and supported by a DRAINS or similar electronic hydraulic drainage model is to certify that the internal drainage system is capable of carrying the 100 year ARI flows (excluding the design bypass areas) to the detention tank through either piped or surface flows.

3. Provide details for permanent coloured interpretive signage minimum A1 size to be installed to highlight the water quality improvement process for each lot. 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 tank 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.

4. Provide a Temporary Enviropod Removal Estimate from Stormwater 360 for the full removal of the temporary Enviropods and frames from all the street pits surrounding the development.

5. Provide a Temporary Enviropod Maintenance Estimate from Stormwater 360 for the cleaning and maintenance of all the temporary Enviropods in the street

pits surrounding the development at maximum 4 monthly intervals for a minimum of 4 years.

a. For lot 1 an experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on the site including all toilet flushing for the commercial units for lot 1 and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:

   i) a first flush or pre-treatment system (typically 0.2 litres / m^2 of roof area going to the tank),

   ii) a pump with isolation valves and a warning light to indicate pump failure;

   iii) a mains water direct tank top up with air gap for landscape watering,

   iv) a solenoid controlled mains water bypass for toilet flushing only;

   v) flow meters on the mains water tank top-up line, the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage;

   vi) a timer and control box for landscape watering, allowing for seasonal variations;

   vii) how the system is designed to automatically achieve a minimum average landscape usage rate of 0.4 kL/yr/m^2 including increasing the frequency of watering by a minimum 50% above average for the hotter months , allowing for a minimum annual average usage of 322 KL/ year for lot 1.

   viii) ensuring all the rainwater reuse pipes are coloured purple;

   ix) an inline filter and preferably an automatic backwash inline filter.

   x) fitting rainwater warning signs to all external taps using rainwater.

9.2 **Construction Certificate Requirements**

9.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate for engineering work is required. These works include but are not limited to the following:

Road and drainage construction

- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)

- Path Paving (within a subdivision)

9.3 **Local Government Act Requirements**

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

Any works within a Council Reserve

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

9.4 **Roads Act Requirements**

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

Any works within Council's road reserve

- Half width road construction
- Kerb inlet pit connections or construction
- Vehicular crossings
- Path Paving

9.5 **Other Engineering Requirements**

9.5.1 Submit a detailed estimate of costs for the engineering works. If this detailed estimate is $25,000 or greater then a long service levy payment is required. Provide proof of this payment to Council.

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

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

9.5.4 Submit written evidence from the Roads and Maritime Services indicating compliance with all necessary requirements.

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

9.5.6 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.

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

9.6 **Roads**

9.6.1 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.

9.6.2 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 suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer.

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

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

9.6.5 Proposed new roads shall be designed and constructed as follows:

Name	Width (m)	Length (m)	Formation (m)	Traffic Loading N(E.S.A)
Rd 1	18	240	3.5, 5.5	5×10^5
Rd 2	18	90	3.5, 5.5	5×10^5
Rd 3	18	240	3.5, 5.5	5×10^5

NOTE: 1) For Staging of road construction, Temporary Turning Heads, with 8.5 m radius shall be provided at the end of any "no through Road" and be totally contained within the property/site area. Restrictions shall be created under Section 88B of the *Conveyancing Act 1919* for a "Right of Way" over Temporary turning heads.

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

Name	Width (m)	Length (m)	Formation (m)	Traffic Loading N(E.S.A)
Tallawong Rd	20.1	140	4.55, 5.5	1×10^7

NOTE:

1) Provide a "Median strip" within Tallawong Rd, commencing near the intersection of Rd 1 and terminating past the proposed vehicular crossing, to address the reduced stagger distance with the ILP road on the Western side of Tallawong Rd. Recommendations of the amended Traffic Safety Audit by: TEF Consulting, Ref: 17033Let 04, dated: 18/04/2018 shall be implemented.

2) Council's preliminary centreline design for Tallawong Road (being a Collector Road) shall be implemented. Intersecting roads for this subdivision shall be designed in accordance with Council's preliminary road centreline design.

3) Intersection details and adjusted alignment of ILP Rd 1, must comply with Council requirements specified in the Engineering Guide for Developments. In this regard, final/ultimate design at the North Eastern corner of the site must be shown on the Engineering Plans, with alternatives for any temporary road construction for this development.

9.7 **Drainage**

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

9.7.2 Provide inter-allotment drainage lines for lots that do not drain directly to a public road. The design shall include pipeline long-sections and identify location and levels of services.

9.7.3 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.

9.7.4 Where the internal driveway cannot be drained to an internal pit a grated trench drain shall be provided at the property boundary.

9.8 **Erosion and Sediment Control**

9.8.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

9.9 **Earthworks**

9.9.1 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.

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

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

9.9.4 Retaining walls shall be a maximum single height of 1.2m (600mm cut + 600mm fill). Where a retaining wall is proposed that is more than 1.2m in height, a terraced solution shall be provided. Terraces should not exceed 900mm 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.

9.10 **Stormwater Quality Control**

9.10.1 Provide a stormwater quality treatment system in accordance with Council's Engineering Guide for Development and Development Control Plan Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

9.10.2 The engineering drawings approved under this consent are not to be used for construction. The Construction Certificate shall be generally in accordance with the approved DA plans however any significant variation to the water quality treatment design shall require a section 4.55 application.

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

9.10.4 Bio-retention basins to be designed in accordance with "Stormwater Biofiltration Systems. Adoption Guidelines. Planning, design and implementation. Version 1 June 2009. Facility for Advancing Water Bio-filtration", as a lined, standard biofiltration system.

9.11 **Temporary On-Site Detention**

9.11.1 Provide a temporary on-site detention system in accordance with Council's Engineering Guide for Development. This design shall limit the post-developed flows to the pre-developed flows for the 2 to 100 year ARI storm events.

9.11.2 The engineering drawings approved under this consent are not to be used for construction. The Construction Certificate shall be generally in accordance with the approved DA plans however any significant variation to the temporary on-site detention design shall require a section 4.55 application.

9.11.3 Submit the following certificates which are to be prepared by a registered engineer (NER):

- Certification that the structures associated with the temporary on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.

- Certification that the temporary on-site detention system will perform to meet the temporary on-site detention requirements.

9.11.4 The following documents shall be submitted to accompany the temporary on-site detention design:

- Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.

- OSD detailed design submission and calculation summary sheet

- A maintenance schedule that is signed and dated by the designer

9.12 **Vehicular Crossings**

9.12.1 Construct a commercial and industrial vehicular crossing to Council's standard A(BS)103S.

9.13 **Footpaths**

9.13.1 The construction of 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.

Proposed locations and widths are to be approved by Blacktown City Council's Co-ordinator Engineering Approvals. Cycleways/ shared pathways are to include line marking and signposting in accordance with the requirements of Austroads "Guide to Road Design" Part 6A and the Roads and Maritime Services NSW Bicycle Guidelines November 2003.

10 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

10.1 Environmental Management

10.1.1 The Recommendations provided in the Acoustic Assessment Report, prepared by NG Child & Associates, report no. CA17/126/1002, dated 31 August 2017 shall be implemented.

10.1.2 The recommendations provided in the Preliminary Site Assessment, prepared by NG Child & Associates, report no. CA17/126/1001shall be implemented.

10.1.3 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 $L_{Aeq\ (period)}$
Living Areas	Any time	40 dB(A)
Sleeping Areas	Day (7am – 10pm)	40 dB(A)
	Night (10pm – 7am)	35 B(A)

10.1.4 All areas potentially/contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (1997)
- NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995).
- Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites* (1992).

10.1.5 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 LAeq 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.

10.1.6 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).

11 PRIOR TO DEVELOPMENT WORKS COMMENCING

11.1 Safety/Health/Amenity

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

Each toilet provided shall be:

(a) a standard flushing toilet, or

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

11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 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 **Tree Protection**

11.3.1 Only trees within the property boundary are approved for removal. The 29 trees located within the adjacent properties in the future road reserves outside the property of the development must be retained and protected as per AS:4970-2009 Protection of Trees on Development Sites and as per Appendix 5 and 6 of the Arboricultural Impact Assessment report dated 25 May 2018. An area around where the 29 trees are situated will be cordoned off to effectively protect them against damage.

11.4 **Home Building Act**

11.4.1 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.

11.5 **Sydney Water Authorisation**

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

OR

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

11.6 **Removal of Dams**

11.6.1 Any dam on site shall be de-watered in stages. All native fauna located within and surrounding the dam shall be collected by an appropriately qualified and licensed ecologist. Any captured native fauna shall be relocated to a suitable location managed by the applicant or as nominated by Council. Details shall be submitted to Council, including photographs, surveys and diary entries of species found and details of relocation.

11.7 **Protection of Fauna**

11.7.1 It is the responsibility of the developer to ensure that the removal of hollow-bearing trees or trees containing nests is conducted with due regard to any fauna present. In the event that fauna is evident an ecologist shall be engaged on-site to undertake appropriate relocation any fauna.

11.8 **Use of Crane**

11.8.1 Any crane used in the construction of this development must have approval under the Roads Act 1993 from Council to swing over public air spaces.

11.8.2 The crane used must be provided with a light in accordance with the requirements of the Civil Aviation Authority (CASA) requirement. This may require a separate approval from CASA.

12 DURING CONSTRUCTION (BUILDING)

12.1 Safety/Health/Amenity

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

12.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 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.

12.1.3 Should the development work:

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

(b) involves the enclosure of a public place,

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

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

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

12.1.5 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.

12.1.6 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.

12.1.7 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.

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

12.2 **Building Code of Australia Compliance**

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

12.3 **Surveys**

12.3.1 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.

12.3.2 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.

12.4 **Nuisance Control**

12.4.1 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.

12.4.2 All construction activities shall be limited to between 7 am to 6 pm, Mondays to Fridays: 7 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

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

12.5 **Stormwater Drainage**

12.5.1 Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:

(a) the floor level being a minimum 225 mm above the adjoining finished ground level, and/or

(b) being drained to an effective drainage system.

12.6 **Waste Control**

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

12.7 **Construction Inspections**

12.7.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical

stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

(a) After excavation for, and prior to placement of, any footings; and

(b) Prior to pouring any in-situ reinforced concrete building element; and

(c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and

(d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and

(e) Prior to covering any stormwater drainage connections; and

(f) fter 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.

12.8 NSW Local Police Requirements

(a) Throughout the length of the construction works, the site is to be appropriately secured to prevent unauthorised access.

(b) Security Patrols and CCTV Surveillance Systems are to be temporarily installed during this phase.

(c) Construction periods are to reflect the hours of proposed works.

(d) Traffic Management plan is to be adhered to during construction.

13 DURING CONSTRUCTION (ENGINEERING)

13.1 Notification of Works

13.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum five (5) business days prior to commencement of engineering works.

13.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

13.2 **Insurances**

13.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of $20,000,000.00 Indemnity and Workers Compensation.

13.3 **Service Authority Approvals**

13.3.1 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.

13.4 **Boundary Levels**

13.4.1 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.

13.5 **Tree Protection and Preservation**

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

13.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.

13.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.

13.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council's direction, this work must be generally undertaken by a qualified Arborist.

13.6 **Soil Erosion and Sediment Control Measures**

13.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

13.6.2 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.

13.6.3 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.

13.7 **Filling of Land and Compaction Requirements**

13.7.1 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.

13.7.2 Special attention is drawn to the below listed requirements of Council's Works Specification - Civil (Current Version).

a) Submission of compaction certificates for fill within road reserves.

b) Submission of compaction certificates for road sub-grade.

c) Submission of compaction certificates for all road pavement materials.

d) Submission of 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) Compliance Certificates from road material suppliers (the relevant certified stockpile number shall be digitally shown from supplier)

Note: Council's Works Specification (Civil) requires road pavement and pipe bedding materials be sourced from approved suppliers. A listing of these materials and approved stockpile numbers can be found on Councils webpage.

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

13.7.3 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.

13.7.4 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.

13.7.5 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.

13.7.6 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.

13.7.7 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.

13.7.8 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

13.8 **Filling in Contaminated Land**

13.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required to NEPM 2013 Guidelines.

13.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

13.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

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

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

Where Council is appointed as the Principal Certifying Authority for the development, only compliance certificates issued by accredited certifiers will be accepted. 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.

13.10 **Inspection of Engineering Works - Roads Act 1993**

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

Inspections must be pre-booked with a minimum twenty-four (24) hours notice. Councils Development Overseers may be contacted on 02 9839 6586 between 7 am – 8 am and 12.30 pm - 1.30 pm, Monday to Friday. Note: A site inspection is

required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

13.11 **Public Safety**

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

13.12 **Site Security**

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

13.13 **Traffic Control**

13.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer 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 - 2002.

13.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc) must be setup, installed, monitored and maintained in accordance with the certified Traffic Control Plan and by suitably qualified RMS accredited work site traffic controllers.

13.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold with them their RMS Traffic controllers accreditation.

13.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified RMS accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2002.

13.13.5 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 suitably qualified RMS accredited worksite traffic control designer. This Plan must satisfy all the requirements of *AS 1742.3 – 2002* and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

13.14 **Powder Coated Furniture**

13.14.1 Where the conditions of this consent permit the installation of powder coated furniture (i.e. street lighting poles, bus shelters, rubbish bins, seats or any other items of street furniture), a certificate from the manufacturers shall be provided to Council confirming that the nominated powder coated items have been prepared and coated in accordance with Australian Standard AS/NZ 4506-2005 (service condition category 3). This certificate must be no more than 3 months old and shall be provided to Council prior to the installation of the relevant items of the street furniture. Any items of street furniture not so certified shall be removed and replaced at no cost to Council with items appropriately certified.

13.15 **Other Matters**

13.15.1 The minimum thirty (30) 200 micron Enviropods and nine (9) 690 mm high Stormfilter cartridges for lot 1 supplied by Stormwater 360 and the 200 micron Enviropods installed in all the street pits are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

14 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

14.1 **Environmental Management**

14.1.1 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).

14.1.2 The Recommendations provided in the Acoustic Assessment Report, prepared by NG Child & Associates, report no. CA17/126/1002, dated 31 August 2017 shall be implemented.

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

14.1.4 When basins are required to be pumped out, the necessary dosing must occur within 24 hours of the conclusion of each storm event and the basin must be drained within 36 to 48 hours if gypsum is used.

14.1.5 Councils Environmental Health Section must be notified prior to 4pm on the business day prior to any controlled discharge from any temporary drainage basin outside of standard business hours (9am to 5pm, Monday to Friday), or, 1 hour prior to any controlled discharge from any temporary drainage basin during standard business hours.

14.1.6 Any water discharging from the premises is to be sampled at 30 minute intervals from the discharge point for the entire period that water is leaving the site.

14.1.7 If any sample is recorded above the parameters in the plan, the discharge will need to cease immediately and Council's Environmental Health Section must be notified by telephone at the time of detection and followed up in writing.

14.1.8 If no adverse results are identified that require immediate notification the results must still be submitted to Council's Environmental Health Section at the completion of the required controlled discharges.

14.1.9 All areas potentially/contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with:

- NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites (1997)
- NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995).

- Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (1992).

A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.

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

15 PRIOR TO OCCUPATION CERTIFICATE

15.1 Road Damage

15.1.1 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.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

15.2 Compliance with Conditions

15.2.1 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.

15.2.2 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 109H of the Environmental Planning & Assessment Act 1979.

15.3 Fire Safety Certificate

15.3.1 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).

15.4 Environmental Management

15.4.1 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.

15.4.2 The installation of any grease arrestor shall comply with the requirements of the Sydney Water Corporation. A copy of the Corporation's Trade Waste Agreement, shall be submitted to Council.

15.5 **NSW Police Force Requirements**

15.5.1 It is strongly recommended by NSW Police that prior to the release of the Occupation Certificate the applicant provides a detailed report to council outlining the following security and or crime prevention measures.

(a) Installation of all required CCTV around the site. Cameras shall monitor carpark facilities, stairways, lifts, foyers, entry/exit points, loading bays, the waste room and mailbox facilities. Appropriate signage shall be installed at the site to notify occupants and visitors that CCTV cameras are present.

(b) All lighting details shown on the submitted lighting plan shall be installed at the site. This includes lighting around all entry/exit points to the building, along all footpaths within the site, car parking areas and to the street number to facilitate identification of the site/building.

(c) The building/site shall be provided with building identification (i.e. street number, block number) which must be installed near the entry of the building and visible from the street to facilitate easy identification of the site for emergency services.

(d) All fencing shall be installed around the site preventing unauthorised access. Access points into the site and common areas shall be secured through the use of gates, roller doors or similar and fitted with a security mechanism (i.e. swipe card, keys, etc.) to restrict access to authorised persons only. Auditable keypad/swipe card system implemented

(e) It should also be noted that the latch/locking mechanism for the gates inside the development, should not be within the arm reach of any person externally.

(f) Mailboxes shall be located either along the façade wall of the foyer (i.e. similar to PO boxes where the mailbox is orientated outwards and is opened from inside the foyer) or located inside the building foyer. Where mailboxes are located internally within the foyer, the applicant is required to purchase and install a key safe (preferably cylindrical) from Australia Post. This key safe shall be located near the building intercom or other suitable location near the entry. To purchase a key safe contact Australia Post:

- Australia Post (Nepean Delivery Facility) — (02) 4729 8600

(g) Where sites have multiple buildings, a site plan shall be provided near each building entry. This plan shall show the location and name/number of each building on-site to orientate people.

(h) All ground floor units shall be fitted with motion sensor lighting.

(i) Patio bolt locks (or similar) installed to any sliding door and any open able window along the ground level.

(j) Core drilled bollards containing anti cutting substances are installed at regular intervals along the entire length of the window shop frontages of the x4 commercial premises to prevent vehicle access to this area (ram raids).

(k) *Important* Police to be afforded the opportunity to inspect the development with Blacktown City Council prior to Construction Certificate Stage.

15.6 **Landscaping/Car Parking**

15.6.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.

15.6.2 Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

15.6.3 All common open space areas and internal driveways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of occupants and other people resorting to the land at night.

15.6.4 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

15.6.5 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.

15.6.6 All required internal driveways and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

15.7 **Fee Payment**

15.7.1 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.

15.8 **Fire Safety**

15.8.1 Smoke alarm/s complying with the provisions of the Environmental Planning and Assessment Amendment (smoke alarms) Regulation, 2006, shall be installed in the existing residential portion of the building.

15.9 **Bush Fire Prone Land**

15.9.1 The various construction standards and features required to protect the building from bush fire shall be provided in accordance with Australian Standard 3959-2009 - Construction of Buildings in Bushfire-Prone Areas.

15.10 **State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development**

15.10.1 No occupation certification must be issued unless all design verifications have been provided in accordance with Clause 154A of the Environmental Planning and Assessment Regulation 2000. A certifying authority must not issue an occupation certificate for the residential flat development unless the certifying authority has received a design verification from a qualified designer, being a statement in which

the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.

15.11 **Adaptable Housing Units**

15.11.1 Certification from a qualified Access Consultant confirming that the Adaptable Housing Units are capable of being modified when required by the occupants in accordance with the Australian Adaptable Housing Standard (AS 4299-1995) is to be submitted to Council.

15.12 **Street Tree Planting**

15.12.1 Prior to the issue of the final Occupation Certificate, all required street tree planting and payments of bonds are to be completed to the satisfaction of Council's Project Officer Civil and Open Space Infrastructure.

15.12 **Graffiti Management Plan**

15.12.1 A "Graffiti Management Plan" is to be submitted for the separate approval of Council. The Plan is to address the following issues:

(a) Methods to minimise the potential for graffiti;

(b) Management/notification procedures for the "early" removal of graffiti no later than 48 hours after detection. Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s;

(c) Annual review of any "management agreement" for the removal of graffiti to ensure the property is maintained at its optimum level; and

(d) Maintenance of suitable landscaping to minimise the potential for graffiti attacks.

15.13 **Total Maintenance Plan**

15.13.1 A "total" maintenance plan is to be prepared for the site. The plan is to ensure the following:

(a) The long term up-keep and cleanliness of the development, to ensure all buildings, public areas, pathways, through site links, soft and hard landscaping, children's play equipment, fencing, mail boxes, lighting, bulky waste storage and loading areas, feature entry signage, parking signage and services are regularly inspected and maintained at optimum levels at all times.

(b) That security, cleanliness and general repairs are managed appropriately, and that areas are not left unattended for long periods thereby substantially increasing the opportunity for graffiti or anti-social behaviour. Any unwanted "junk mail" is to be collected on a regular basis and disposed of as necessary.

(c) The development is managed by a Site / Strata / Building Manager.

A copy of the Plan is to be submitted to Council for separate approval prior to the release of any Occupation Certificate.

15.14 **Acoustic Verification**

15.14.1 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.

15.15 **Other Matters**

15.15.1 All landscaping, recreation features and furniture, bbq facilities, children's play equipment and lighting shall be completed in accordance with the approved landscaping design plans submitted as part of the Construction Certificate. All landscaping is to be afforded suitable spacings and pot sizes to ensure that the range of the mature spread of the trees, shrubs and ground covers provide effective coverage and avoid the appearance of sparse landscaping.

15.15.2 All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.

15.15.3 All fencing and retaining walls shall be completed in accordance with the approved details submitted as part of the Construction Certificate. All fencing/retaining work must be provided at full cost to the developer. All fencing is to be constructed on top of any retaining walls. The selected fencing material/design must also minimise/eliminate the potential for graffiti attacks. Where possible, foliage should be grown on/over fencing adjacent to public areas to minimise any potential for graffiti.

15.15.4 Vandal proof and security lighting, CCTV and security measures are to be provided in accordance with the approved details submitted as part of the Construction Certificate.

15.15.5 The required letterboxes are to comply with the details submitted as part of the Construction Certificate and with Australia Posts requirements for size. The letterbox system should be vandal resistant and secure.

15.15.6 All power boards should be housed within a locked cabinet to restrict tampering with the power supply. The lock set must be approved by the electricity authority.

15.15.7 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.

15.15.8 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

15.15.9 Head room clearance at the basement ramp must comply with requirements of AS2890.1 (Section 5.3) for a Disabled Vehicle, and meet AS2890.1 – Appendix C for the disabled parking space and access to the lift.

15.15.10 All required internal roads and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

15.15.11 The basement ceiling is to be light in colour to enhance lighting illumination.

15.15.12 A roller shutter and card-key system, or similar, is to be installed at the entry/exit points of the basement carpark.

15.15.13 All commercial parking spaces provided in the basement will be used only for the ground level shops and not for the residential component of the building.

15.15.14 Basement storage areas are to have quality doors/cages and lock sets to restrict unauthorised access. These are recommended to be constructed of an appropriately robust steel welded mesh to be used in lieu of chain link wire.

15.15.15 Any future substation or other utility installation required to service the approved development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public reserves and also not on drainage zoned land.

15.16 **Services / Utilities**

15.16.1 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.

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

15.16.3 A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

15.17 **Salinity**

15.17.1 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."

16 PRIOR TO SUBDIVISION CERTIFICATE

16.1 Section 7.11 Contributions under Section 94E Directions

16.1.1 The following monetary contributions under Section 7.11 of the Environmental Planning & Assessment Act 1979 must be paid.

Under the Section 94E Direction issued by the Minister for Planning on 4 March 2011, Council must not impose a condition of development consent under Sections

7.11 (1) or 7.11 (3) or the Act requiring the payment of a monetary contribution exceeding $40,000 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 $40,000 for each residential lot authorised to be created by the development consent. The Section 7.11 contributions payable below have been assessed in accordance with this Direction:

No. of intended dwellings: 117

Contribution: $4,680,000

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.

PLEASE NOTE: 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.

Notes In complying with the Minister's Section 94E Direction, the applicant is advised that Council may not be in a position to provide all of the facilities listed in the applicable contributions plan due to the potential shortfall of contributions to be received as a result of the $40,000 per dwelling/lot limit.

The amounts below are the INDEXED contributions as at the date of this consent which, if not for the Ministerial Direction, would have applied to this consent. These amounts have been supplied for your information.

Contribution Item	Amount	Relevant C.P
Stormwater Quantity First Ponds Creek Land	$ 200,609	22L
Stormwater Quantity First Ponds Creek Works	$ 169,255	22W
Stormwater Quality First Ponds Creek	$ 40,681	22W
Traffic Management Rouse Hill Land	$ 109,653	22L
Traffic Management Rouse Hill Works	$ 648,604	22W
Open Space Rouse Hill Land	$ 2,690,521	22L
Open Space Rouse Hill Works	$ 1,367,699	22W
Community Facilities Rouse Hill Land	$ 140,559	22L
Combined Precinct Facilities Community Facilities Land	$ 18,840	22L
Combined Precinct Facilities E2 Conservation Zone Land	$ 47,629	22L

These conditions are imposed for the following reasons:

(a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
(b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
(c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per _____
Blacktown City Council
08 January 2019

Combined Precinct Facilities E2 Conservation Zone Works	$ 16,935	22W

These contributions are based upon the following parameters as specified in the Contributions Plan.

Number of intended dwellings/apartments: 117

Developable Area: 0.974 hectares

Additional Population: 208.9 persons

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Customer Information Centre. Alternatively, Contributions Plans may be downloaded from Council's website:

S.7.11 CP No. 22 Rouse Hill (Works and Land).

The Section 7.11 contribution(s) have been based on the total developable area, the site's road frontage 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.

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

16.2 **Site Access**

16.2.1 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.

NOTE: 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.

16.3 **Road Damage**

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

Note: Should the cost of damage repair work not exceed the road maintenance bond, Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

16.4 **Easements/Restrictions**

16.4.1 A Restriction as to User over proposed Lots shall be created under Section 88B of the Conveyancing Act 1919 in the following terms:

No further development of the lot burdened is to take place unless it is approved by

Development Consent. Such approval is likely to require, but not be restricted to, construction of road and drainage works, the provision of lot fill and the payment of Section 7.11 Contributions.

NOTE: The final wording of the recital of the Restriction as to User is to be to Council's satisfaction.

16.5 **Security**

16.5.1 An acceptable security (bond) guaranteeing the future completion of the road sealing works shall be lodged with Council. The bond amount is to be calculated at the asphaltic contribution rate current at the time and is to be accompanied by Council's standard Deed of Agreements for Bonds.

16.6 **Asset Management**

16.6.1 An amount of $880.00 per light pole is to be paid to Council for the ongoing maintenance of each black powder coated light pole to be installed in this subdivision and is to be paid prior to the release of the Subdivision Certificate. This rate is adjusted annually and the actual amount charged will be in accordance with Council's adopted fees and charges at the time of payment.

The number of light poles within the subdivision is to be included with the Subdivision Certificate application together with a copy of the approved street lighting plan. Any enquiries regarding this fee are to be directed to the Civil Maintenance Section of the City Assets Directorate.

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.

16.7 **Service Authority Approvals**

16.7.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to the release of the Subdivision Certificate:

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

(b) A Notification of Arrangement Certificate from Integral Energy, stating that electrical services, including the provision of street lighting, have been made available 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.

16.8 **Consent Compliance**

16.8.1 A Subdivision Certificate is to be issued first to create the 3 residue lots and roads or part thereof before any building construction certificate is issued for the shop top housing.

16.9 **Additional Inspections**

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

16.10 **Fee Payment**

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

16.11 **Final Plans**

16.11.1 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.

16.11.2 Where any permanent control marks are placed in accordance with the Survey Practice Regulation 1990 in the preparation of the plan, 2 copies of the locality sketch plans of the marks placed are to be forwarded to Council with the final plan of subdivision.

16.12 **NSW Rural Fire Service Requirements**

At the issue of subdivision certificate and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

16.13 **Site Contamination**

16.13.1 A final site contamination Validation Report confirming the suitability of the site for the proposed development is to be endorsed by Council prior to the release of the final plan of subdivision to NEPM 2013 guidelines Residential 'A' standard. The Validation Report shall be prepared by an EPA recognised suitably accredited geoscientist engaged under the terms of Council's Contaminated Lands Policy.

16.14 **Special Infrastructure Contributions**

16.14.1 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 94EE 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 and Infrastructure before a Subdivision 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 and Environment's website:
http://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding

16.15 **General**

16.15.1 The demolition of all buildings and structures must be carried out in accordance with Australian Standard 2601 – 2001.

16.16 **Engineering Matters**

16.16.1 **Surveys/Certificates/Works As Executed plans**

16.16.1.1 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 hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.

16.16.1.2 The Work-as-Executed (WAE) must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Council.

16.16.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).

16.16.1.4 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans. In this regard, the Engineer is to certify that:

a. all the requirements of the approved drainage plan have been undertaken;

b. the minimum detention storage of 195 m^3 has been provided for Lot 1 below the 1.5 year ARI overflow weir;

c. the minimum detention storage of 297 m^3 has been provided for Lot 1 below the 100 year ARI emergency overflow weir;

d. the outlet control pipe size from the detention tanks match the approved construction certificate plans;

e. the rainwater tank has been provided collecting all of the roof area;

f. a minimum 45 m^3 rainwater tank has been provided for lot 1 below the overflow level.

g. all the signage and warning notices have been installed;

16.16.1.5 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.

16.16.1.6 A Certificate shall be submitted by a Registered Surveyor indicating that all pipelines and associated structures lie wholly within any easements required by this consent.

16.16.1.7 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. In this regard, the Engineer is to certify that:

a. The interpretative water quality sign has been correctly installed for each lot

b. Any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.

c. A copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

d. All the signage and warning notices have been installed;

16.16.1.7.1 Applicant shall submit documents from Stormwater 360 certifying the installation of the 200 micron Enviropods and Stormfilters:

i. are installed in accordance with the Stormwater 360 standard operational guidelines and production drawings;

ii. A minimum of thirty 200 micron Enviropods have been installed in lot1;

iii. 200 micron Enviropods have been installed in all the street pits

iv. The Stormfilter tank includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges;

v. The Stormfilter weir length is a minimum of 3.7 m for OSD tanks 1;

vi. The Stormfilters have a minimum flow rate of 14.4 l/s at standard weir height for tank 1;

vii. Mosquito proof screens have been provided under all grated accesses into the Stormfilter tank;

viii. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.

16.16.1.7.2 Applicant shall provide maintenance schedule for each of the proposed Stormwater Quality Improvement Devices. Where these devices are located in roadway/parking areas these are to include traffic management requirements. The maintenance schedule is to contain a requirement that either the filter cartridges are to be replaced no later than two 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 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

16.16.1.7.3 Applicant shall provide written evidence that the registered owner/lessee 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 Enviropod and Stormfilters. The maintenance contract is to contain a requirement that all maintenance on the Stormfilter cartridges must be undertaken by Stormwater 360. 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. This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

16.16.1.8 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 all road pavement materials.

d) Contour lot fill diagram and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.

e) Compliance Certificates from road material suppliers (the relevant certified stockpile number shall be digitally shown from supplier)

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

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

16.16.2 **Easements/Restrictions/Positive Covenants**

16.16.2.1 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:

(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 the Land Registry Services (LRS).

16.16.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Government - Land Registry Services (LRS) over the on-site detention storage areas and outlet works. Documentary evidence of this LRS lodgement shall be submitted to Council.

16.16.2.2.1 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 covenant requirements are to include the submission of an annual report on water treatment and non-potable water usage by the first business day on or after 1 September each year. The Restriction to User and Positive Covenant must be registered with prior to the final occupation certificate.

16.16.2.2.2 Provide a Positive Covenant over the Temporary Enviropods in the Street Pits generally in accordance with the requirements of Council's Engineering Guide for Development 2005. The covenant requirements are to include cleaning at maximum 4 monthly intervals and the submission of an annual report on water treatment by the first business day on or after 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.

16.16.2.3 Restrictions and positive covenant must be endorsed by Council and lodged with NSW Government - Land Registry Services (LRS) over the overland flow-path. Documentary evidence of this LRS lodgement shall be submitted to Council.

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

16.16.3 **Dedications**

16.16.3.1 Dedication at no cost to Council of 5m x 5m splay corners on allotments at each street intersection.

16.16.4 **Bonds/Securities/Payments in Lieu of Works**

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

16.16.4.2 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.

This period commences at the release of the final plan of subdivision (Issue of Subdivision Certificate). This maintenance period may be extended to allow for the completion of necessary maintenance or outstanding minor works.

16.16.4.3 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.

16.16.4.4 Where Council's has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request.

In this regard Bonds to Council are required for the Temporary Enviropod Removal within the street pits equal to 200% of the Temporary Enviropod Removal Estimate, as well as a Temporary Enviropod. Maintenance Bond to Council for the maintenance of the Temporary Enviropods within the street pits equal to 200% of the Temporary Enviropod Maintenance Estimate.

16.16.5 **Inspections**

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

16.16.6 **Inspection of Work**

16.16.6.1 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.

17 OPERATIONAL (PLANNING)

17.1 Access/Parking

17.1.1 All required off-street car parking spaces and internal roads shall be maintained to a standard suitable for the intended purpose.

17.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.

17.1.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 - 2009 and 2890.1– 2009.

17.2 Specific Uses

17.2.1 The approved development shall comply with the requirements of the following

definitions contained within State Environmental Planning Policy (Sydney Region Growth Centres) 2006:

'residential flat building' means 'a building containing 3 or more dwellings, but does not include an attached dwelling, a manor home or multi dwelling housing.'

'shop top housing' means one or more dwellings located above (or otherwise attached to) ground floor retail premises or business premises.

'neighbourhood shop' means retail premises used for the purposes of selling small daily convenience goods such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

'retail premises' means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale).

17.3 **Storage**

17.3.1 No goods, materials, or trade waste shall be stored, displayed for sale or manufactured at any time outside the building on either the internal roadway, car parking areas, landscaping or footpaths, other than in approved garbage receptacles.

17.4 **General**

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

17.4.2 No goods or materials shall be stored, displayed for sale or manufactured at any time outside the building.

17.4.3 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

17.4.4 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

17.4.5 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.

17.4.6 No goods, materials or trade wastes are to be stored at any time outside the building on either the internal vehicular driveway, car parking area, landscaping or footpath, other than in approved garbage receptacles.

17.4.7 No nuisance or interference with the amenity of the area shall be created by reason of any process or operation on the land causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Note: The Protection of the Environment Operations Act 1997 requires Council to investigate complaints where only one person complains.

17.5 **Landscaping**

17.5.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

17.5.2 Regular maintenance and up-keep of the site must be undertaken to the site to ensure that sightlines are kept free from obstructions.

17.5.3 The management of vegetation, gardens, planter boxes, communal areas, fences, decking, BBQ area, children's play equipment, lighting and other similar areas is to be incorporated within the future strata management plan once the development is occupied.

17.6 **Use of Premises**

17.6.1 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.

17.6.2 The development shall not be used or converted for use for any purpose other than that:

(a) Granted consent by Council's Notice of Determination, or

(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

17.6.3 A separate application for development consent shall be lodged with Council for any proposed fit out of a commercial unit (which includes any fixed internal partition wall/display/storage racking/machinery /equipment and the like) that was not approved by this Notice of Determination. This condition does not apply to work or development that is Exempt Development or Complying Development under the State Environment Planning Policy (Exempt and Complying Development Codes) 2008.

17.6.4 The hours of operation and noise levels from the communal outdoor areas are to be appropriately managed to ensure that the occupiers of the buildings are not adversely affected by noise, in particular not prior to 8am and not after 10pm daily.

17.7 **Emergency Procedures**

17.7.1 Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times to the satisfaction of Council.

17.8 **NSW Police Service Requirements**

(a) All security measures required by this consent to be installed are required to be appropriatelymaintained and in good working order.

(b) Contact details for the Body Corporate and Building Manager must be forward to the NSW Police once the Body Corporate is formed and in the event of any changes to these contact details.

(c) Security management plan and evacuation plan to be forwarded to Riverstone Police Station.

17.9 **Waste matters**

17.9.1 Waste and recycling collection vehicles entering and exiting the property must do so in a forward direction.

17.9.2 Council requires the strata manager to sign the 'Agreement for Onsite Waste Collection' form (attached) before any bin collections can commence onsite.

17.9.3 Access for collection vehicles must be designed in accordance with approved architectural plans, CAD files and vertical clearances as per Australian Standards.

17.9.4 The Owners Corporation will be responsible for ensuring that clear access is provided to Council collection trucks entering the property.

17.9.5 Applicant is to ensure roads and driveways etc are rated for at least 24 tonne trucks.

17.9.6 The applicant must demonstrate physical treatment to the loading bay in the form of lockable and removable bollards, to maintain truck turning areas. Access to the loading bay must be coordinated by the building manager. This is required prior to the release of the occupation certificate.

17.9.7 The applicant must update the waste management plan to include:

(a) bin servicing by Council; not private contractors as suggested. Council can now provide this service.

(b) That the physical treatment to the loading bay will be in the form of removable, lockable bollards; not light weight, mobile and pliable traffic barriers.

17.9.8 The Strata Management Agreement should:

(a) indicate the requirement for the appointment of a building manager/caretaker to manage bins and bulky waste onsite in accordance with the approved waste management plan.

(b) indicate responsibility for maintenance of the waste system (including any bin movement aides) and bin cleaning, and ensure waste collection points are clear and unobstructed prior to collection times.

(c) include the method of communication to new tenants and residents regarding the waste management services and collection system for the complex.

(d) include a copy of the amended and approved waste management plan as submitted with the development application in November 2017.

17.10 **Clothes Drying**

17.10.1 The hanging/drying of clothes on balconies (where visible from a public place) is prohibited. If the development is to be strata subdivided, a clause is to be included in the Strata Management Statement (or similar) prohibiting the drying of clothes on balconies (where visible from a public place).

17.11 **Lighting and Security**

17.11.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

17.11.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

17.11.3 The maintenance of all external lighting is to be managed by way of an annual service agreement to ensure the security of the building and persons within are not compromised from dark or uncontrolled public areas.

17.12 **Adaptive Reuse Plans**

17.12.1 The adaptive reuse plans titled Potential Conversion Of Commercial Tenancies Into Residential Units, C1 TO C7 (Drawing numbers C-R 1A and C-R 1B) shall be revised in order to illustrate full compliance with the Apartment Design Guide and shall be submitted to council for approval.

17.13 **Graffiti Removal**

17.13.1 Removal of any graffiti, visible from any public road or place, is the responsibility of the property owner/s. All graffiti must be removed no later than 48 hours after detection. The approved Graffiti Management Plan is to be adhered to at all times.

17.14 **Total Maintenance Plan**

17.14.1 The approved Total Maintenance Plan must be adhered to at all times.

18 **OPERATIONAL (ENVIRONMENTAL HEALTH)**

18.1 **Environmental Management**

18.1.1 The Recommendations provided in the Acoustic Assessment Report, prepared by NG Child & Associates, report no. CA17/126/1002, dated 31 August 2017 shall be implemented.

18.1.2 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.

18.1.3 A post commissioning report produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the centre operating to validate the Acoustic reports findings.

18.1.4 To minimise the noise impact of the development on the surrounding environment, the collection and delivery of goods and materials (including garbage and recycling

waste) from and to the premises shall not take place between the hours of 10pm and 7am.

18.1.5 All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

18.1.6 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.

18.1.7 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.

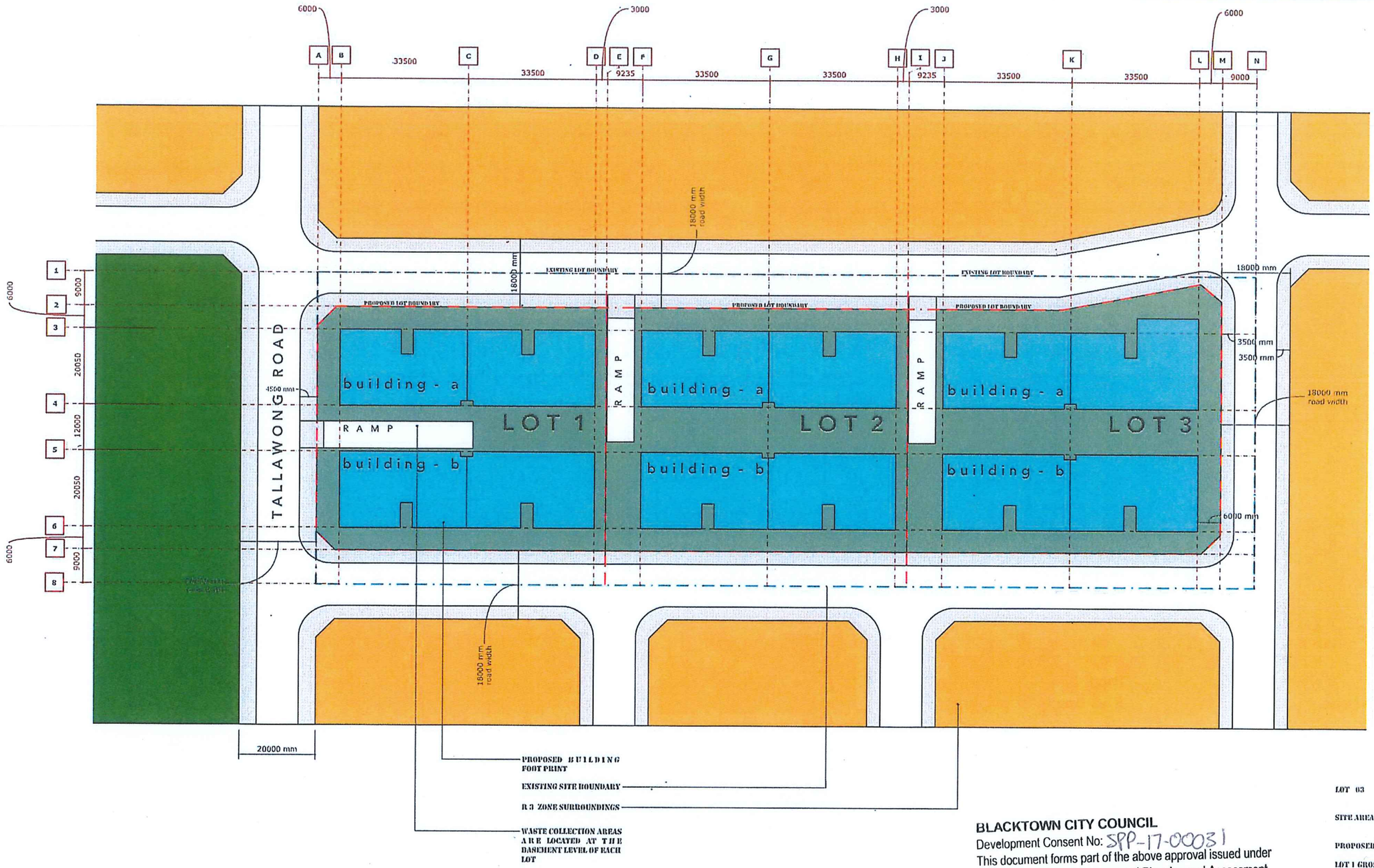
18.1.8 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

These conditions are imposed for the following reasons:

(a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
(b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
(c) It is in the public interest that they be imposed.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per _____
Blacktown City Council
08 January 2019



BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
This document forms part of the above approval issued under Section 4.16 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes
Kerry Robinson
Chief Executive Officer
per:

LOT 63 D.P. 30186

SITE AREA: 20230.3

PROPOSED LOT AREAS

LOT 1 GROSS AREA :	6230.98
LOT 1 NET AREA:	4848.49
LOT 2 GROSS AREA :	6505.54
LOT 2 NET AREA:	5079.33
LOT 3 GROSS AREA :	7490.80
LOT 3 NET AREA:	5410.80

PROPOSED 3 LOT SUBDIVISION PLAN

09.09.17

0 5 25 50 100M

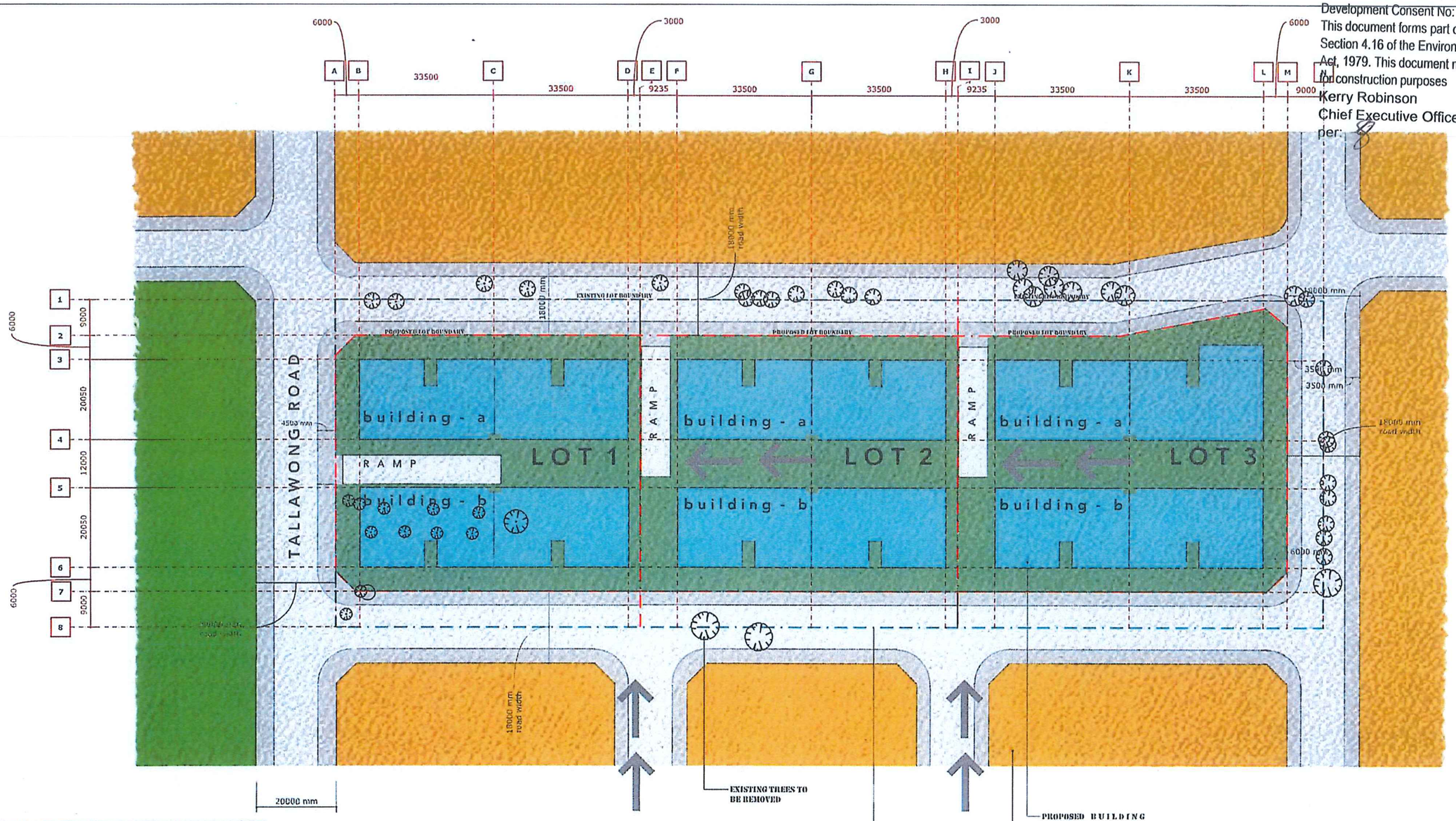
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SUITE # 2, 25 MONTVIEW PDE, HORNSBY HEIGHTS, N.S.W. 2077 JANHVI@ARCHIDROME.NET

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

A 01

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Chief Executive Officer
per:



A HOUSE IS PROPOSED TO BE DEMOLISHED AS PART OF THE WORKS AS INDICATED HERE

SITE IS CLEAR OF TREES, OR MOST TREES ARE LOCATED ON ROADS

REFER TO TREE REMOVAL PLAN & ARBORIST REPORT, PART OF THE DA SET

SITE FALLS TOWARDS THE EXISTING TALLAWONG ROAD BY APPROXIMATELY 12M

VIEW VISTAS FROM ILP STREETS RUNNING NORTH - SOUTH ARE RETAINED

VIEWS TO PARK FROM SITE ARE RETAINED

THE PROPOSED SUBDIVISION PATTERN IS SIMILAR TO THE PATTERN PROPOSED BY THE ILP FOR SITES FURTHER SOUTH

EACH OF THE 3 SUBDIVIDED SITES IS PROPOSED TO HAVE 2 R.F.B.S

RAMP ACCESS IS MARKED ON PLAN FOR VEHICULAR PARKING & GARBAGE COLLECTION IN BASEMENT

REFER BASEMENT PLAN, INDICATING PARKING, DEEP SOIL AREAS & WASTE STORAGE / COLLECTION FACILITIES

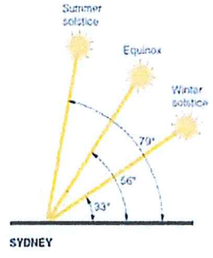
THE FALLS TOWARDS TALLAWONG ROAD PROVIDE DISTANT VIEWS TO THE PARK FROM ALL THE CENTRAL COURTYARDS

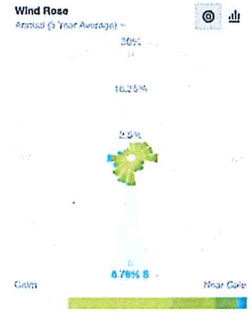
THE BUILDINGS ARE NATURALLY ALIGNED FACING THE STREETS, STRETCHING ALONG IN THE EAST WEST DIRECTION.

THE MASSING IS BASED ON PASSIVE SOLAR DESIGN PRINCIPLES

REFER TO SHADOW DIAGRAMS FOR SOLAR ACCESS DETAILS

VIEWS





LOT 63 D.P. 30186

SITE AREA: 20236.3

PROPOSED LOT AREAS

LOT 1 GROSS AREA :	6239.98
LOT 1 NET AREA:	4848.49
LOT 2 GROSS AREA :	6505.54
LOT 2 NET AREA:	5079.33
LOT 3 GROSS AREA :	7490.80
LOT 3 NET AREA:	5410.86

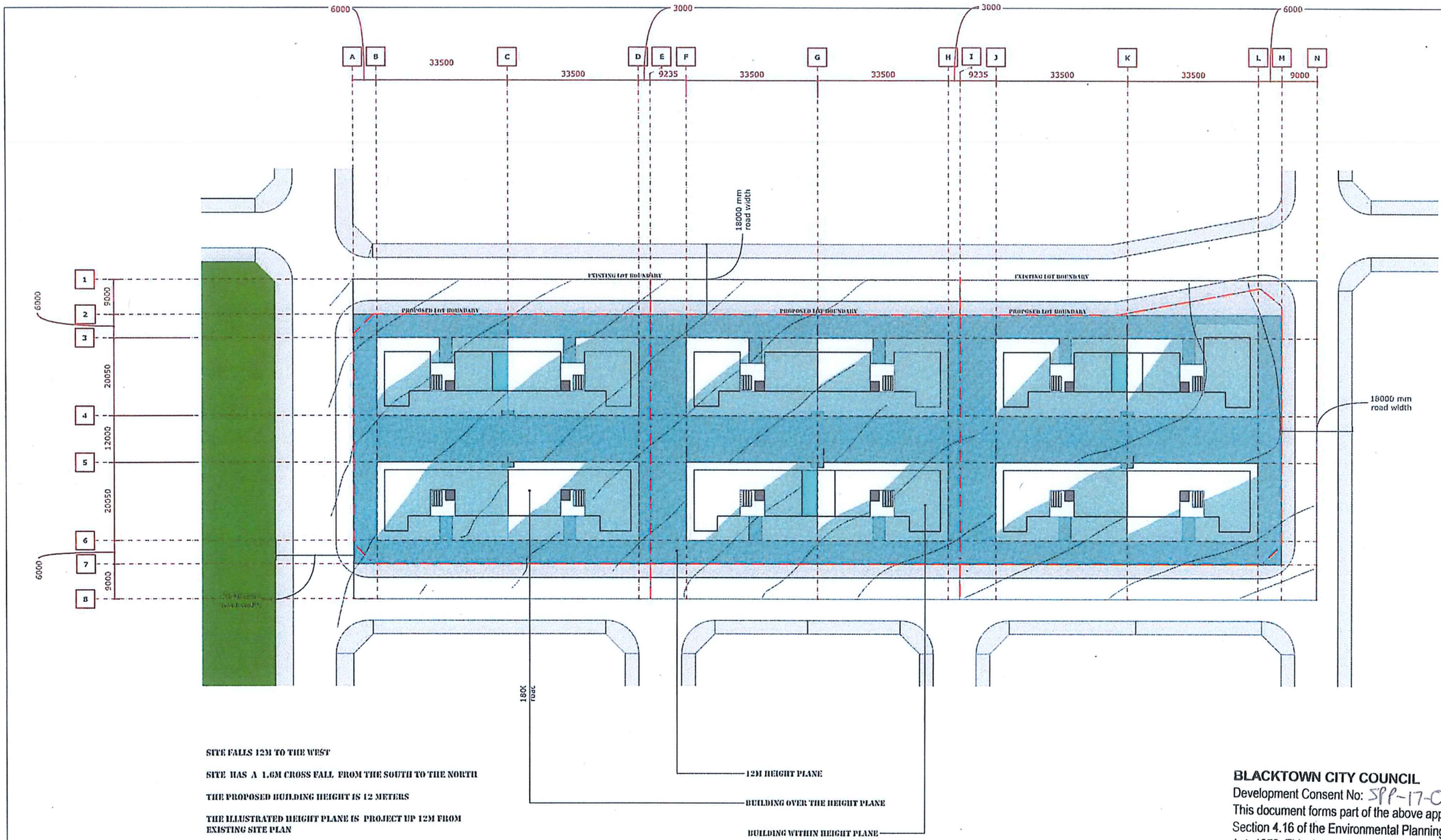
SITE ANALYSIS

09.09.17

0 5 25 50 100M

SCALE 1:500

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SITE FALLS 12M TO THE WEST

SITE HAS A 1.6M CROSS FALL FROM THE SOUTH TO THE NORTH

THE PROPOSED BUILDING HEIGHT IS 12 METERS

THE ILLUSTRATED HEIGHT PLANE IS PROJECT UP 12M FROM EXISTING SITE PLAN

NOTE THAT THE SUBDIVISION & ROAD DESIGN REMAINS TRUE OT THE NATURAL SITE LEVELS (REFER PLANS FROM ADVENT ENGINEERS)

THE PLAN INDICATES THAT A GREATER AREA OVER 2/3 OF THE BUILDING LIE WITHIN THE HEIGHT PLANE

A SMALLER AREA 1/3 OF THE BUILDING FOOTPRINT CROSS THE HEIGHT PLANE

THIS IS AN EXPECTED OUTCOME, DUE TO THE LARGE FALLS ACROSS THE SITE

BLACKTOWN CITY COUNCIL
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Kerry Robinson
Chief Executive Officer
per: 8

HEIGHT ANALYSIS PART 1

09.09.17

0 5 25 50 100M

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SCALE 1:500

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

A 03

BUILDING STEPS OUT OF THE HEIGHT PLANE ALONG THE NORTH FACADE BY UNDER 875MM, (7.2% BEYOND HEIGHT PLANE)

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Kerry Robinson
Chief Executive Officer
per:

LIFT & STAIRS

BUILDING OVER HEIGHT PLANE (33%)

BUILDING UNDER HEIGHT PLANE (67%)

COMMUNAL SPACE- SETBACK FROM BUILDING EDGE

263mm

872mm

935mm

791mm

605mm

905mm

785mm

1109mm

731mm

698mm

705mm

650mm

BUILDINGS EXCEED HEIGHT LIMIT AT THE CENTRE OF THE SITE
THIS DOES NOT IMPACT THE STREETSCAPE
THE 1.5M CROSS FALL ACROSS THE SITE (SOUTH TO NORTH) CAUSES THE BUILDINGS TO STEP UP AT THIS POINT.

THE MODEL ILLUSTRATES THE EXTENT OF BUILDING ENCROACHMENT IN HEIGHT BEYOND THE HEIGHT PLANE (NOTE THIS IS UNDER 10% VARIATION WHEN EXCLUDING ROOF LEVEL AMENITIES)

THIS STUDY ILLUSTRATES THAT THE PROPOSED 4 STOREY DEVELOPMENT MEETS THE INTENT OF THE BUILDING ENVELOPE CONTROLS

EXTENSION BEYOND HEIGHT PLANE FOR AMENITIES:

THE ROOF LEVEL IS PROPOSED TO PROVIDE COMMUNAL OPEN SPACE TO RESIDENTS IN ADDITION TO THE SPACE AVAILABLE AT GROUND LEVEL, DUE TO WHICH CERTAIN ADDITIONAL STRUCTURES ARE PROPOSED OVER THE HEIGHT PLANE, THESE ARE:

1. GLASS BALUSTRADES SETBACK FROM BUILDING EDGE

2. LIFT & STAIRS TO ACCESS ROOF LEVEL

3. SWIMMING POOL ON EACH LOT

SOUTH STREET FACING FACADE
NOTE : ENTIRE SOUTH FACING FACADE SITS WITHIN THE HEIGHT PLANE

HEIGHT ANALYSIS PART 2

09.09.17

0 5 25 50 100M

SCALE 1:500

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Kerry Robinson
Chief Executive Officer
per:



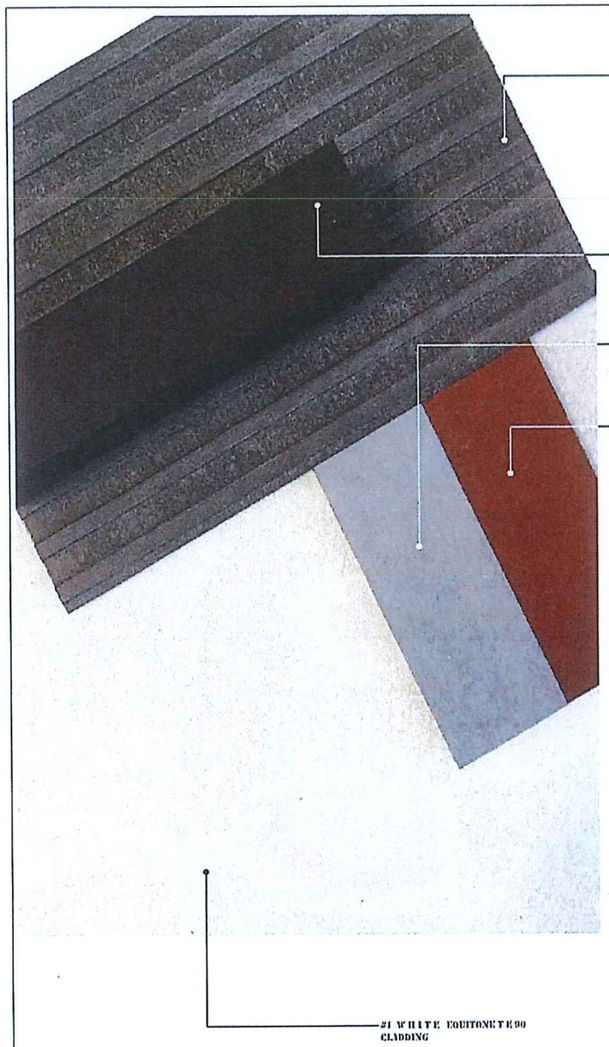
OPTION - A

over 78% units achieve 2 hours direct sunlight on 21 June

09.09.17

SHADOW DIAGRAMS

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#3 GREY RIBBED EQUITONE CLADDING

#4 SLATE GREY ANODISED ALUMINIUM WINDOW FRAME

#2 LIGHT GREY EQUITONE TE 15 WALL CLADDING

EXT RY CANOPY - #7 EQUITONE - NATURA N359 (BRICK RED)

#1 WHITE EQUITONE TE90 CLADDING

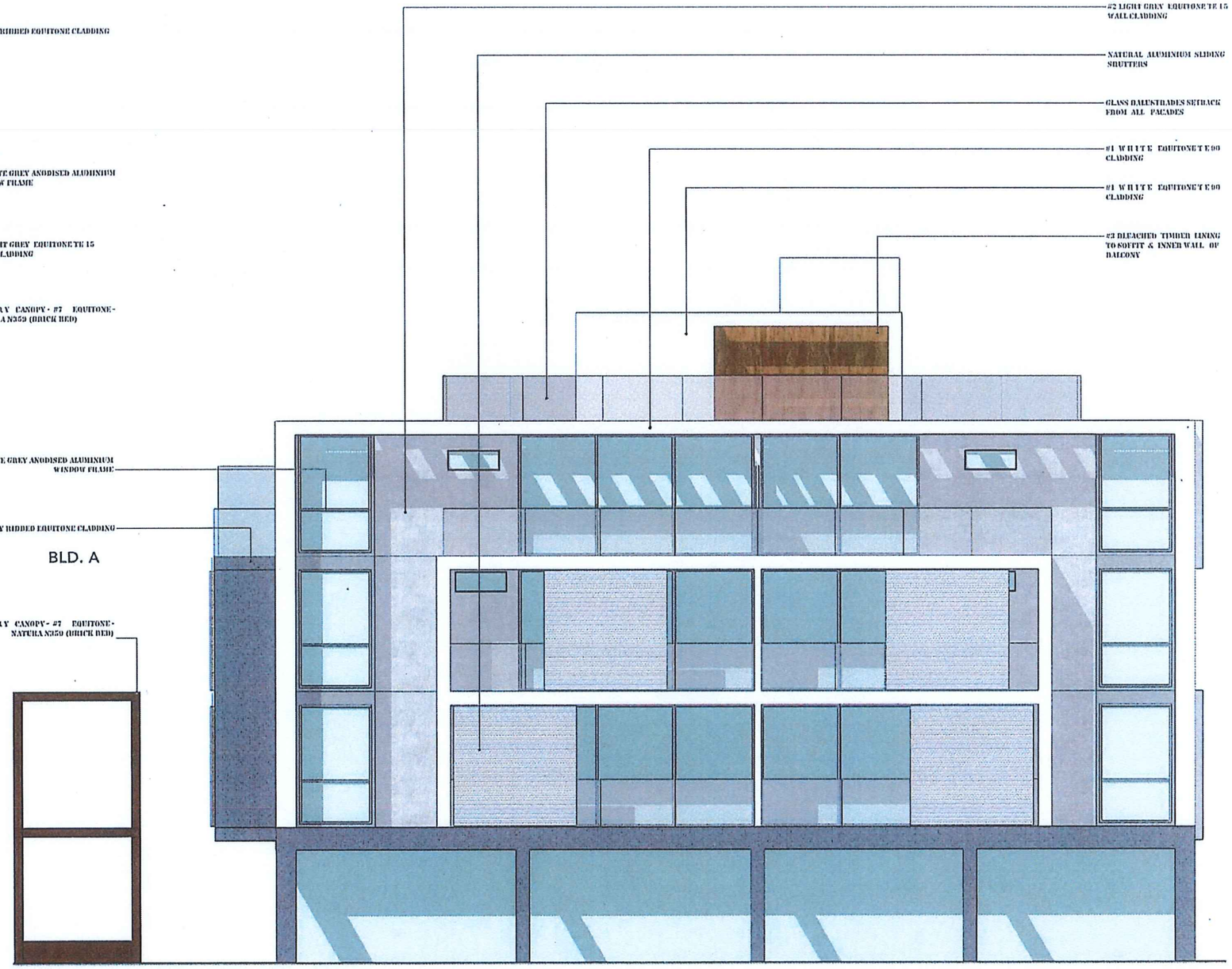
#4 SLATE GREY ANODISED ALUMINIUM WINDOW FRAME

#3 GREY RIBBED EQUITONE CLADDING

EXT RY CANOPY - #7 EQUITONE - NATURA N359 (BRICK RED)

#1 WHITE EQUITONE TE90 CLADDING

BLD. A



#2 LIGHT GREY EQUITONE TE 15 WALL CLADDING

NATURAL ALUMINIUM SLIDING SHUTTERS

GLASS BALUSTRADES SETBACK FROM ALL FACADES

#1 WHITE EQUITONE TE90 CLADDING

#1 WHITE EQUITONE TE90 CLADDING

#3 BLEACHED TIMBER LINING TO SOFFIT & INNER WALL OF BALCONY

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Kerry Robinson
Chief Executive Officer
per:

MATERIALS AND FINISHES

09.09.17

0 1 5 10 20M

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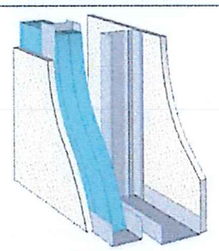
DWG NO. A06

SCALE 1 : 50

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

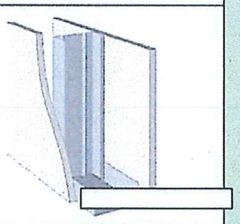
Steel Frame Internal Wall Systems – StrataWall™ Single Cavity

SYSTEM SPECIFICATION	TYPICAL LAYOUT (CSR 222a shown)	ACOUSTIC OPINION or TEST
• Lining material as per system table laminated to Shaft Liner Panel. • 2 x 25mm GYPROCK Shaft Liner Panel in H-Studs at 600mm maximum centres. • Minimum 12mm gap. • Steel studs at 600mm maximum centres. • Cavity insulation as per system table. • Lining material as per system table, fixed to studs.		① Test ATF 1912 ② Test ATF 10322 Opinion RP 02267S Discontinuous Construction

FRL Report/Opinion	SYSTEM N°	WALL LININGS	GAP + STUD DEPTH mm	76	100
			CAVITY INFILL (Refer to Section 'A')	Rw / Rw+Ctr	
-/120/120 WERA 21241	CSR 222	*Shaft Liner Panel Side* • 1 x 13mm GYPROCK plasterboard CD. *Stud Side* • 1 x 13mm GYPROCK plasterboard CD.	(a) Nil	52/44	53/45
			(b) 75 GW Partition 11kg	56/48+	-
			(c) 100 GW Partition 14kg	-	59/51+
			(d) TSB5 Polyester batts	56/48	-
			WALL THICKNESS mm	153	177
-/120/120 WERA 21241	CSR 223	*Shaft Liner Panel Side* • 1 x 13mm GYPROCK plasterboard CD. *Stud Side* • 1 x 13mm GYPROCK SOUNDCHEK.	(a) Nil	53/45	54/46
			(b) 75 GW Partition 11kg	58/50	-
			(c) 100 GW Partition 14kg	-	59/51
			(d) TSB5 Polyester batts	58/50	-
			WALL THICKNESS mm	153	177

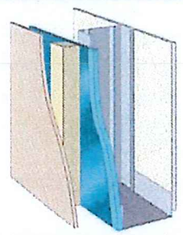
PARTY/CORRIDOR WALL CSR 223

Steel Frame Internal Wall Systems – Single Stud

SYSTEM SPECIFICATION	TYPICAL LAYOUT (CSR 010a shown)	ACOUSTIC OPINION
• Lining material as per system table. • Steel Studs at 600mm maximum centres. • Lining material as per system table. NOTES: Acoustic performance valid for studs 0.50 BMT.		PKA-052

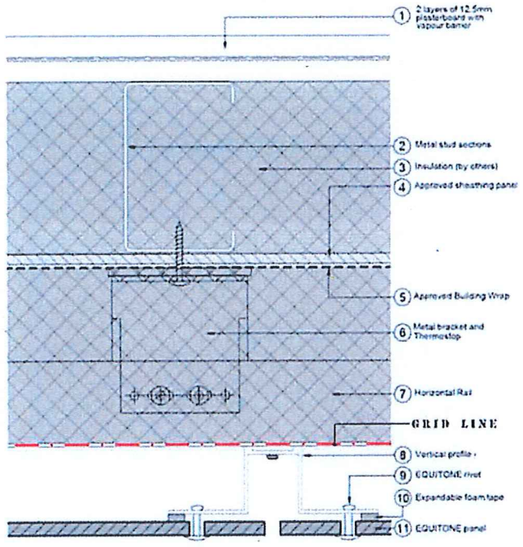
FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	51	64	76	92	150
			CAVITY INFILL (Refer to Section 'A')	Rw / Rw+Ctr				
- / - / -	CSR 010	*Both Sides* • 1 x 13mm GYPROCK Plasterboard CD.	(a) Nil	34/26				
			(b) 50 GW Partition 11kg	30/20				
			(c) 75 GW Partition 11kg	-				
			(d) TSB3/ASB3 Polyester	39/31				
			(e) 60 Soundscreen™ 1.6	-				
			WALL THICKNESS mm	77				
- / - / -	CSR 011	*Side One* • 1 x 13mm GYPROCK AQUACHEK Plasterboard. *Side Two* • 1 x 13mm GYPROCK Plasterboard CD.	(a) Nil	35/27				
			(b) 50 GW Partition 11kg	39/20				
			(c) 75 GW Partition 14kg	-				
			(d) TSB3/ASB3 Polyester	39/31				
			(e) 60 Soundscreen™ 1.6	-				
			WALL THICKNESS mm	77				

INTERIOR WALL CSR 10 & 11

SYSTEM SPECIFICATION	TYPICAL LAYOUT (CSR 167a shown)	ACOUSTIC OPINION
• Cemintel RendaLine™ sheet on timber or steel battens. • Sarking. • Lining material to external side as per system table. • Steel studs at 600mm maximum centres. • Lining material to internal side as per system table.		PKA-055

FRL Report/Opinion	SYSTEM N°	WALL LININGS	STUD DEPTH mm	76	THERMAL	
			CAVITY INFILL (Refer to Section 'A')	Rw	Rt(min)	Rt(sum)
60/60/60 FAR2357	CSR 168	*External Side* • 1 x 13mm GYPROCK FYRCHEK MR plasterboard. *Internal Side* • 1 x 16mm GYPROCK FYRCHEK plasterboard.	(a) Nil	42	1.2	1.1
			(b) 75 Gold Batts™ 1.5	48	2.6	2.4
			(c) 60 Soundscreen™ 1.6	49	2.7	2.5
			WALL THICKNESS mm	148		

EXTERIOR WALL CSR 168



FACADE WALL DETAIL

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	-
Common walls between units	Lightweight walls - CSR 223 wall system or the like	R1.5 Bulk Insulation
Common walls between units and the lobbys	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Common wall between units and fire stairs/lifts	Concrete + furring channel +gGyprock	R1.0 Bulk Insulation
Ceilings	Plasterboard	-
Floors	Concrete	-
Roof	Concrete	R2.0 Bulk Insulation
WINDOWS		
Aluminium frame, double glazed or similar *Sliding windows/doors and fixed windows:*	U value 4.80 or less and SHGC 0.59 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W8 L2 Building B : E3 G, W3 L2, W6 L3	
Aluminium frame, double glazed or similar *Awning windows only:*	U value 4.80 or less and SHGC 0.51 +/- 5% to units – Building A: E6 G, E7 G, E7 L3, W8 L2 Building B : E3 G, W3 L2, W6 L3	
Aluminium frame, single glazed low e *Sliding windows/doors and fixed windows:*	U value 5.40 or less and SHGC 0.58 +/- 5% Building A: E3 G, E3 L1, E6 L1, E7 L1, E3 L2, E6 L2, E7 L2, E3 L3, E6 L3, WG 3, WG 4, WG 5, W3 L1 Building B: E4 G, E3 L1, E6 L1, E3 L2, E6 L2, E3 L3, E6 L3, E7 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L3, W7 L3	
Aluminium frame, single glazed low e *Awning windows only:*	U value 5.40 or less and SHGC 0.49 +/- 5% Building A: E3 G, E3 L1, E6 L1, E7 L1, E3 L2, E6 L2, E7 L2, E3 L3, E6 L3, WG 3, WG 4, WG 5, W3 L1 Building B: E4 G, E3 L1, E6 L1, E3 L2, E6 L2, E3 L3, E6 L3, E7 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L3, W7 L3	
Aluminium frame, single glazed clear *Sliding windows/doors and fixed windows:*	U value 6.70 or less and SHGC 0.70 +/- 5% rest of units	
Aluminium frame, single glazed clear *Awning windows only:*	U value 6.70 or less and SHGC 0.57 +/- 5% rest of units	
Skylights - Double glazed		
Lighting: Units have been rated without downlights		
Bathroom, Ensuite and Laundry Exhaust fans to have self-closing dampers		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with construction drawings.

BASIX COMMITMENTS NOTES

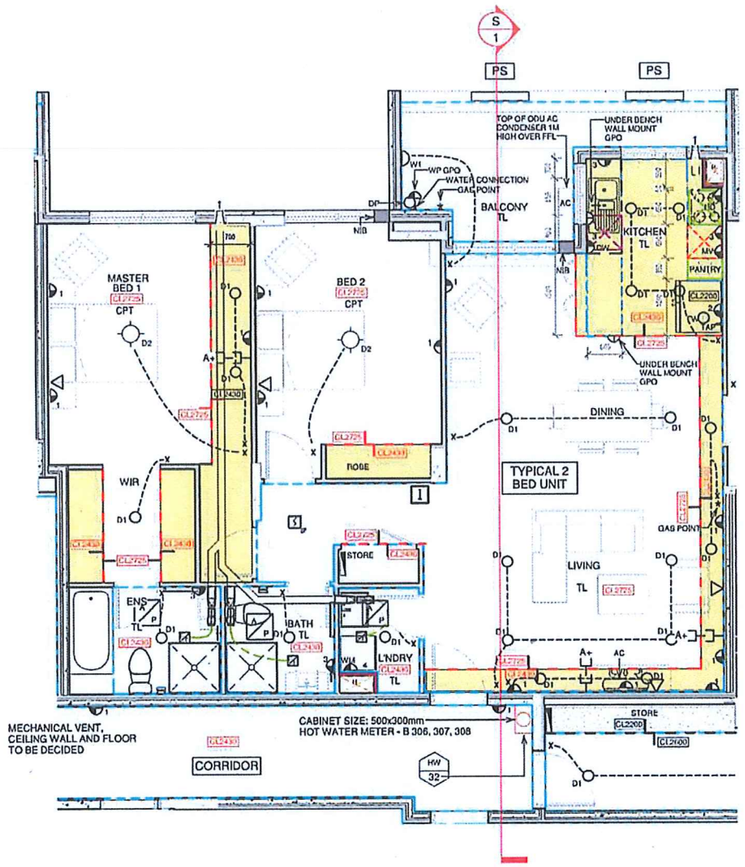
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>6 but<=7.5L/min)	4 star	4 star	5 star
Rainwater tank	Central rainwater tank, size 5000L to collect run-off from at least 100m2 of roof area and connection to allow for irrigation of 600m2 of common landscape are			
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed			
Appliances:	Dishwashers - 5.0 star water rating			
	Swimming pool- volume 55kLs			
ENERGY	*Hot water system:* Central gas fired storage (manifolded)			
	Bathroom ventilation system: individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system:* individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0 – 3.5 (zoned)			
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 (zoned)			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven Refrigerators: 3 star Dishwashers: 3.5 star energy rating Clothes dryers: 2 star			
	Indoor or sheltered clothes drying line Well vented fridge space			
COMMON AREAS	Refer to approved BASIX cert			

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Chief Executive Officer
per:

09.09.17 CONSTRUCTION SYSTEM DETAILS

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PLAN SCALE 1:50

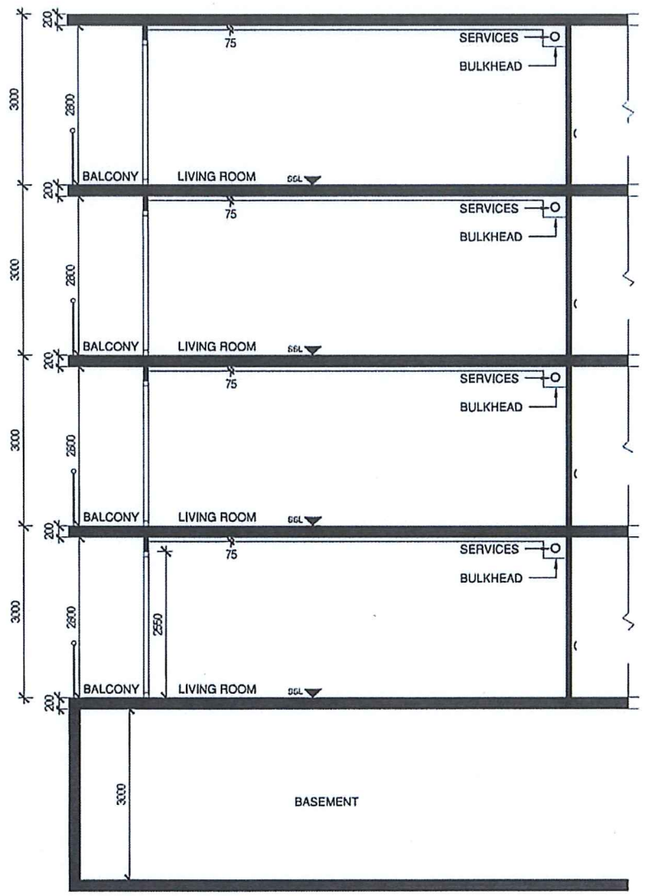
- HYPOTHETICAL UNIT LAYOUT INDICATING CEILING HEIGHT & SERVICES

The hypothetical plan and section illustrates typical unit services reticulation

1.Services can be reticulated above bulkheads

2. Remaining Ceiling area in living spaces is over 2700 high.

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SECTION S.1 SCALE 1:50

- TYPICAL SECTION TROUGH BUILDING.
- SECTION SHOWS CEILING HEIGHT & SERVICES.

LEGEND

1	DOUBLE GPO 300MM FFL
2	DOUBLE GPO 500MM FFL
3	DOUBLE GPO 1200MM FFL
WP	DOUBLE GPO 1200MM FFL
MV	SINGLE GPO 2150MM FFL
HD	DOUBLE GPO 2150MM FFL
4	DOUBLE GPO 1500MM FFL
5	WATER PROOF DOUBLE GPO 500MM FFL
	UNDER BENCH WALL MOUNTED GPO 750MM FFL
	ELECTRICAL BOARD
	TELECOMMUNICATION OUTLET
+A	FREE TO AIR ANTENNA
	PAY TV
I	INTERCOM (AUDIO ONLY)
	INLINE CENTRIFUGAL FAN
	INLINE CENTRIFUGAL FAN WIRE
	SQUARE TO ROUND TRANSITION
	DUCT
S	SMOKE ALARM
D1	1 x 15W LED DOWNLIGHT, 300K, 900 LUMEN LAMP, WIDE BEAM ANGLE (150°) IP44 RATED. CLIPSAL LDW15WH OR EQUIVALENT
W1	EXTERNAL WALL MOUNTED BUNKER TYPE FITTING CLIPSAL ROUND 304 OF EQUIVALENT 1800 HIGH
D2	OYSTER LIGHT
X	LIGHT SWITCH
	CONCRETE COLUMN
DP	DRAIN PIPE
FW	EXISTING FLOOR WASTE ON BALCONY
	BENCH TOP
	PANTRY
	BENCH OVERHANG
DW	DISHWASHER
	COLD WATER CONNECTION
	GAS OUTLET
	TOWEL RAIL 600MM WIDE AND 1260MM HIGH FROM CENTER
	TOLET ROLL HOLDER
	HAND TOWEL HOLDER
	CEILING HEIGHT CHANGE LINE
	TILES AREA LINE
TL	TILE
CPT	CARPET
A P	ACCESS PANEL
SSL	STRUCTURAL SLAB LEVEL
CL2430	CLEAR INTERNAL FALSE CEILING HEIGHT FROM STRUCTURAL SLAB LEVEL.

SECTION S1

INDICATING CEILING HIGHTS.

09.09.17

0 .5 2.5 5 10 M

SECTIONAL DETAIL

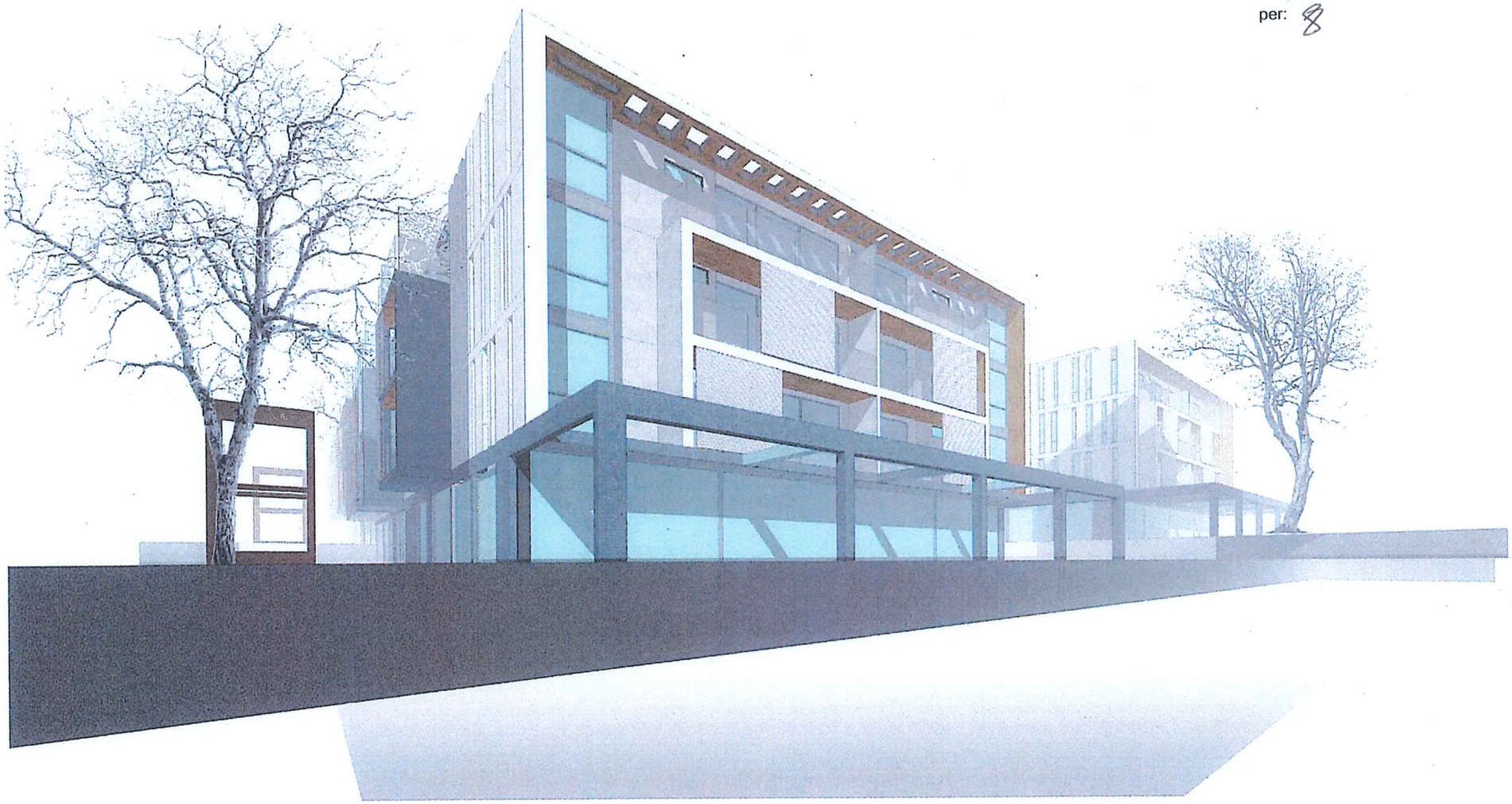
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SCALE 1:50

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

A 08

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per:



PERSPECTIVE VIEWS

09.09.17

0 1 5 10 20M

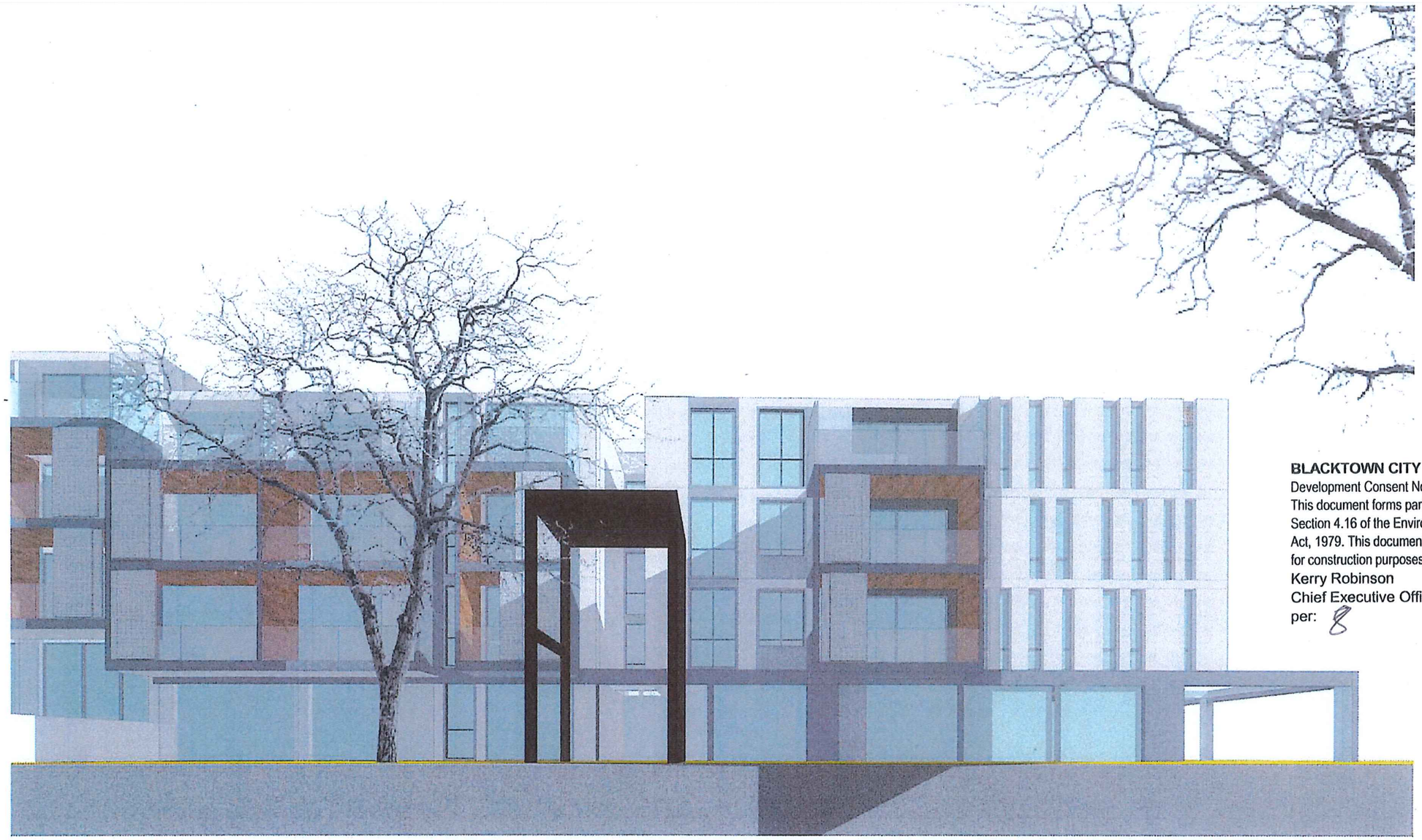
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DWG NO.
A09

SCALE 1 : 50

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



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PERSPECTIVE VIEWS

09.09.17

0 1 5 10 20M

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DWG NO.
A09-A

SCALE 1 : 50

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REV - 1

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per:



PERSPECTIVE VIEWS

09.09.17

0 1 5 10 20M

SCALE 1 : 50

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84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

DWG NO.
A09-B

REV - 1

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PERSPECTIVE VIEWS

09.09.17

0 1 5 10 20M

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DWG NO.
A09-B

SCALE 1 : 50

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

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PERSPECTIVE VIEWS

09.09.17

0 1 5 10 20M

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DWG NO. A09-C

SCALE 1 : 50

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REV - 1

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PERSPECTIVE VIEWS

09.09.17

0 1 5 10 20M

SCALE 1 : 50

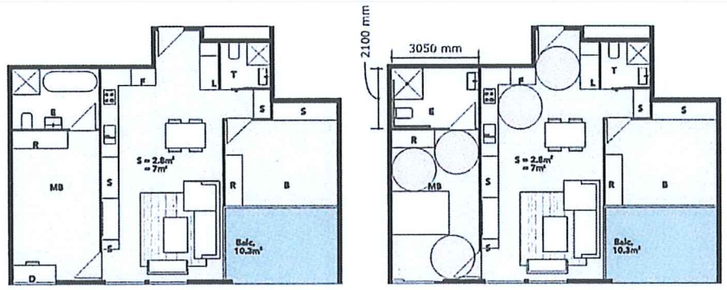
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DWG NO. A09-D

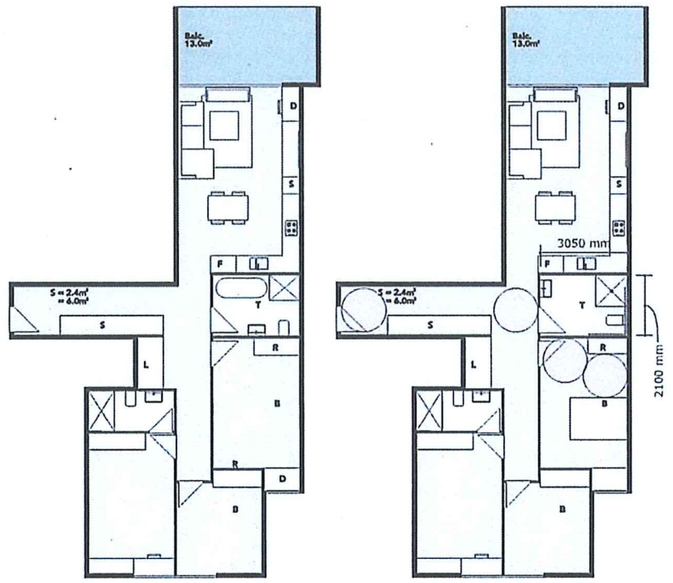
REV - 1

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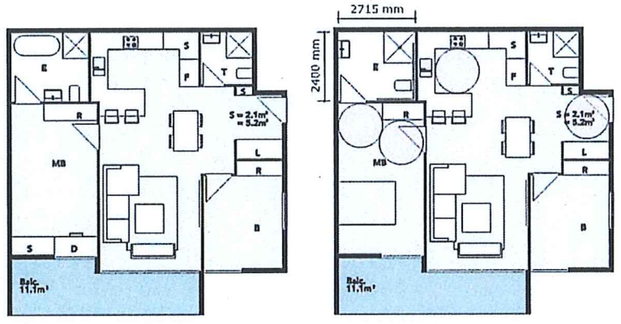
TYPE 1

PRE - ADAPTABLE UNIT **POST- ADAPTABLE UNIT**



TYPE 3

PRE - ADAPTABLE UNIT **POST- ADAPTABLE UNIT**



TYPE 2

PRE - ADAPTABLE UNIT **POST- ADAPTABLE UNIT**

KEY

1550 DIAMETER ZONE

NOTE : ALL DOORS IN UNIT HAVE A 900 WIDE LEAF

TOILETS WILL BE PRE-PLUMBED TO POST ADAPTABLE LAYOUTS REQUIREMENTS

KITCHENS WILL REQUIRE TO HAVE A 800 WIDE WORK-ZONE WITH NO JOINRY BELOW

REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF ADAPTABLE UNITS

NUMBER OF ADAPTABLE UNITS IN EACH LOT ARE:

LOT 1 : 13 NOS

LOT 2: 13 NOS

LOT 3: 13 NOS

PRE & POST - ADAPTABLE APARTMENT LAYOUTS

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0 5 10 20M

1

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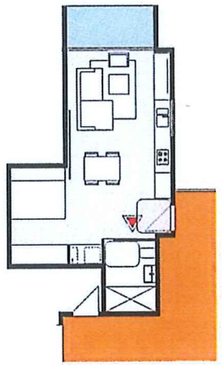
DWG NO. A- 10

SCALE 1 : 100

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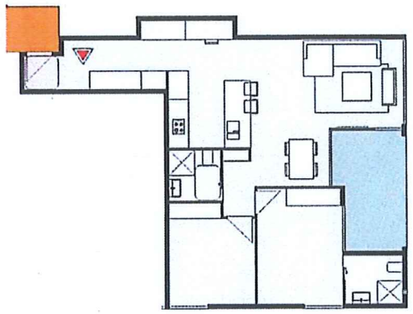
REV - 1

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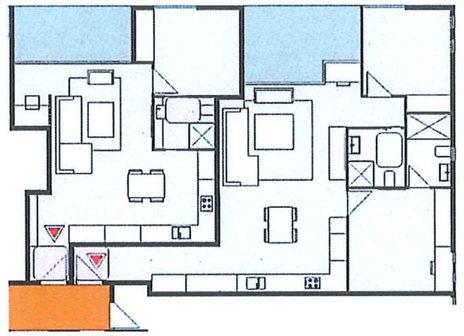
BUILDING A : TYPE 1

LIVABLE STUDIO UNIT
SILVER LEVEL COMPLIANCE



BUILDING A : TYPE 2

2 BED UNIT
SILVER LEVEL COMPLIANCE



BUILDING B : TYPE 1

LIVABLE STUDIO UNIT
SILVER LEVEL COMPLIANCE

BUILDING B : TYPE 2

LIVABLE 2 BED UNIT
SILVER LEVEL COMPLIANCE

KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-A03
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

KEY

1200 X 1200 SPACE AT UNIT ENTRANCE

900X 1200 SPACE IN FRONT OF CORNER WC

NOTE : ALL DOORS IN UNIT HAVE A 900 WIDE LEAF

REFER ALSO TO ADAPTABLE LAYOUT DETAILS ON DRAWING A10

REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF LIVABLE UNITS

NUMBER OF LIVABLE UNITS IN EACH LOT ARE:

LOT 1 : 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LOT 2 : 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LOT 3 : 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LIVABLE UNIT DETAILS

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0 5 10 20M

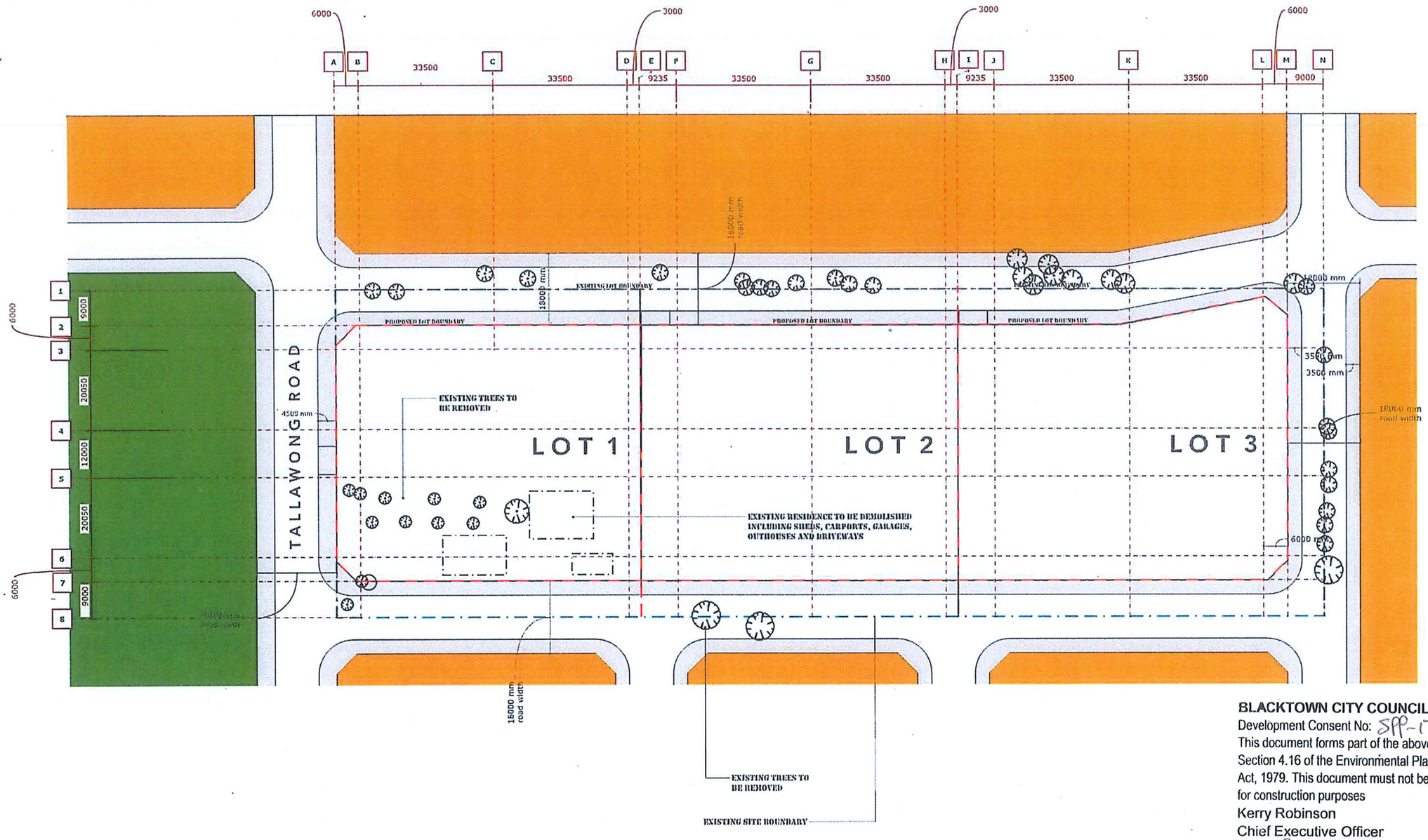
SCALE 1 : 100

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DWG NO.
A- 11

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



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per:

PROPOSAL:

EXISTING RESIDENCE TO BE DEMOLISHED INCLUDING SHEDS, CARPORTS, GARAGES, OUTHOUSES AND DRIVEWAYS

TREES ARE TO BE REMOVED FOR PROPOSED ROADWORKS & RFB

DEMOLITION PLAN

09.09.17

0 5 25 50 100M

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architectural plans

PLANS PART 1

PLANS	DWG NO	SCALE @A1
LOT SUB-DIVISION PLAN	A-01	1:500
SITE ANALYSIS	A-02	1:500
HEIGHT ANALYSIS PLAN - PART 1	A-03	1:500
HEIGHT ANALYSIS PLAN - PART 2	A-04	1:500
SHADOW DIAGRAMS	A-05	1:100
MATERIAL & FINISHES	A-06	1:500
BUILDING SECTIONAL DETAIL	A-07	1:500
BUILDING CONSTRUCTION SYSTEM	A-08	1:100
PHOTOMONTAGES	A-09A,B,C&D	
PRE & POST ADAPTABLE UNITS	A-10	1:100
LIVABLE UNIT DETAILS	A-11	1:100
DEMOLITION PLAN	A12	1:500

DETAILED PLANS

Title	No. of copies	LOT 1 Drawing number	Scale
SITE PLAN/ GROUND FLOOR PLAN	A.A1, 4.A3	L1- 00	1:200
FIRST FLOOR PLAN	A.A1, 4.A3	L1 -01	1:200
SECOND FLOOR PLAN	A.A1, 4.A3	L1 - 02	1:200
THIRD FLOOR PLAN	A.A1, 4.A3	L1 - 03	1:200
TERRACE PLAN	A.A1, 4.A3	L1 - 04	1:200
UPPER BASEMENT	A.A1, 4.A3	L1 - 05	1:200
LOWER BASEMENT	A.A1, 4.A3	L1 - 06	1:200
COMMUNAL OPEN SPACE	A.A1, 4.A3	L1 - 07	1:200
Sections PART 1	A.A1, 4.A3	L1-10	1:200
Sections PART 2	A.A1, 4.A3	L1-10A	1:200
Ramp SECTIONS	A.A1, 4.A3	L3 -10	1:200
Elevations PART 1	A.A1, 4.A3	L1-11	1:200
Elevations PART 2	A.A1, 4.A3	L1-11A	1:200
DETAILED PLANS			
Ground floor (Bldg A)	A.A1, 4.A3	L1-A-00	1:100
Ground floor (Bldg B)	A.A1, 4.A3	L1-B-00	1:100
First floor (Bldg A)	A.A1, 4.A3	L1-A-01	1:100
First floor (Bldg B)	A.A1, 4.A3	L1-B-01	1:100
Second floor (Bldg A)	A.A1, 4.A3	L1-A-02	1:100
Second floor (Bldg B)	A.A1, 4.A3	L1-B-02	1:100
Third floor (Bldg A)	A.A1, 4.A3	L1-A-03	1:100
Third floor (Bldg B)	A.A1, 4.A3	L1-B-03	1:100

CONSULTANT PLANS AND REPORTS

1. Statement of Environmental Effects
2. Landscape Plan Set
3. Acoustic Report
4. Bushfire Risk Implications
5. Site Assessment Report
6. Aboriginal Archeological Report
7. Deerubbin Local Council Report
8. Arboricultural Report
9. Waste Management Plan
10. Basix & Stamped plans
11. QS
12. Civil, Stormwater and Road Design
13. Traffic Report
14. CPTED
15. Access Report

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RESIDENTIAL UNITS DISTRIBUTION

Buildings		LOT 1				
S No.	Level	Type of Units				Grand Total
		1B	1B	2B	3B	
Building A						
1	Ground floor	3	2	5	2	12
2	Level 1	2	2	10	2	16
3	Level 2	2	2	8	1	13
4	Level 3	2	2	10	3	17
	Total	9	8	33	8	58
Building B						
1	Ground floor	3	1	7	2	13
2	Level 1	2	2	10	1	15
3	Level 2	2	2	10	1	15
4	Level 3	2	2	10	2	16
	Total	9	7	37	6	59
Grand total		18	15	70	14	117

ADAPTABLE UNITS

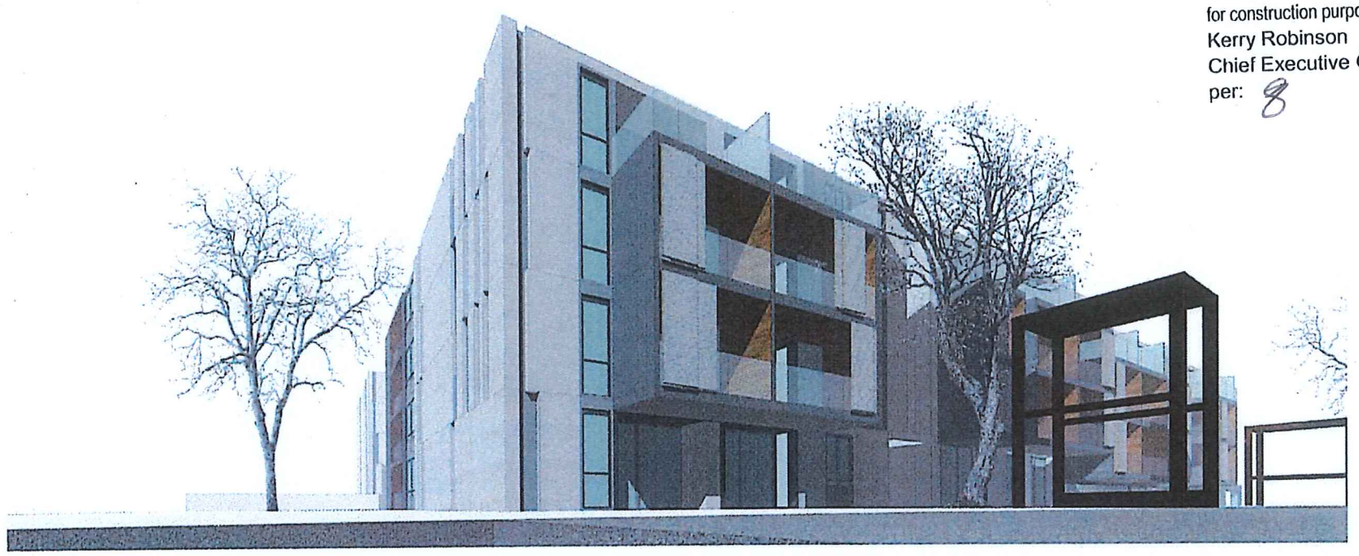
Buildings		LOT 1			
S No.	Level	Total Units	Adaptable Unit No.	Total Adaptable Units	% of Adaptable Units
Building A		58		5	
1.	Ground floor		E7	1	
2.	Level 1		E7, W7	2	
3.	Level 2		E7	1	
4.	Level 3		E7	1	
Building B		59		8	
1.	Ground floor		W1A, E8	2	
2.	Level 1		W1A, E8	2	
3.	Level 2		W1A, E8	2	
4.	Level 3		W1A, E8	2	
TOTAL UNITS		117		13	11.11%

LIVABLE UNITS

Buildings		LOT 1			
S No.	Level	Total Units	Livable Unit No.	Total Livable Units	% of Livable Units
Building A		58		12	
1.	Ground floor		W3, E3, E6	3	
2.	Level 1		W3, E3, E6	3	
3.	Level 2		W3, E3, E6	3	
4.	Level 3		W3, E3, E6	3	
Building B		59		10	
1.	Ground floor		E5	1	
2.	Level 1		W4, E4, E5	3	
3.	Level 2		W4, E4, E5	3	
4.	Level 3		W4, E4, E5	3	
TOTAL UNITS		117		22	18.8%

PARKING

Parking Type	LOT 1			
	Residential (Minimum)	Visitors (Minimum)	Commercial (Minimum)	TOTAL
Car Parking	124	24	24	172
Note: 1. The figures gives minimum numbers provided 2. Above parking figures are inclusive of – • Accessible parking spaces				
The number of car parking complies and exceeds the requirement.				
Bicycle Parking	49			49
The number of bicycle parking complies and exceeds the requirement.				



COVER PAGE

SITE: LOT 1, 84 TALLAWONG ROAD, ROUSE HILL

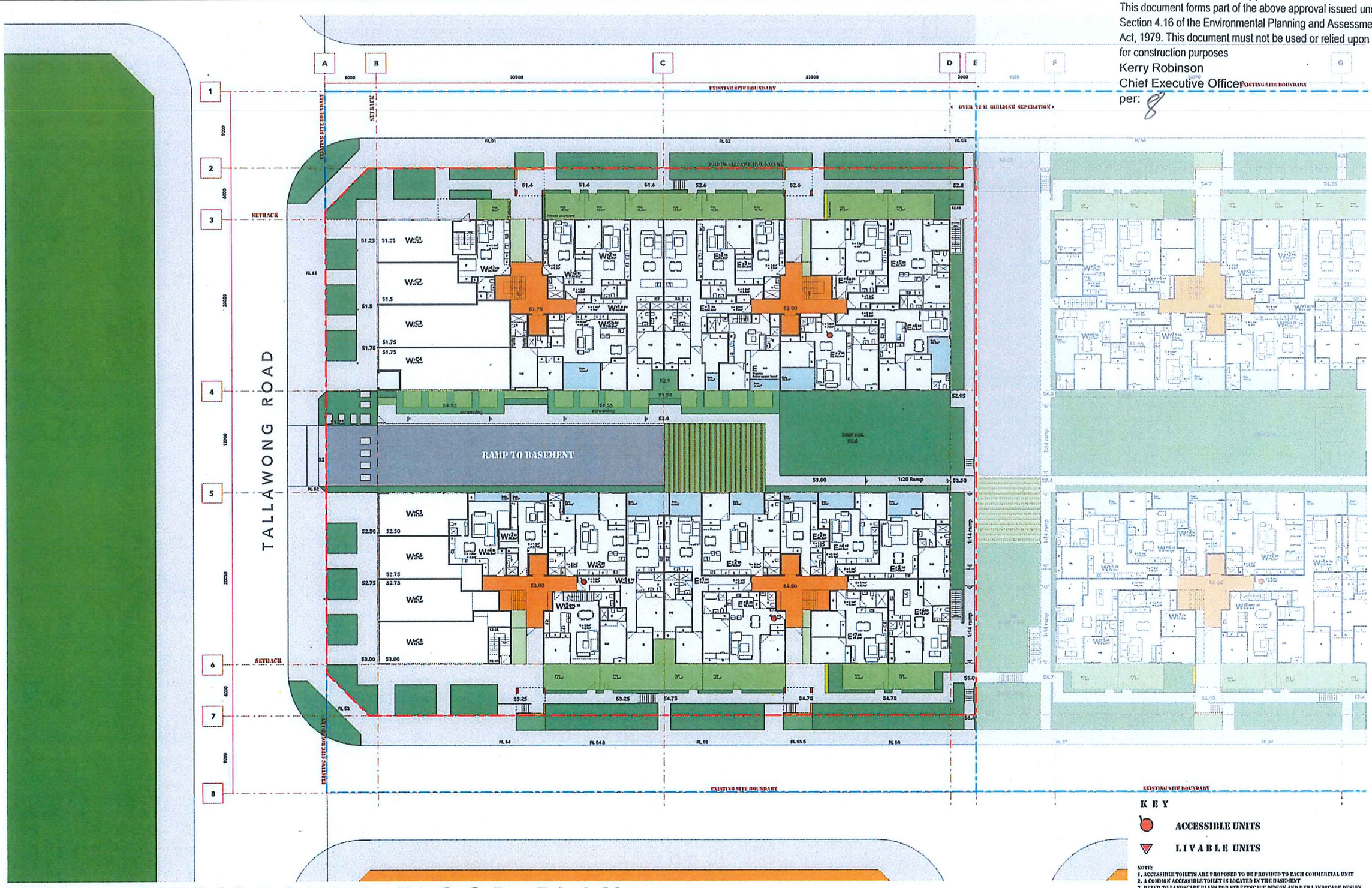
09.09.17

0 1 5 10 20M

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DWG NO. L1 - C

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:



LOT 1 - SITE/GROUND FLOOR PLAN

09.09.17

0 2 10 20 40M

SCALE 1 : 200

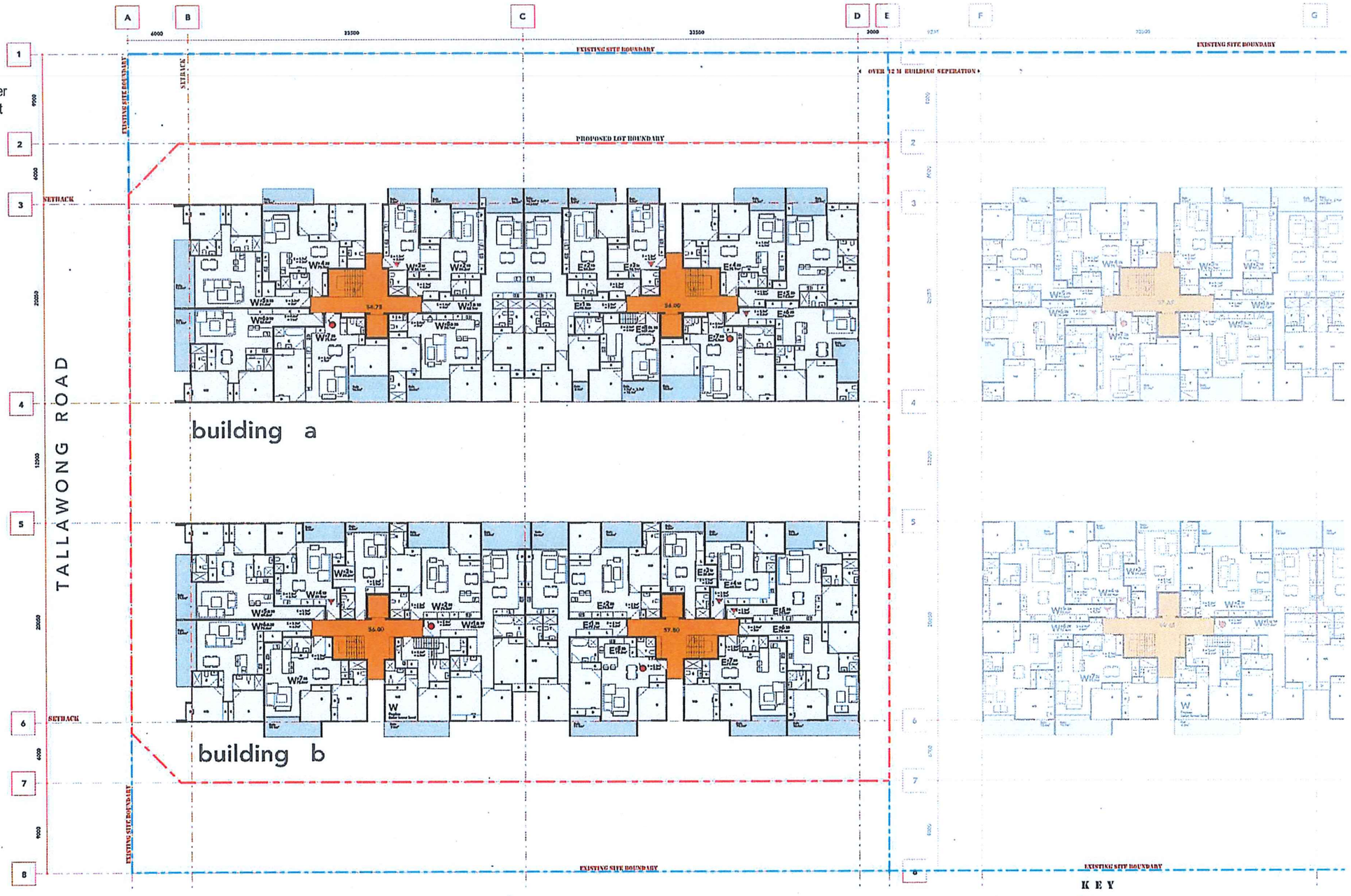
ARCHIDROME
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DWG NO. L1-00

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

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Kerry Robinson
Chief Executive Officer
per:



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 1 - LEVEL 1 PLAN

09.09.17

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SCALE 1 : 200

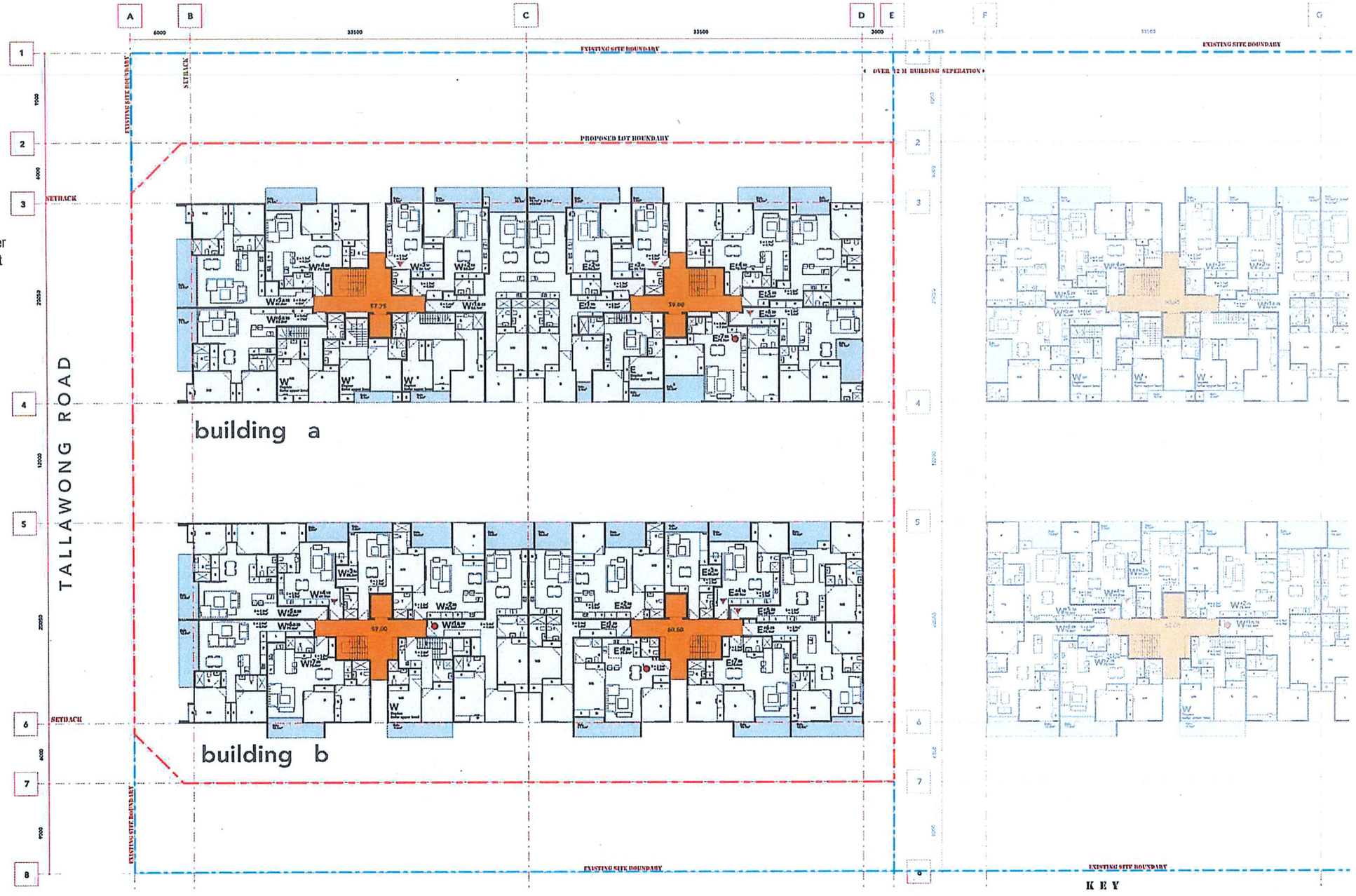
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DWG NO. L1-01

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

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Kerry Robinson
Chief Executive Officer
per:



LOT 1 - LEVEL 2 PLAN

09.09.17

0 2 10 20 40M

SCALE 1 : 200

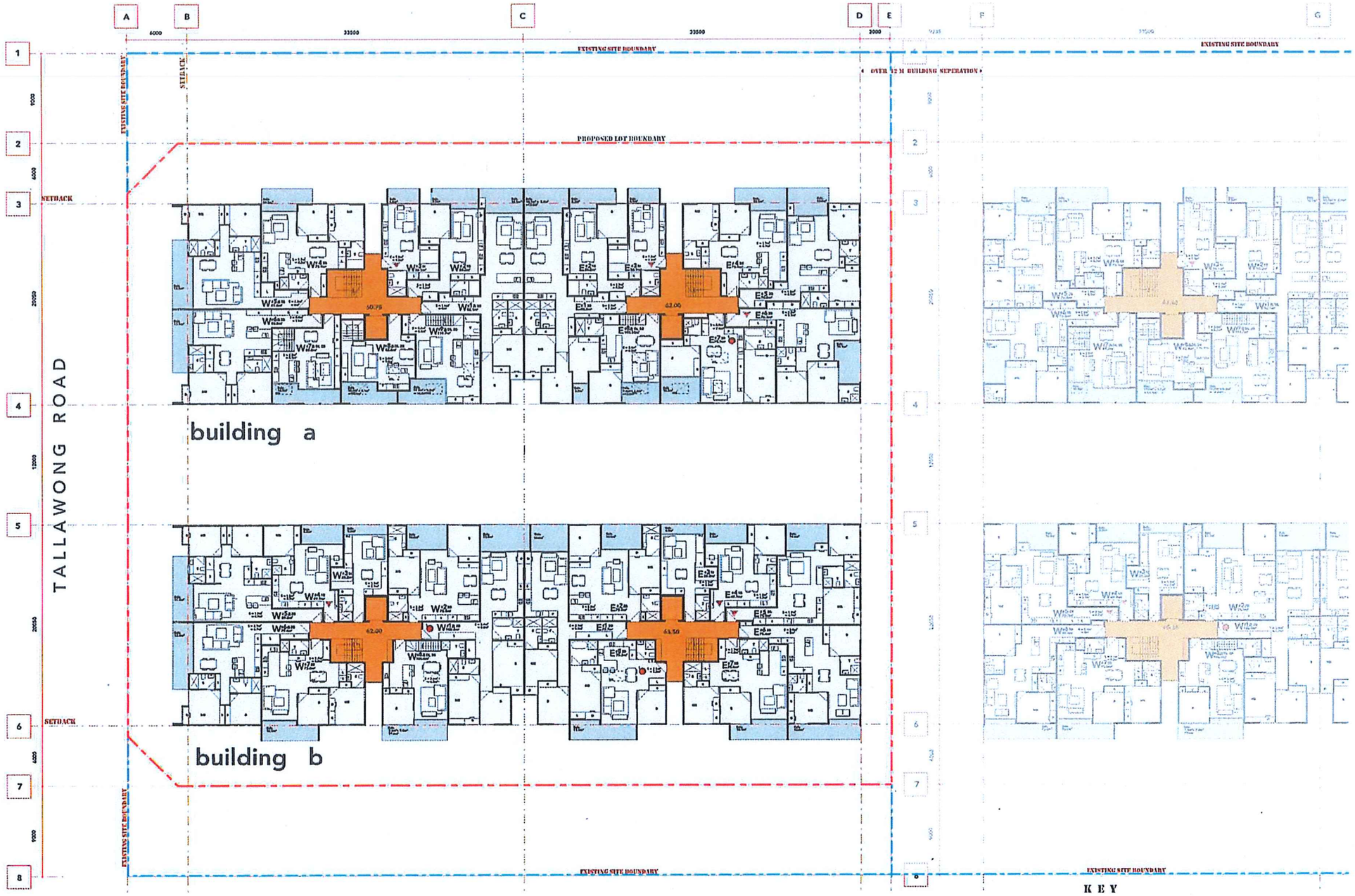
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DWG NO. L1-02

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

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Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:



LOT 1 - LEVEL 3 PLAN

09.09.17

0 2 10 20 40M

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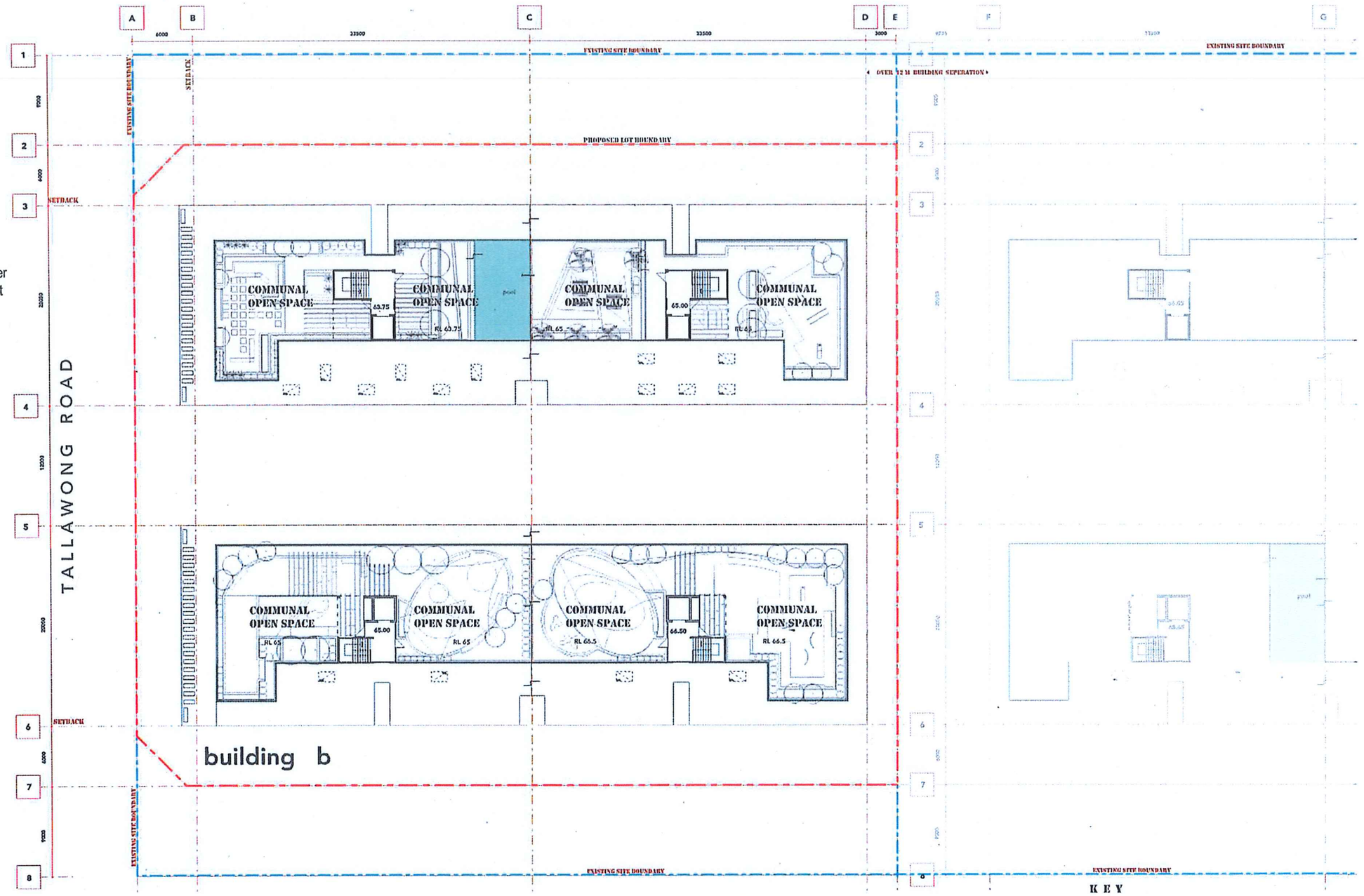
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84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

DWG NO. L1-03

REV - 1

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Kerry Robinson
Chief Executive Officer
per:



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 1 - ROOF PLAN

09.09.17

0 2 10 20 40M

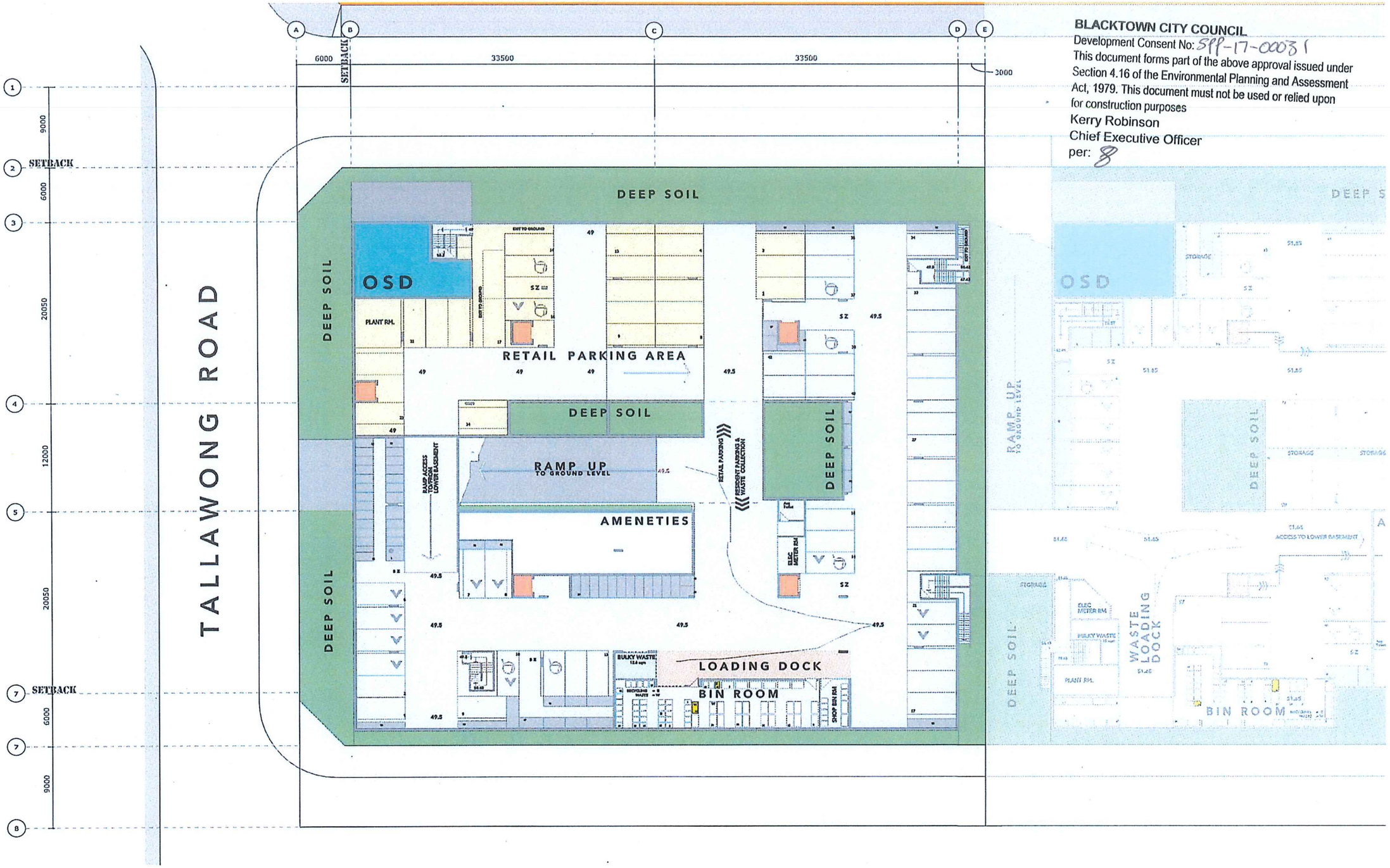
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DWG NO. L1-04

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



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Kerry Robinson
Chief Executive Officer
per:

PROPOSED LOT 1 - UPPER BASEMENT

09.09.17

0 2 10 20 40M

SCALE 1 : 200

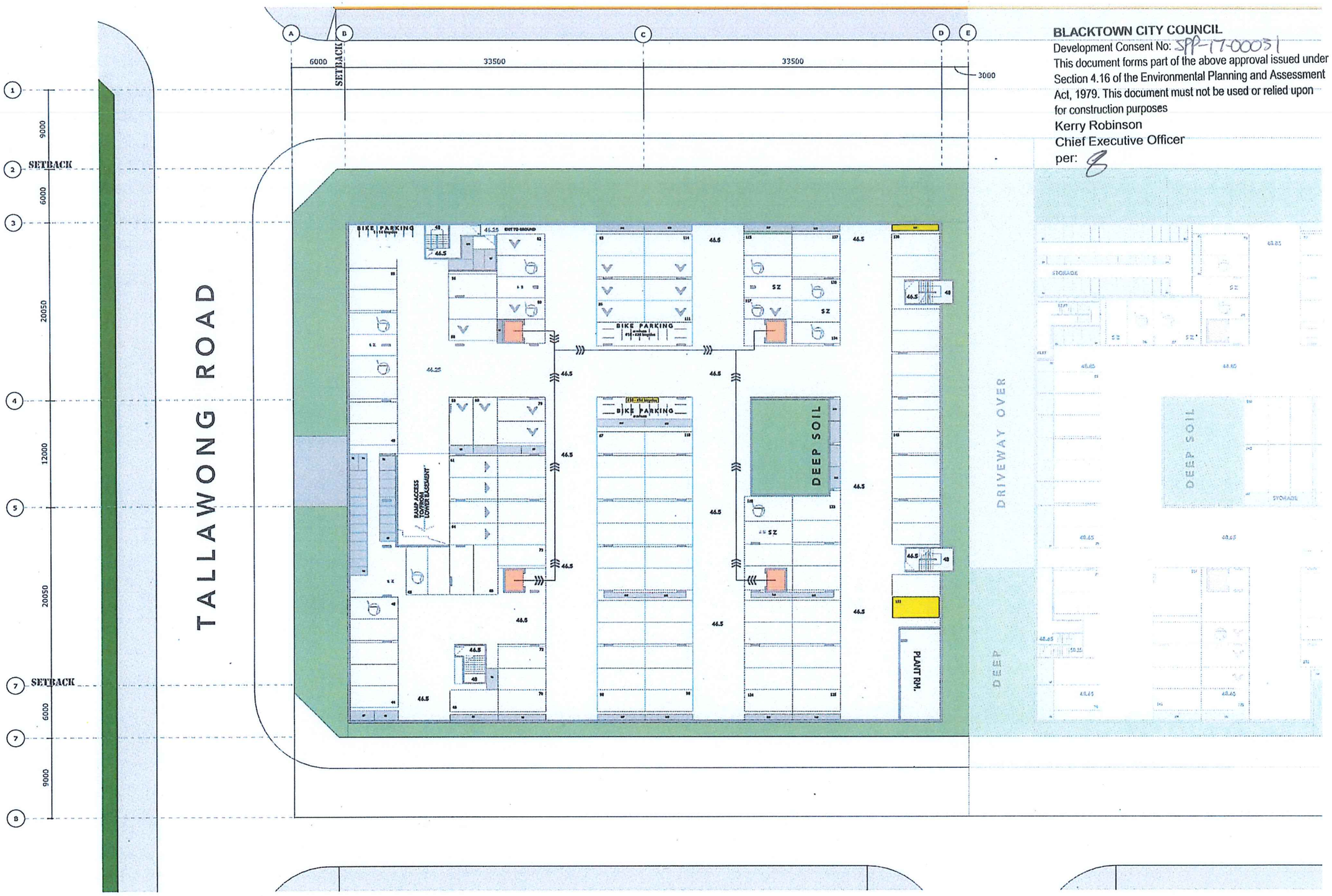
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DWG NO. L1- 05

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

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Kerry Robinson
Chief Executive Officer
per:



PROPOSED LOT 1 - LOWER BASEMENT

09.09.17

0 2 10 20 40M

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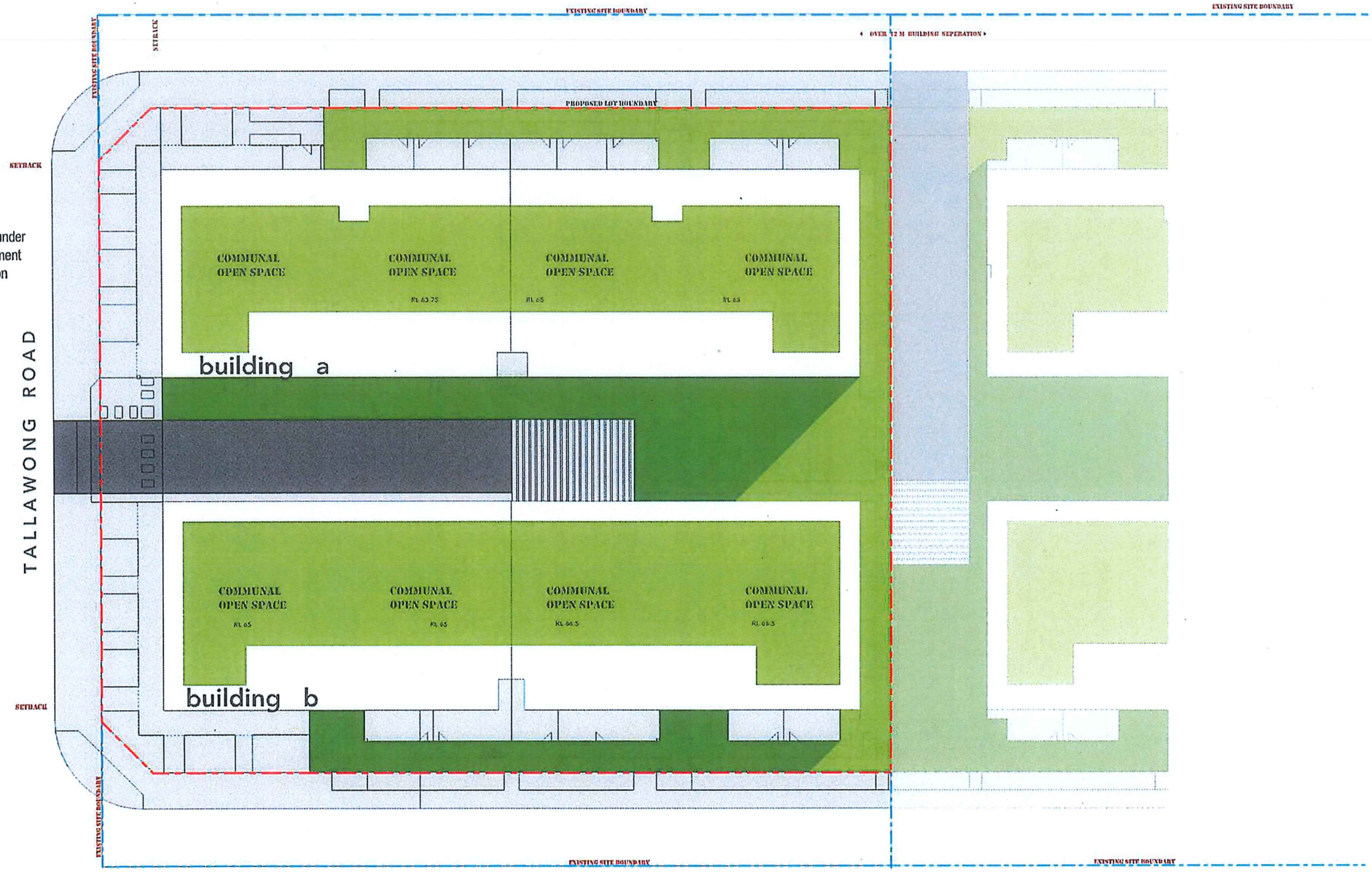
DWG NO. L1- 06

SCALE 1 : 200

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

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Chief Executive Officer
per:



COMMUNAL OPEN SPACE AT GROUND LEVEL: 1025 sqm
COMMUNAL OPEN SPACE OVER BLD. A & B: 1485 sqm
TOTAL C O S: 2510 sqm

COS RECEIVING 2 HOURS OF SUNLIGHT
AT GROUND: 466 sqm
OVER BUILDING A & B : 1485 sqm
1951 sqm

COS RECEIVING LESS THAN 2 HOURS OF SUNLIGHT
COS RECEIVING 2 HOURS OR MORE SUNLIGHT

KEY
ACCESSIBLE UNITS
LIVABLE UNITS

C01

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 1 - COMMUNAL OPEN SPACE

09.09.17

0 2 10 20 40M

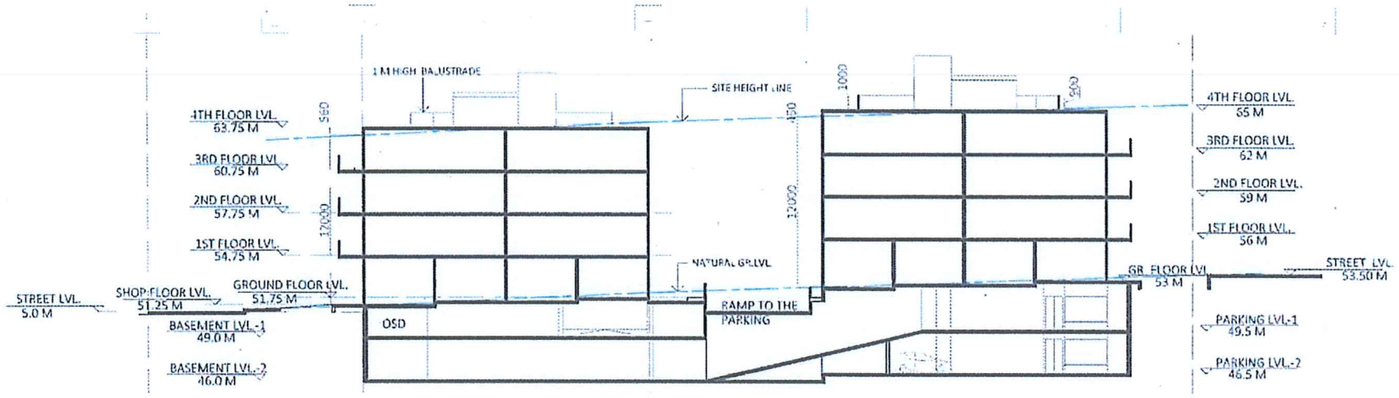
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DWG NO. L1-07

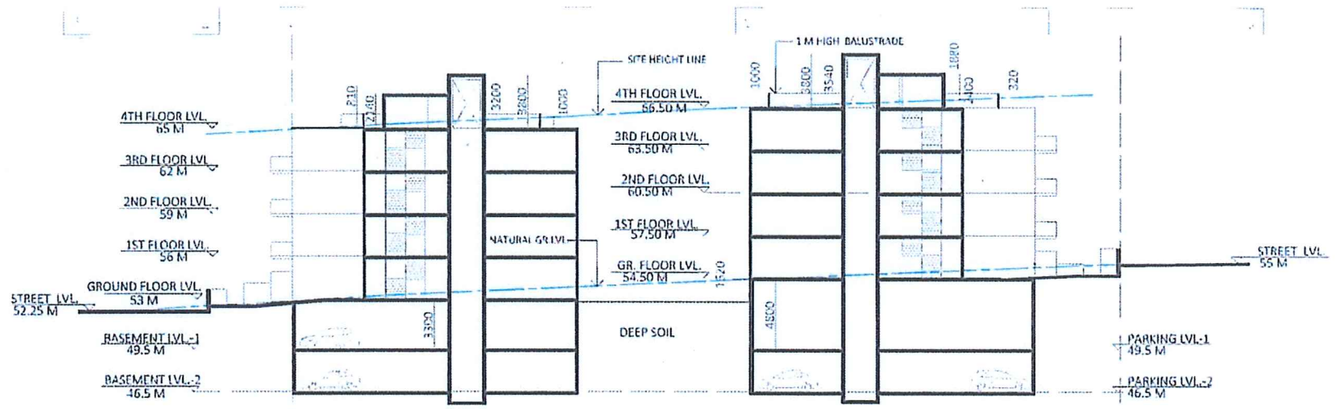
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84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

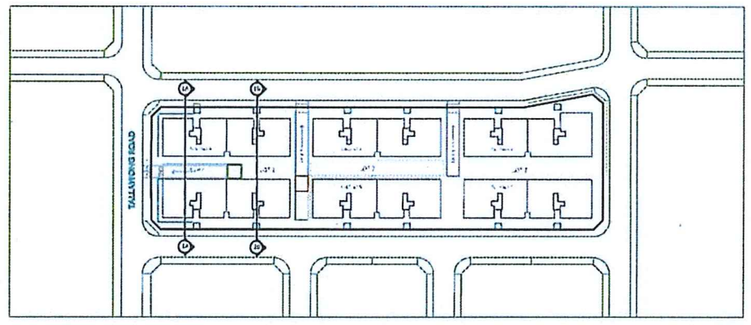
REV - 1



SECTION-1A



SECTION-1B



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Kerry Robinson
Chief Executive Officer
per:

PROPOSED LOT 1 - SECTIONS

07.08.17

0 2 10 20 40M

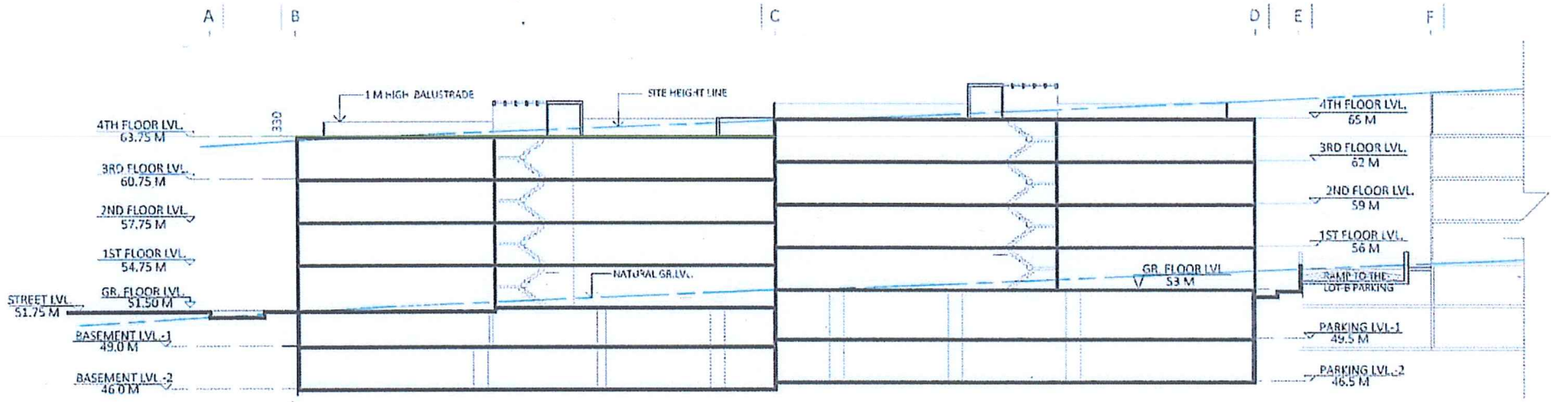
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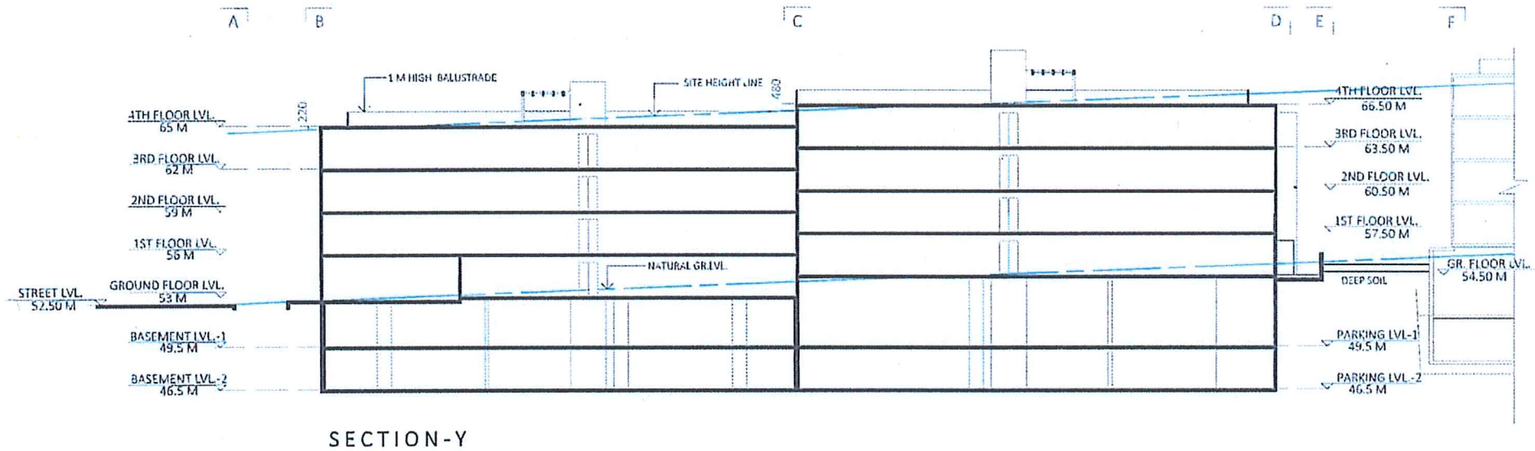
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

DWG NO. L1- 10

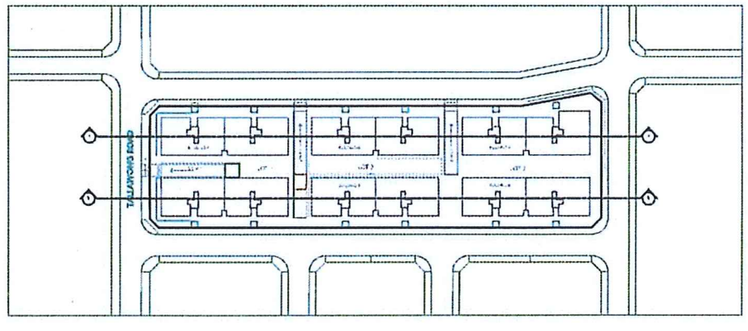
REV - 1



SECTION-X
NORTH BLOCK



SECTION-Y
NORTH BLOCK



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Chief Executive Officer
per:

PROPOSED LOT 1 - SECTIONS

07.08.17

0 2 10 20 40M

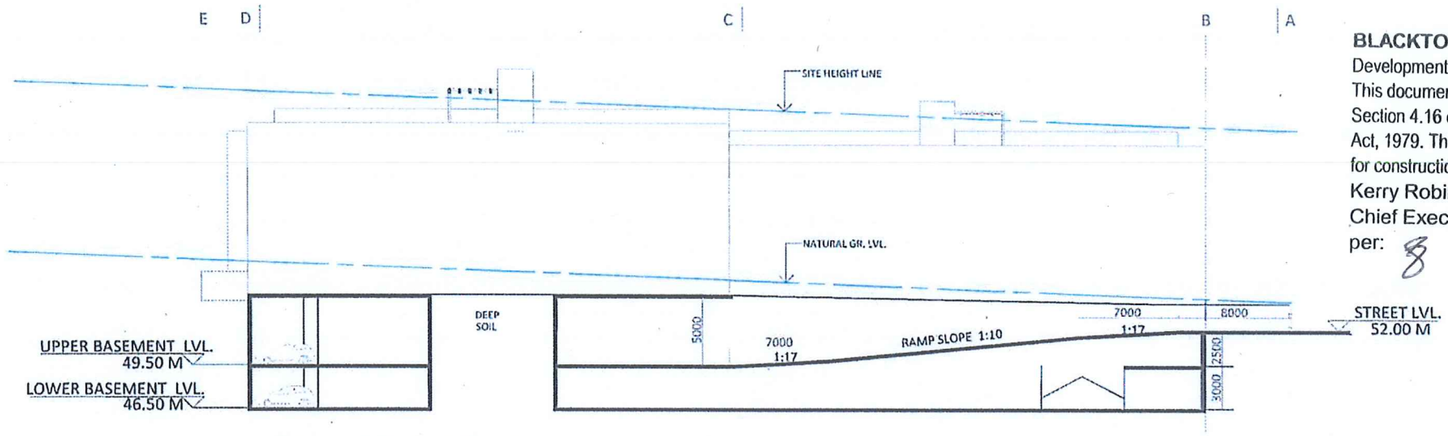
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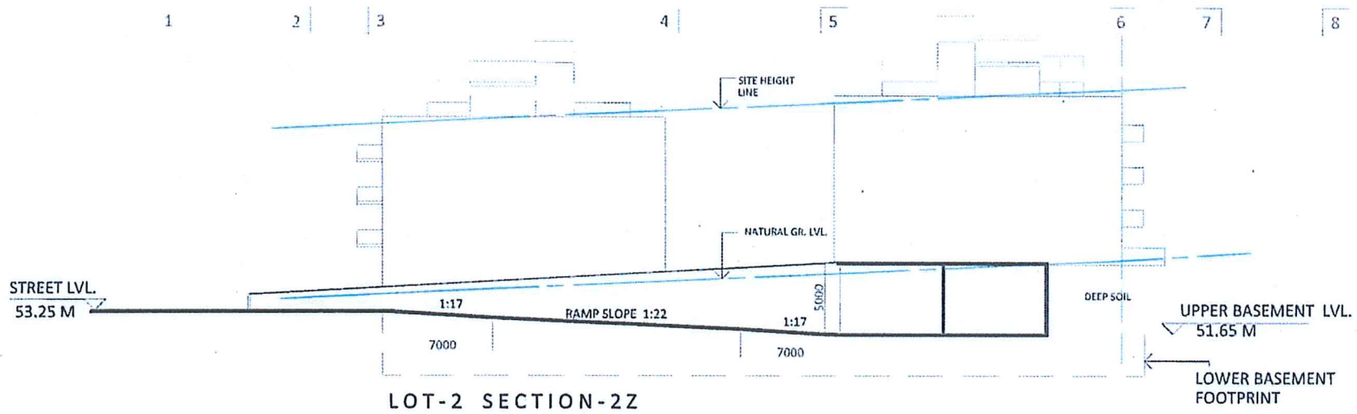
DWG NO. L1- 10 A

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

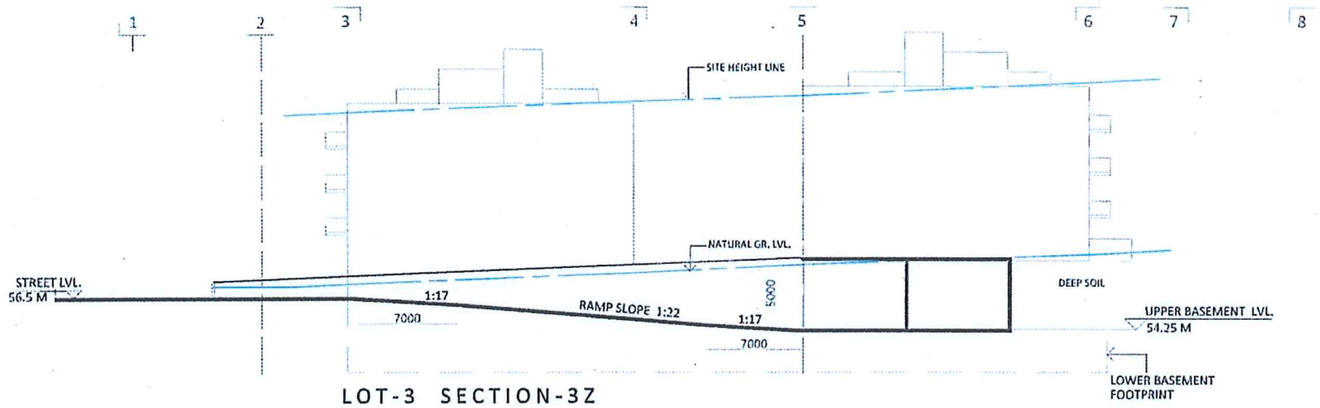
REV - 1



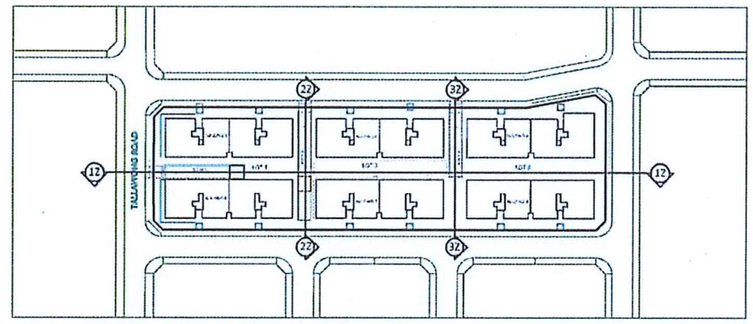
LOT-1 SECTION-1Z



LOT-2 SECTION-2Z



LOT-3 SECTION-3Z



PROPOSED LOT-1, 2, 3 RAMP SECTION

07.08.17

0 2 10 20 40M

SCALE 1 : 200

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

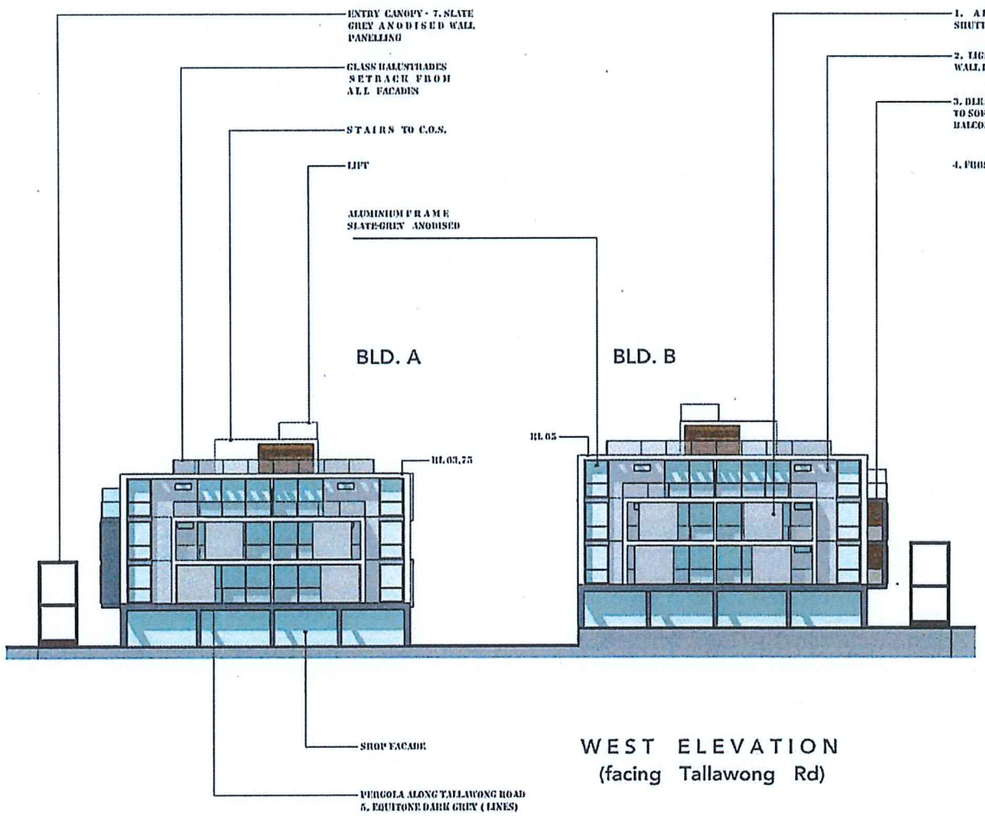
REV - 1

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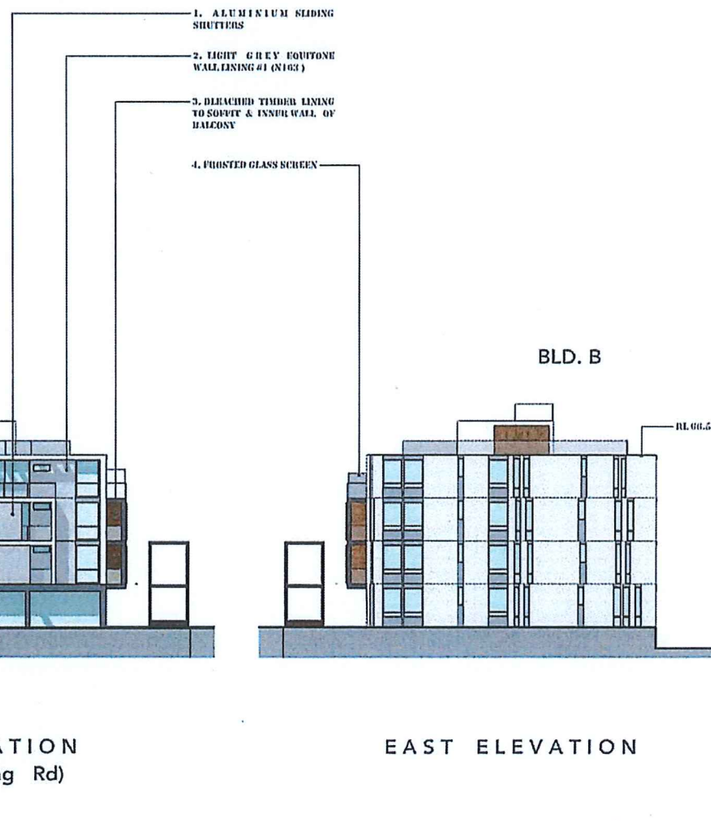
DWG NO. L3 -10 B

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Chief Executive Officer
per:



WEST ELEVATION
(facing Tallawong Rd)



EAST ELEVATION

PROPOSED LOT 1 - ELEVATIONS

09.09.17

0 2 10 20 40M

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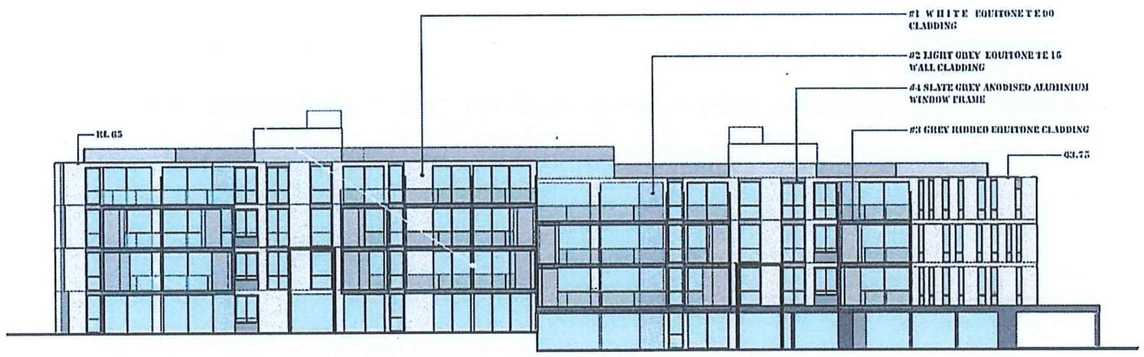
DWG NO. L1- 11

SCALE 1 : 200

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

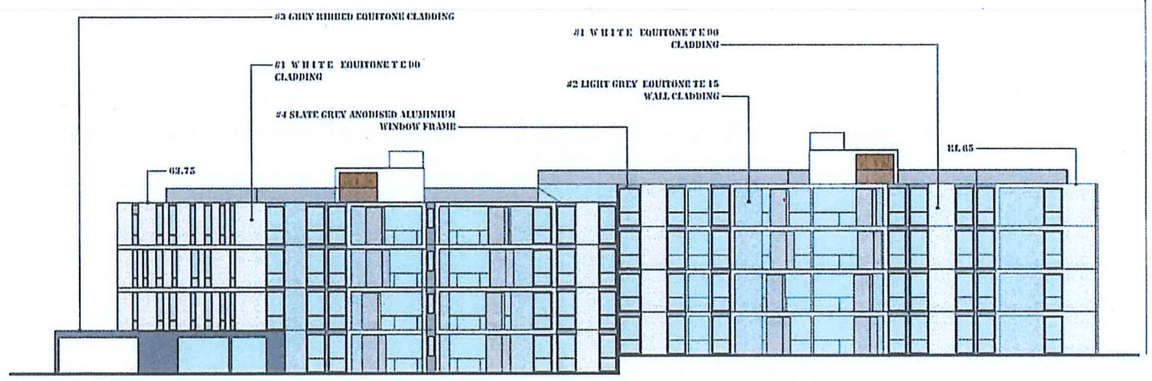
REV - 1

BLD. A



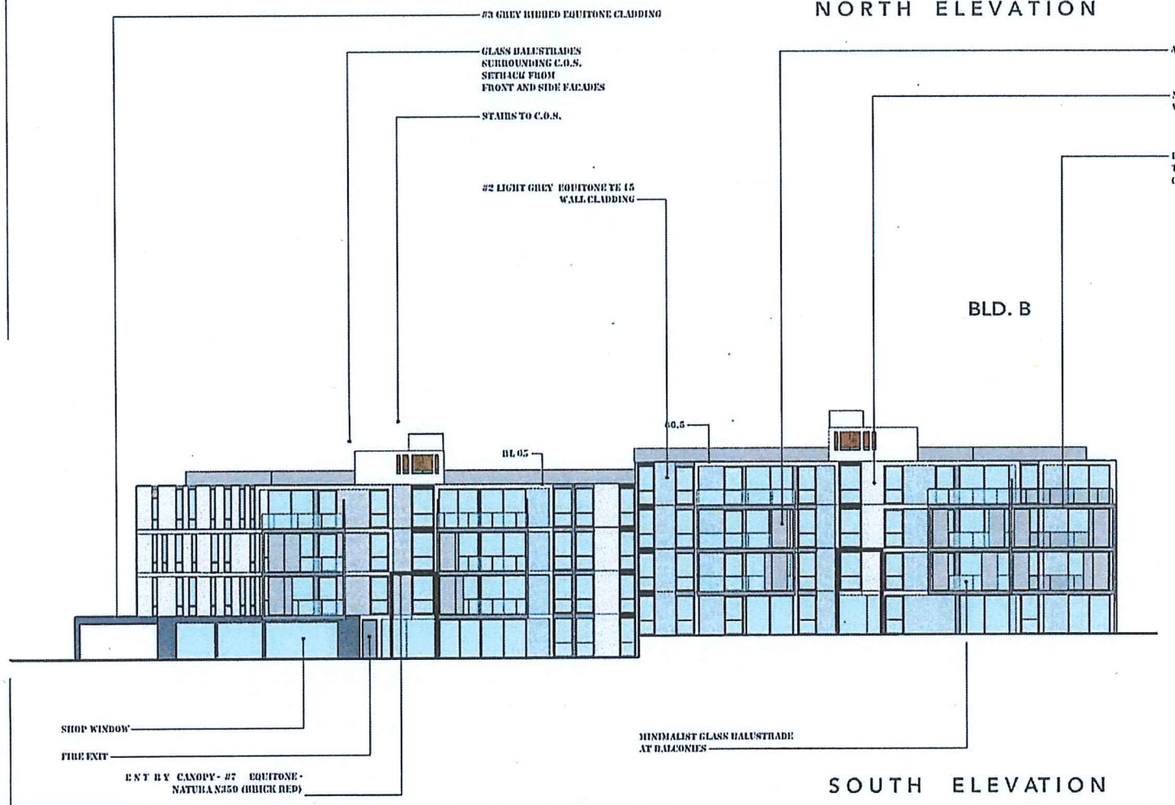
NORTH ELEVATION

BLD. A



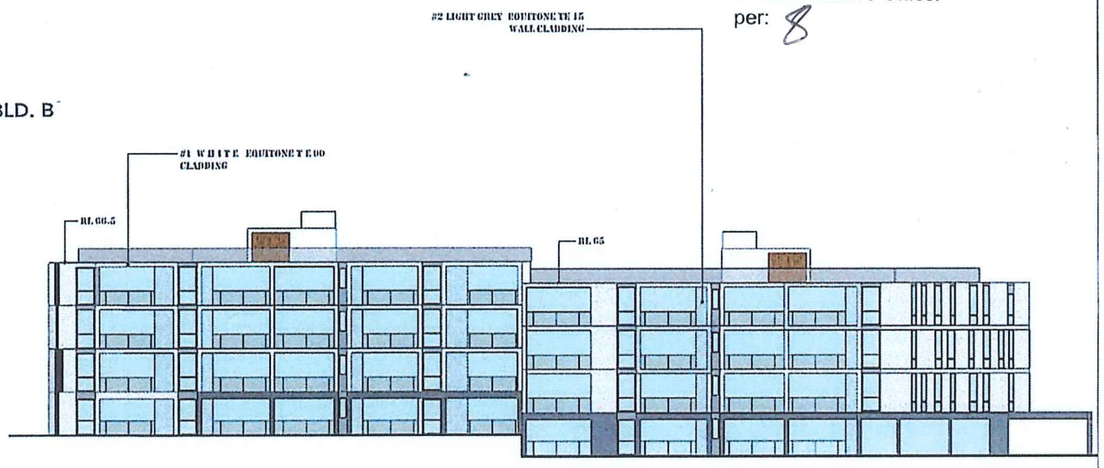
SOUTH ELEVATION (facing central courtyard)

BLD. B



SOUTH ELEVATION

BLD. B



NORTH ELEVATION (facing central courtyard)

BLACKTOWN CITY COUNCIL
Development Consent No: SPR-17-00031
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Chief Executive Officer
per:

PROPOSED LOT 1 - ELEVATIONS

09.09.17

0 2 10 20 40M

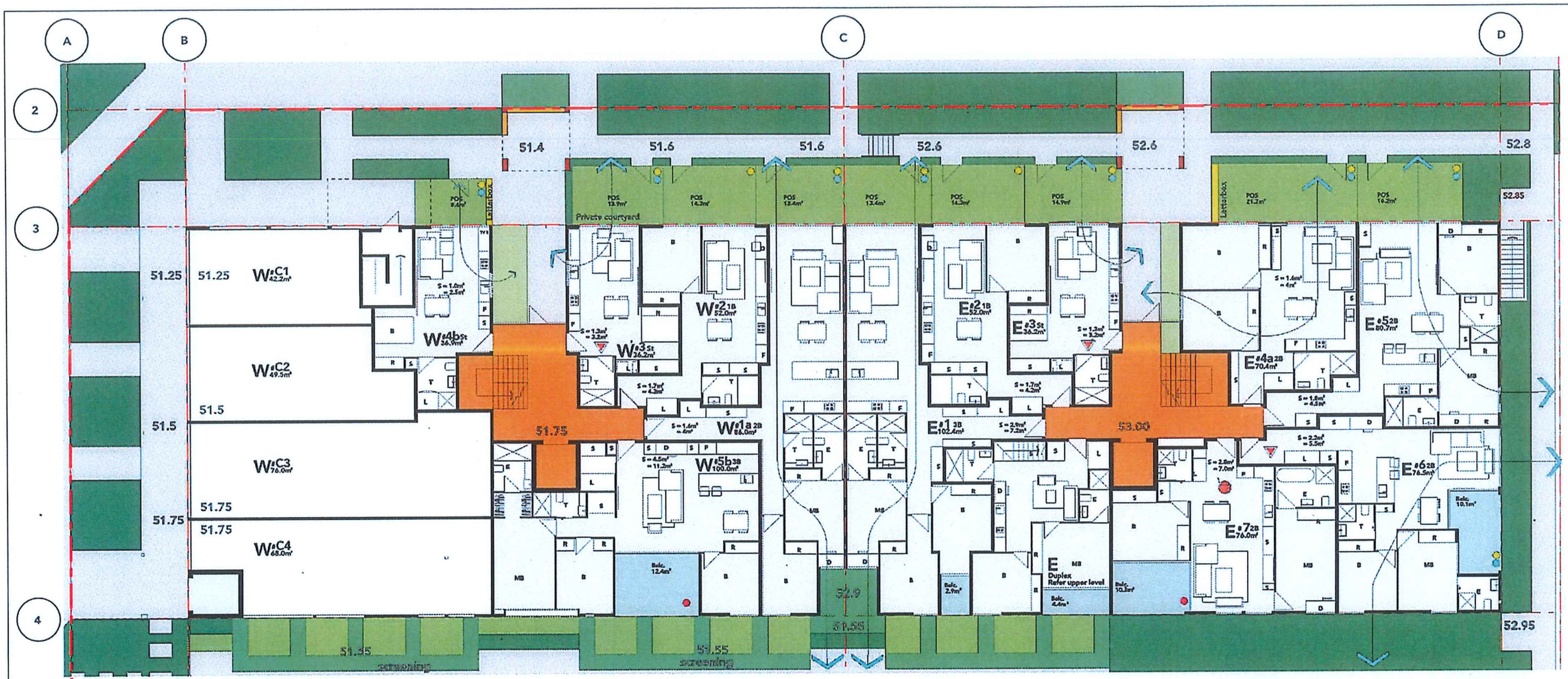
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84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

DWG NO. L1- 11A

REV - 1



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
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2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-503
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
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Chief Executive Officer
per:

LOT 1 Level	Unit number	Total units ST	1B	2B	3B	Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Building A GF	W1a			1		1	1		
	W2		1				1		
	W3	1				1	1		
	W4b	1				1	1		
	W5b				1				1
	E1				1	1	1		
	E2		1				1		
	E3	1				1	1		
	E4a			1		1	1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1					1
	Dp upper level								
Building B GF	W1a				1	1	1		
	W2			1			1		
	W3	1					1		
	W4	1					1		
	W5a				1	1			1
	E1			1		1	1		
	E2			1			1		
	E3	1					1		
	E4		1				1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1					1
	E8			1		1			1

LOT 1 - BUILDING 'A' GROUND LVL PLAN

09.09.17

0 1 5 10 20M

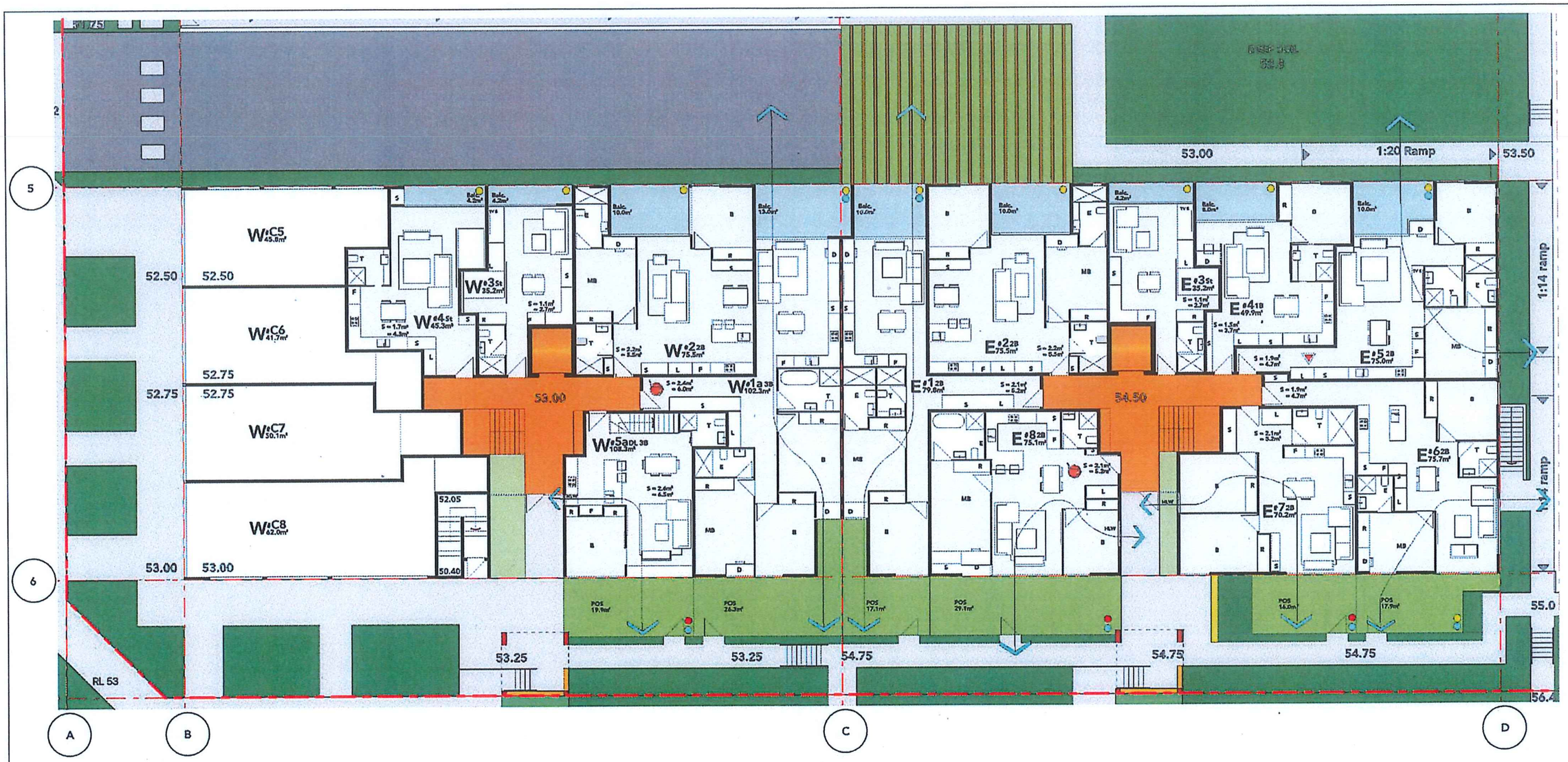
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DWG NO. L1- A00

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 2



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING LS-603
5. STORAGE TOILET IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:

LOT 1 - BUILDING 'B' GROUND LVL PLAN

09.09.17

0 1 5 10 20M

N

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DWG NO. L1- B00

SCALE 1 : 100

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 2



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

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3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-A03
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
This document forms part of the above approval issued under Section 4.16 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes
Kerry Robinson
Chief Executive Officer
per:

LOT 1 Level	Unit number	Total units ST	1B	2B	3B	Cross ventilation Cyan	Sunlight over 2 hours Yellow	Sunlight under 2 hours Orange	No Sunlight Red
Building A Level 1	W1a			1		1	1		
	W2		1				1		
	W3	1				1	1		
	W4			1		1	1		
	W5a			1		1	1		
	W6a			1		1		1	
	W7			1					1
	W8a			1					1
	E1				1	1	1		
	E2		1				1		
	E3	1				1	1		
	E4			1		1	1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1					1
	E8				1				1
Building B Level 1	W1a				1	1	1		
	W2			1			1		
	W3	1					1		
	W4		1				1		
	W5a			1		1	1		
	W6a			1		1		1	
	W7			1		1			1
	E1			1		1	1		
	E2			1			1		
	E3	1					1		
	E4		1				1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1		1			1
	E8			1		1			1
	Duplex								

LOT 1 - BUILDING 'A' LVL-1 PLAN

09.09.17

0 1 5 10 20M

SCALE 1 : 100

ARCHIDROME
SUITE # 2, 25 MONTVIEW PDE, HORNSBY HEIGHTS, N.S.W. 2077 JANHVI@ARCHIDROME.NET

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

DWG NO. L1- A01

REV - 2

SYMBOL INDICATES:
CROSS VENTILATED UNIT
OVER 2 HOURS OF SUNLIGHT



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMBINED ACCESSIBLE TOILET IS LOCATED IN Y H E BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-A03
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:

LOT 1 - BUILDING 'B' LVL-1 PLAN

09.09.17

0 1 5 10 20M

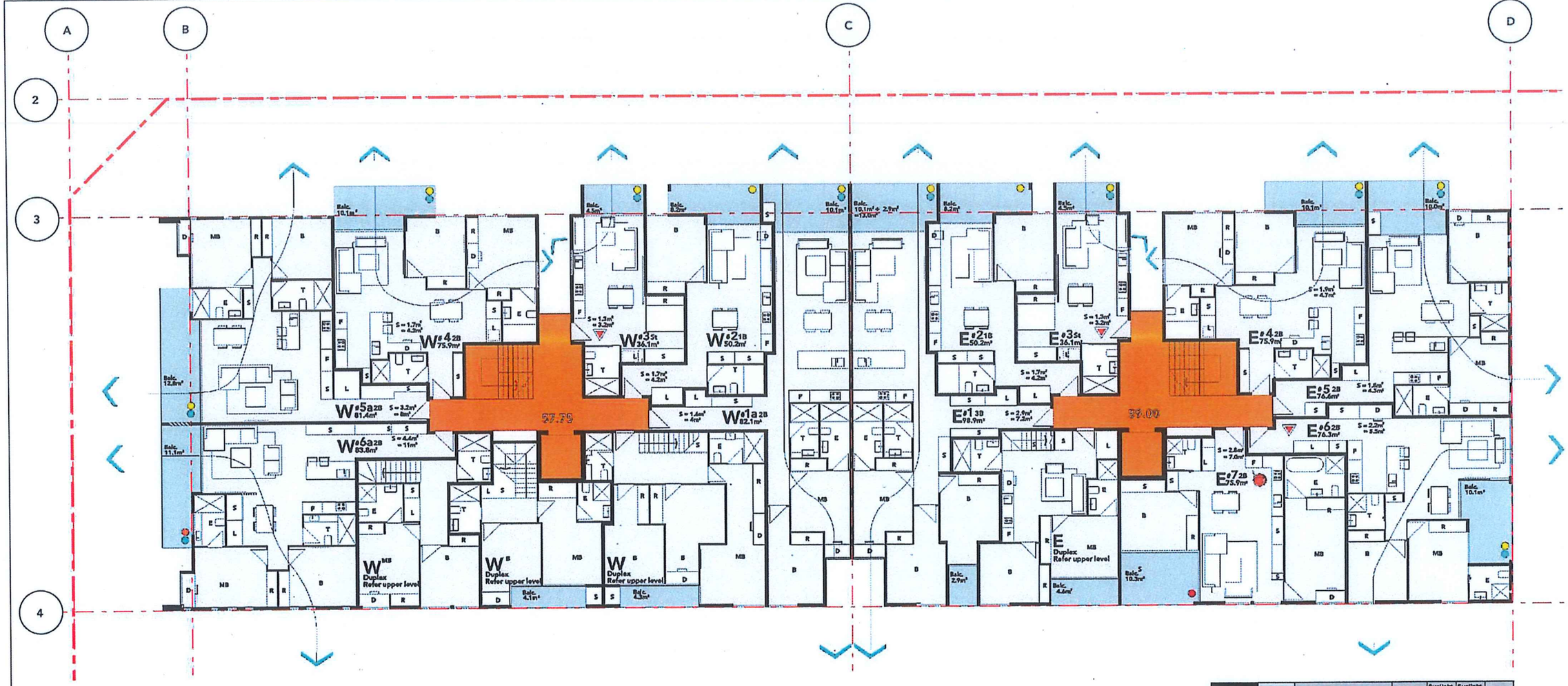
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DWG NO. L1- B01

SCALE 1 : 100

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 2



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
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4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-A03
5. STORAGE VOLUME IS NOTED ON PLANS
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KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

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Kerry Robinson
Chief Executive Officer
per:

LOT 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level		ST	1B	2B	3B	Cyan	Yellow	Orange	Red
Building A Level 2	W1a			1		1	1		
	W2		1				1		
	W3	1				1	1		
	W4			1		1	1		
	W5a			1		1	1		
	W6a			1		1		1	
	E1				1	1	1		
	E2		1				1		
	E3	1				1	1		
	E4			1		1	1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1					1
	4 Dp upper								
Building B Level 2	W1a				1	1	1		
	W2			1			1		
	W3	1					1		
	W4		1				1		
	W5a			1		1	1		
	W6a			1		1		1	
	W7			1		1			1
	E1			1		1	1		
	E2			1			1		
	E3	1					1		
	E4		1				1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1		1			1
	E8			1		1			1
	Duplex								

LOT 1 - BUILDING 'A' LVL-2 PLAN

09.09.17

0 1 5 10 20M

SCALE 1 : 100

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84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

DWG NO. L1- A02

REV - 2



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
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4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-A03
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:

LOT 1 - BUILDING 'B' LVL-2 PLAN

09.09.17

0 1 5 10 20M

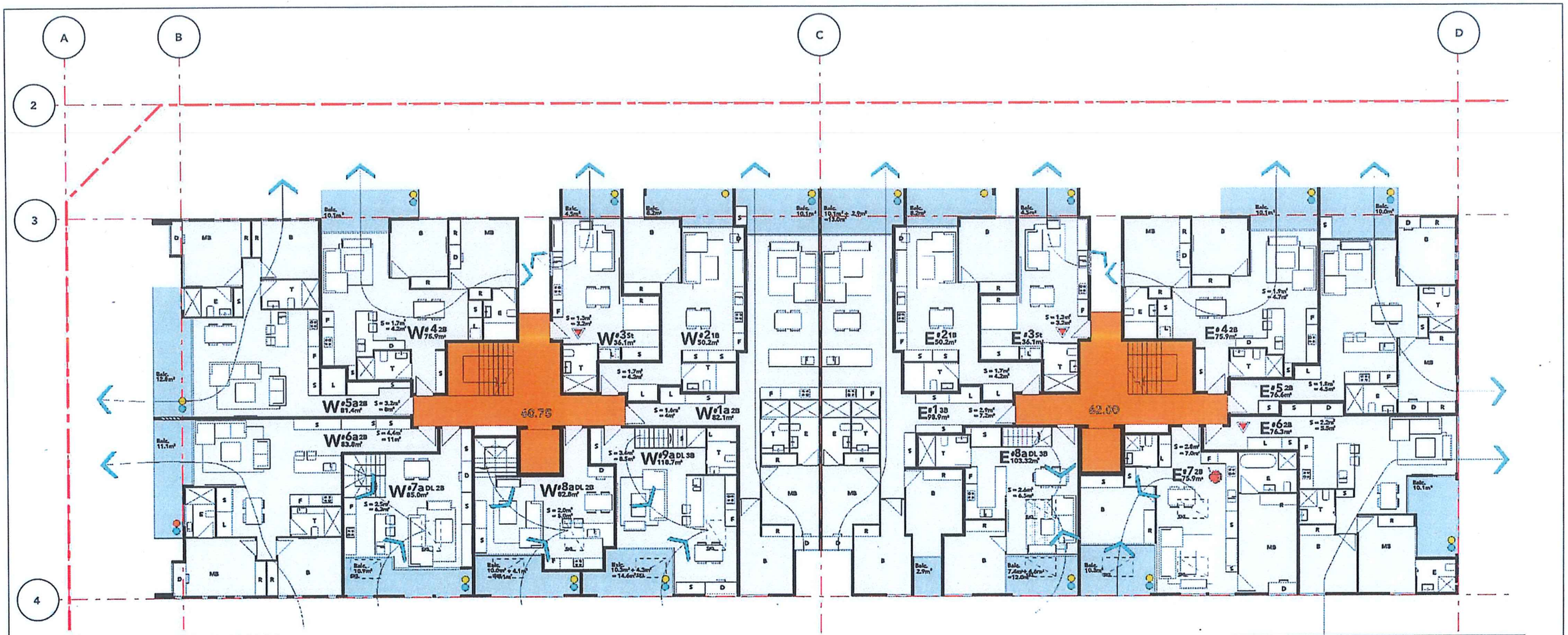
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DWG NO. L1- B02

SCALE 1 : 100

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 2



SOLAR ACCESS AND VENTILATION LOT 1 SUMMARY:

LOT 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		ST	1B	2B	3B	Cyan	Yellow	Orange	Red
	TOTAL	18	15	70	14	78	95	6	16
	Total number of Units	117							
						Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
						Cyan	Yellow	Orange	Red

KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
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KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
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Chief Executive Officer
per:

LOT 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level		ST	1B	2B	3B	Cyan	Yellow	Orange	Red
Building A Level 3	W1a			1		1	1		
	W2		1			1	1		
	W3	1				1	1		
	W4			1		1	1		
	W5a			1		1	1		
	W6a			1		1		1	
	W7a			1		1	1		
	W8a			1		1	1		
	W9a				1	1	1		
	E1				1	1	1		
	E2		1				1		
	E3	1				1	1		
	E4			1		1	1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1		1	1		
	E8a				1	1	1		
Building B Level 3	W1a				1	1	1		
	W2			1			1		
	W3	1					1		
	W4		1				1		
	W5a			1		1	1		
	W6a			1		1		1	
	W7			1		1	1		
	W8a				1	1	1		
	E1			1		1	1		
	E2			1			1		
	E3	1					1		
	E4		1				1		
	E5			1		1	1		
	E6			1		1	1		
	E7			1		1	1		
	E8			1		1	1		

LOT 1 - BUILDING 'A' LVL-3 PLAN

09.09.17

0 1 5 10 20M

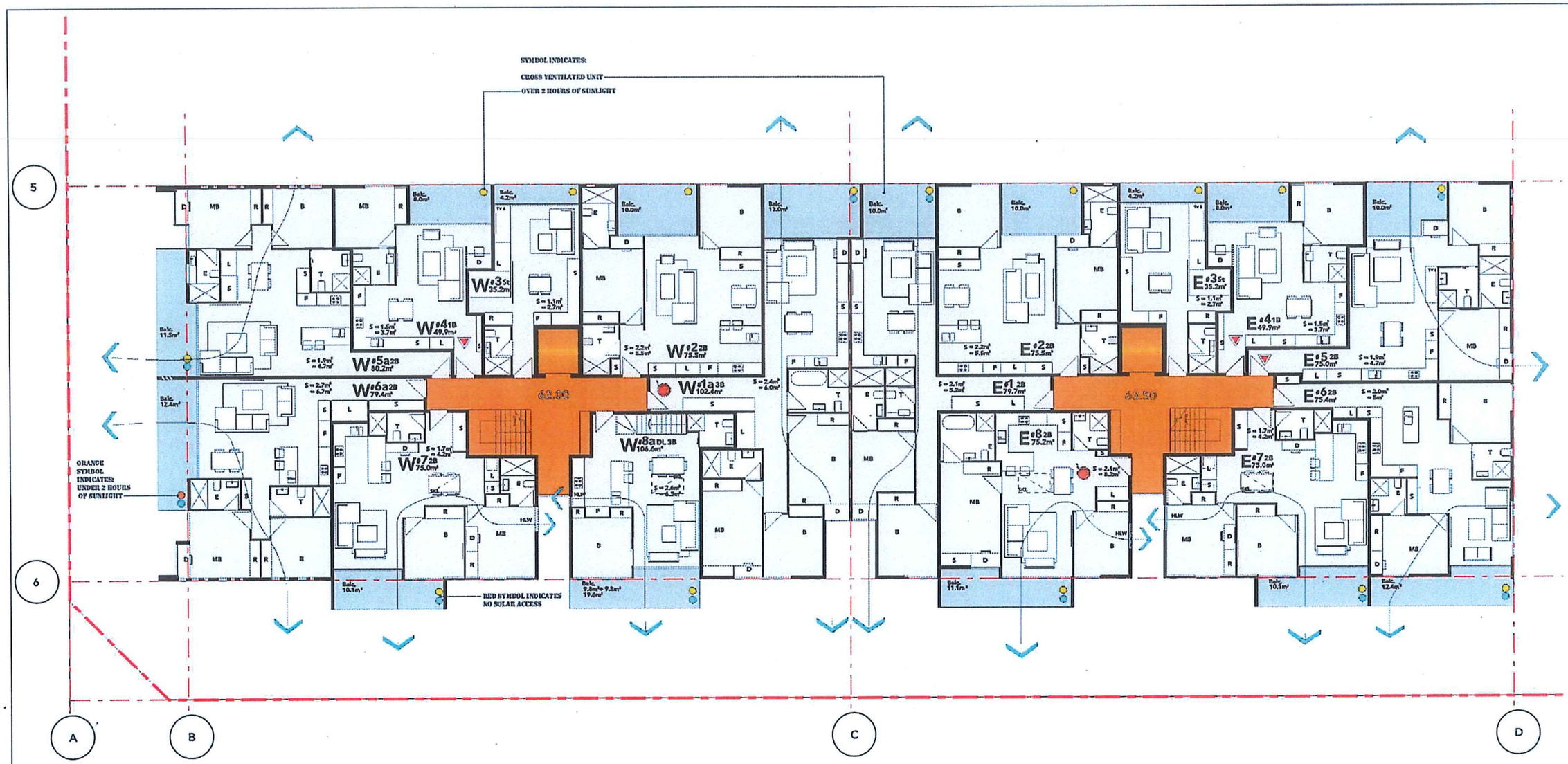
SCALE 1 : 100

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

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SUITE # 2, 25 MONTVIEW PDE, HORNSBY HEIGHTS, N.S.W. 2077 JANHVI@ARCHIDROME.NET

DWG NO. L1- A03

REV - 2



KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
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2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
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4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-S03
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:

LOT 1 - BUILDING 'B' LVL-3 PLAN

09.09.17

0 1 5 10 20M

SCALE 1 : 100

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

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DWG NO. L1- B03

REV - 2

Lot 1- 84 Tallawong Road Rouse Hill

Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
LOT 1 - 000	COVER SHEET	
LOT 1 - 0010	TREE REMOVAL PLAN	1:400
LOT 1 - 101	LANDSCAPE PLAN 1 - GROUND LEVEL	1:150
LOT 1 - C101	LANDSCAPE PLAN 1 - GROUND LEVEL (COLOUR)	1:150
LOT 1 - 102	CONCEPT IMAGERY - GROUND LEVEL	
LOT 1 - 103	LANDSCAPE PLAN 1 - ROOF LEVEL	1:200
LOT 1 - 104	CONCEPT IMAGERY - ROOF LEVEL	
LOT 1 - 107	LANDSCAPE STREETSCAPE PLAN 1	1:200
LOT 1 - 501	LANDSCAPE SECTIONS	AS SHOWN
LOT 1 - 502	LANDSCAPE DETAILS	AS SHOWN
LOT 1 - 503	LANDSCAPE SPECIFICATION & PLANT SCHEDULE	AS SHOWN

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
B	DA SUBMISSION	PR	SB	13.09.2017
A	PRELIMINARY ISSUE	PR	SB	08.09.2017

LEGEND

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:

Key Plan:

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2077
www.siteimage.com.au
Site Image (NSW) Pty Ltd
ABN 44 001 262 360
Landscape Architects

DA SUBMISSION

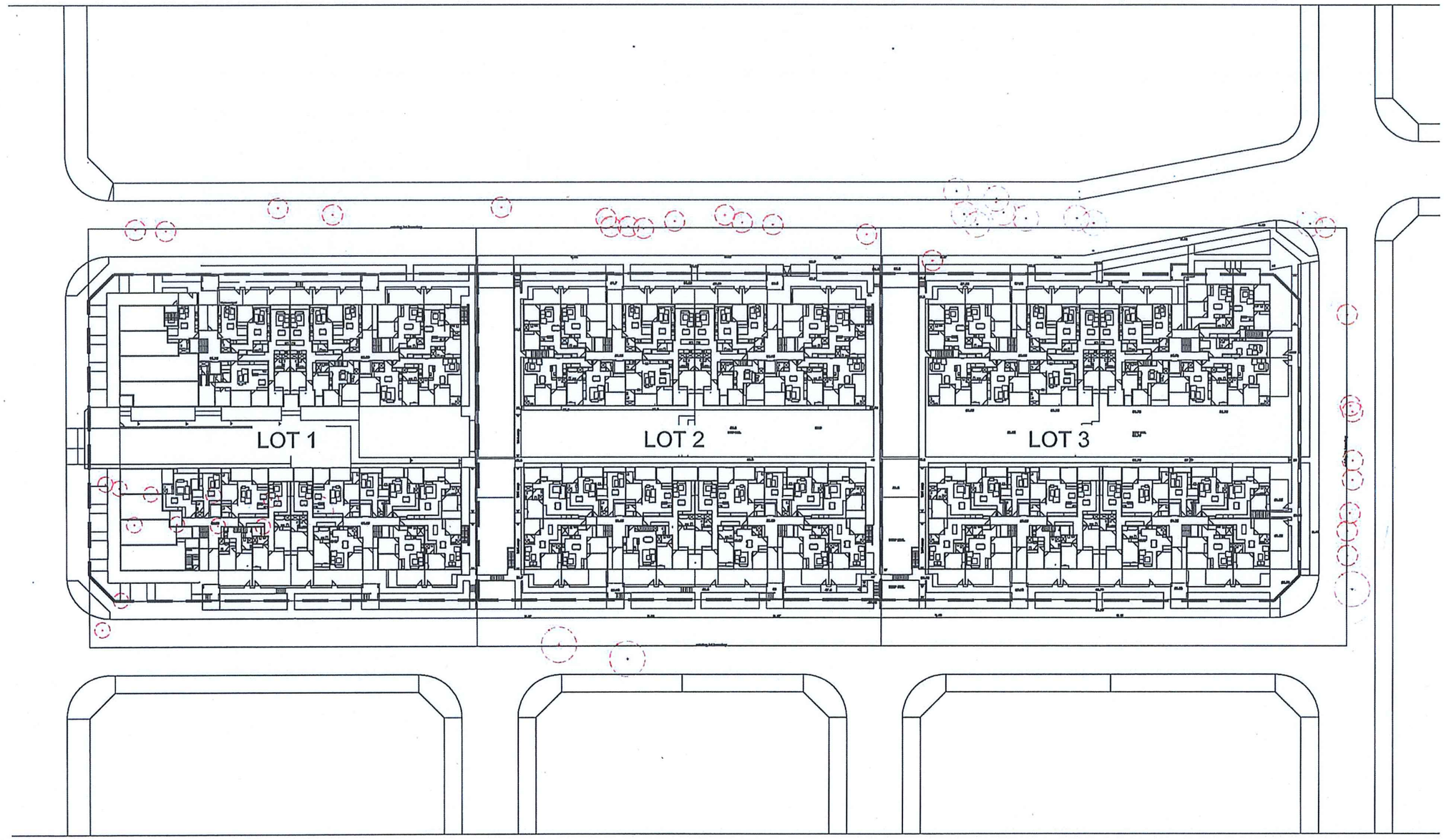
Drawing Name:
COVERSHEET

Scale:

Job Number:	Drawing Number:	Issue:
SS17-3598	LOT 1 - 000	B

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Issue	Revision Description	Drawn	Check	Date
B	DA SUBMISSION	PR	SD	13.09.2017
A	PRELIMINARY ISSUE	PR	SD	08.09.2017

LEGEND

- Property Boundary
- Tree to be removed

Key Plan:

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel (61 2) 8332 5000
Fax (61 2) 9698 2877
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ABN 44 601 262 360
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DA SUBMISSION

Drawing Name:
TREE REMOVAL PLAN

Scale: 1:400 @ A1

Job Number:	Drawing Number:	Issue:
SS17-3598	LOT 1 - 0010	B

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per:

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Chief Executive Officer
per:

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existing lot boundary

TALLAWONG ROAD

Refer Lot 2

Deep soil extent

+ FFL 51.40

+ FFL 51.60

+ FFL 52.60

+ FFL 52.60

+ FFL 52.80

+ FFL 52.85

1:20 FALL

Private courtyard

+ FFL 51.25

1:40 FALL

+ FFL 51.75

BUILDING 1A

+ FFL 53.00

LOT 1

B 501

Children's Play area

+ FFL 51.75

+ FFL 52.8

+ FFL 54.50

1:14 RAMP

1:21 FALL

+ FFL 53.00

+ FFL 53.20

+ FFL 53.75

Low ground covers and planting (inaccessible) with pergola

BBQ seating and Pergola

+ FFL 52.50

BUILDING 1B

+ FFL 53.00

+ FFL 54.50

1:25 FALL

+ FFL 53.00

+ FFL 55.00

+ FFL 53.25

+ FFL 54.75

+ FFL 54.75

+ FFL 54.75

1:16 ramp

54.0

54.7

56.7

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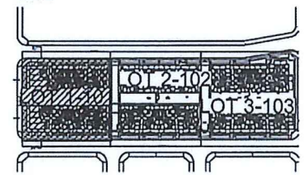
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Issue	Revision Description	Drawn	Check	Date
C	DA SUBMISSION	PR	SB	13.09.2017
B	UPDATED ISSUE	PR	SB	08.09.2017
A	PRELIMINARY ISSUE	PR	SB	06.09.2017

LEGEND

- Property Boundary
- Proposed Tree
- Proposed Street Tree
- Turf
- Grasses & Ground Covers
- Shrubs & Hedging
- Accents
- Timber Decking
- Steel edge
- Wall
- Proposed Stairs
- Feature Unit Paving Type 1
- Feature Unit Paving Type 2
- Rubber Softfall
- Steppers
- Pergola
- Seats
- Picnic Setting

Key Plan



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
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ABN 44 601 262 360
Landscape Architects

DA SUBMISSION

Drawing Name:
LANDSCAPE PLAN - LOT 1
GROUND LEVEL

Scale: 1:150 @ A1 (0 1 2 3 4 5m)

Job Number: SS17-3598

Drawing Number: LOT 1 - 101

Issue: C































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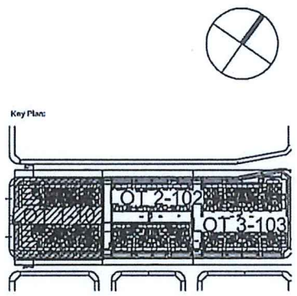
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
C	DA SUBMISSION	PR	SB	13.09.2017
B	PRELIMINARY ISSUE	PR	SB	12.09.2017
A	PRELIMINARY ISSUE	PR	SB	08.09.2017

LEGEND

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:

Key Plan:



Client:
Benefit Financial Group

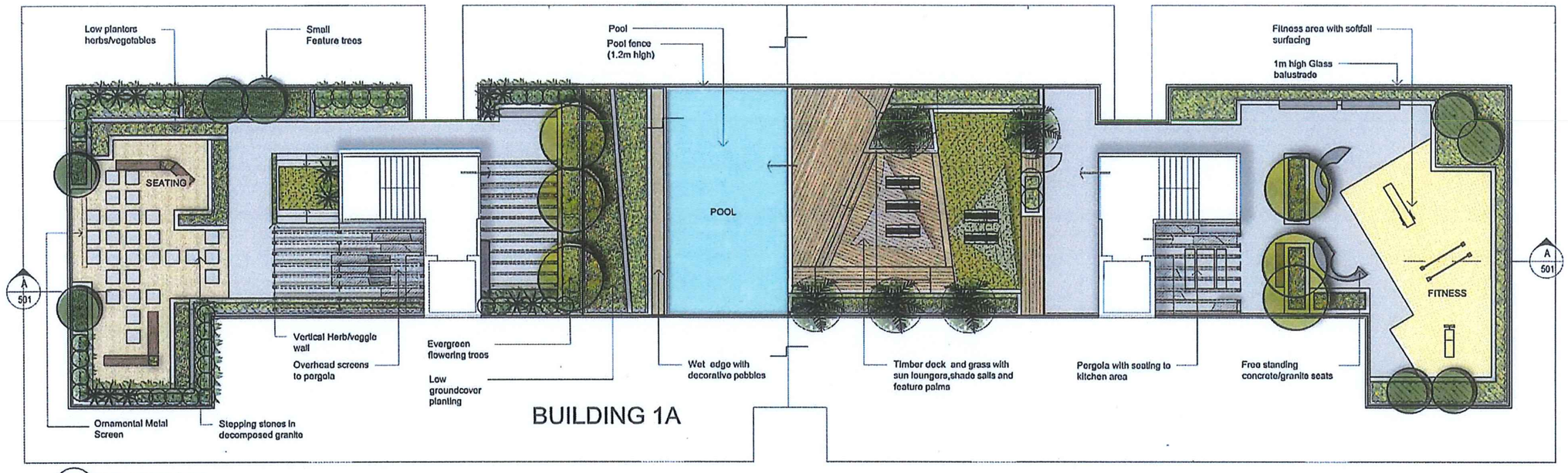
Project:
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Rouse Hill

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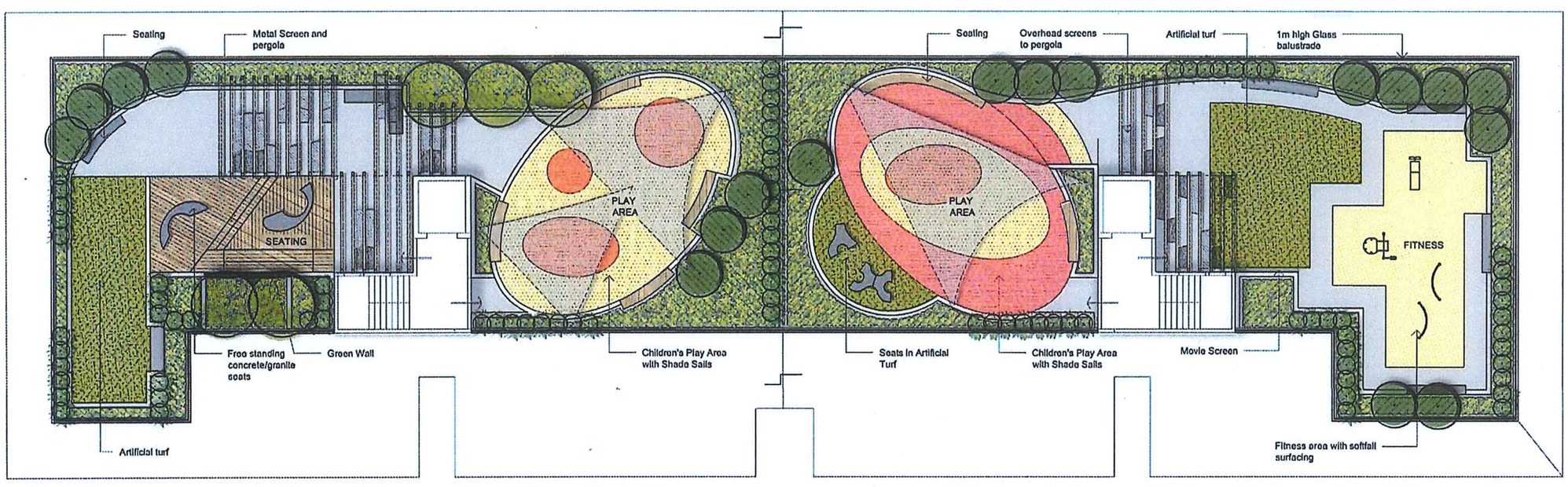
Drawing Name:
CONCEPT IMAGERY
GROUND LEVEL

Scale: 1:150 @ A1 (0 1 2 3 4 5m)
Job Number: SS17-3598
Drawing Number: LOT 1 - 102
Issue: C



01 / 104 BUILDING 1A ROOF PLAN 1:100

LOT 1



BUILDING 1B

02 / 104 BUILDING 1B ROOF PLAN 1:100

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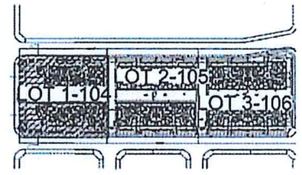
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Issue	Revision Description	Drawn	Check	Date
C	DA SUBMISSION	PR	SB	13.09.2017
B	UPDATED ISSUE	PR	SB	08.09.2017
A	PRELIMINARY ISSUE	PR	SB	05.09.2017

LEGEND

- Property Boundary
- Proposed Tree
- Feature plants/Accents
- Turf
- Grasses & Ground Covers
- Timber Decking
- Decomposed granite
- Seating
- Feature Seats
- Proposed Stairs
- Softfall
- Pergola
- Wall
- Glass Balustrade

Key Plan:



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

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Redfern NSW 2016
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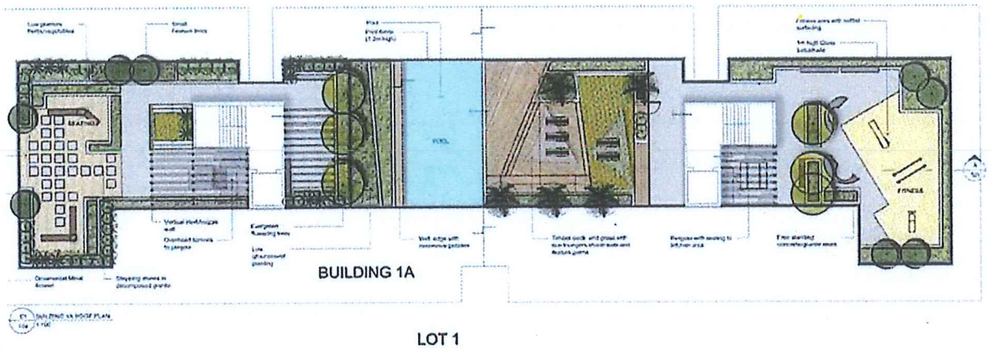
DA SUBMISSION

Drawing Name:
LANDSCAPE PLAN - 1
ROOF LEVEL

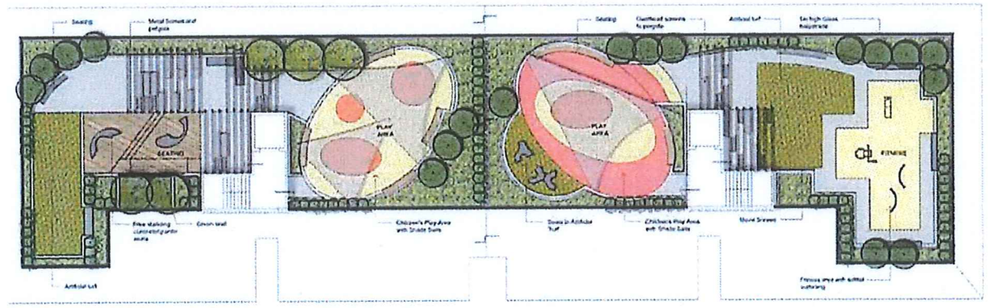
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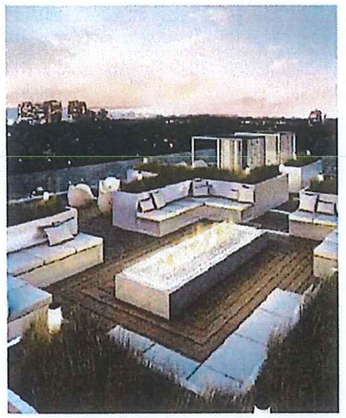
Job Number:	Drawing Number:	Issue
SS17-3598	LOT 1 - 103	C

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
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Kerry Robinson
Chief Executive Officer
per:



LOT 1



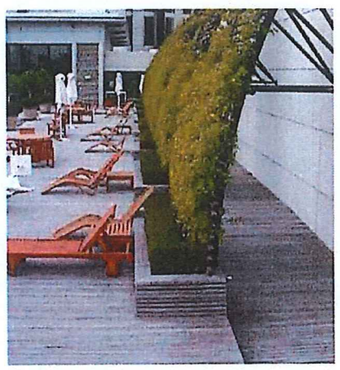


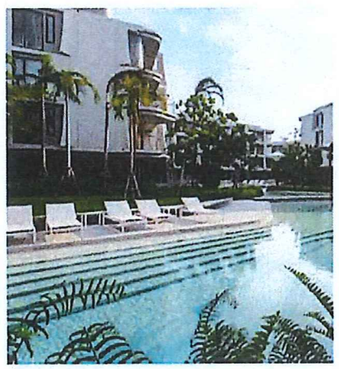


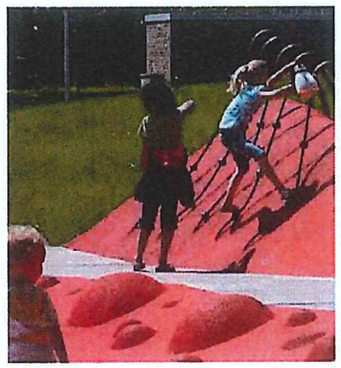


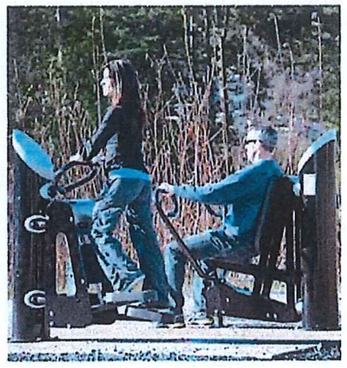












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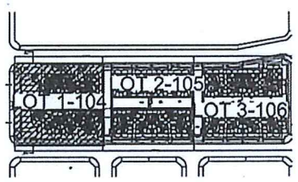
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Issue	Revision Description	Drawn	Check	Date
C	DA SUBMISSION	PR	SB	13.09.2017
B	PRELIMINARY ISSUE	PR	SB	12.09.2017
A	PRELIMINARY ISSUE	PR	SB	08.09.2017

LEGEND

BLACKTOWN CITY COUNCIL
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Kerry Robinson
Chief Executive Officer
per:

Key Plan:



Client:
Benefit Financial Group

Project:
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Rouse Hill

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Drawing Name:
CONCEPT IMAGERY
ROOF LEVEL

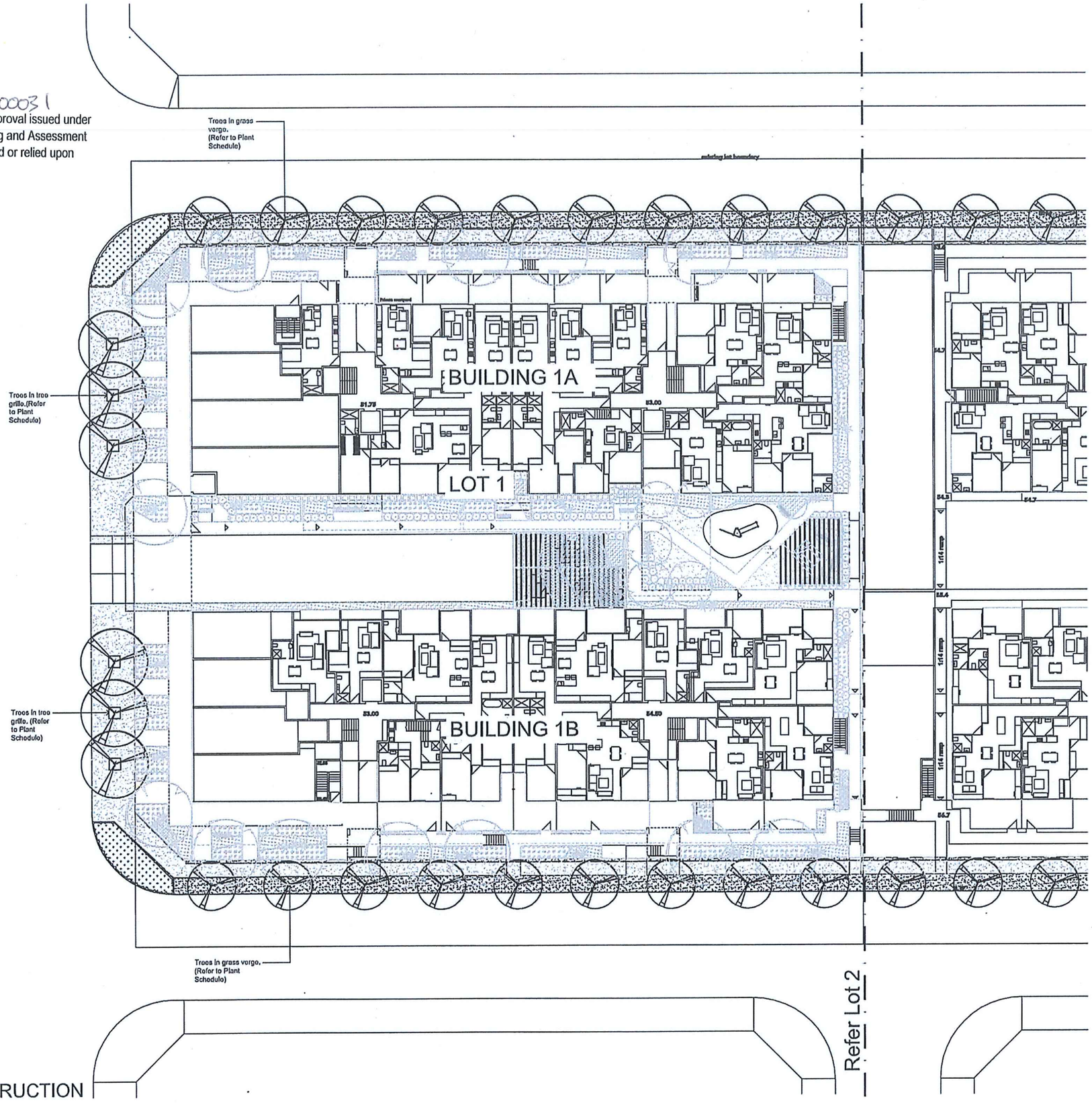
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Job Number:	Drawing Number:	Issue:
SS17-3598	LOT 1 - 104	C

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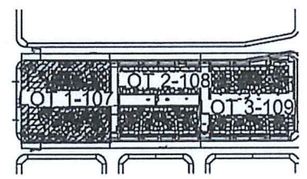
Issue	Revision Description	Drawn	Check	Date
B	DA SUBMISSION	PR	SB	12.09.2017
A	PRELIMINARY ISSUE	PR	SB	04.09.2017

LEGEND

- Property Boundary
- Proposed Tree
- Turf
- Native grasses & Ground Covers
- Footpath/Paving



Key Plan:



Client:
Benefit Financial Group

Project:
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Rouse Hill

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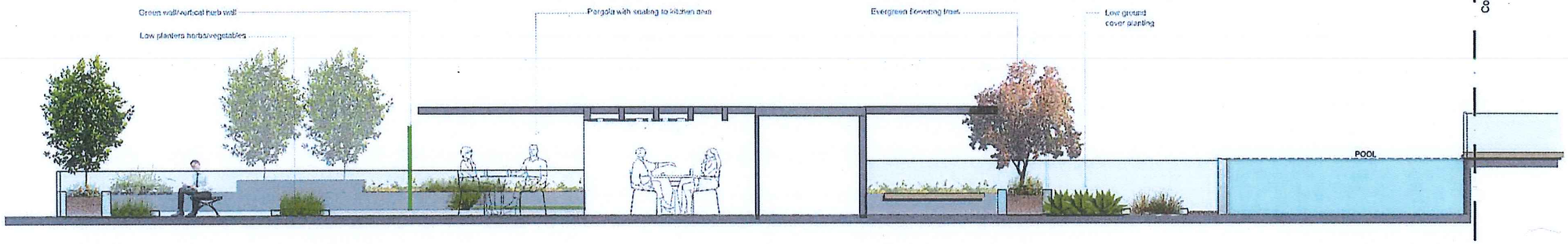
DA SUBMISSION

Drawing Name:
LANDSCAPE STREETSCAPE PLAN 1

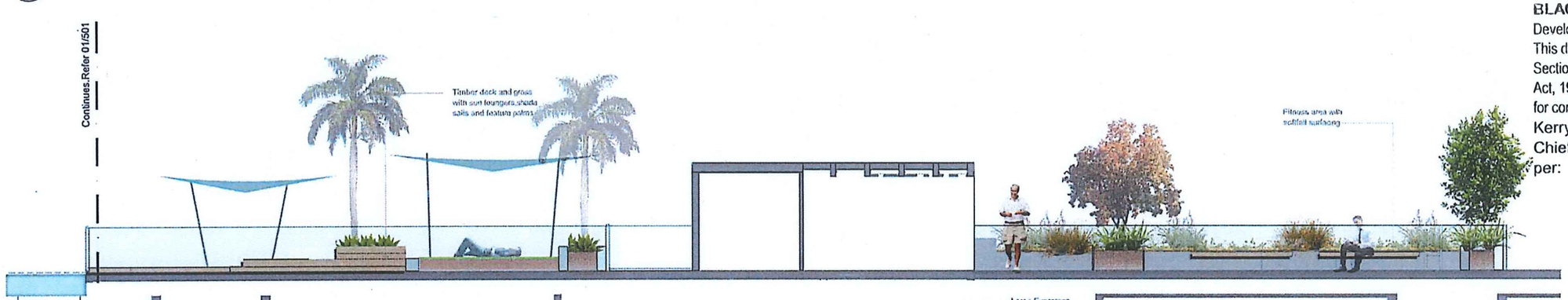
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Job Number: SS17-3598
Drawing Number: LOT 1 - 107
Issue: B

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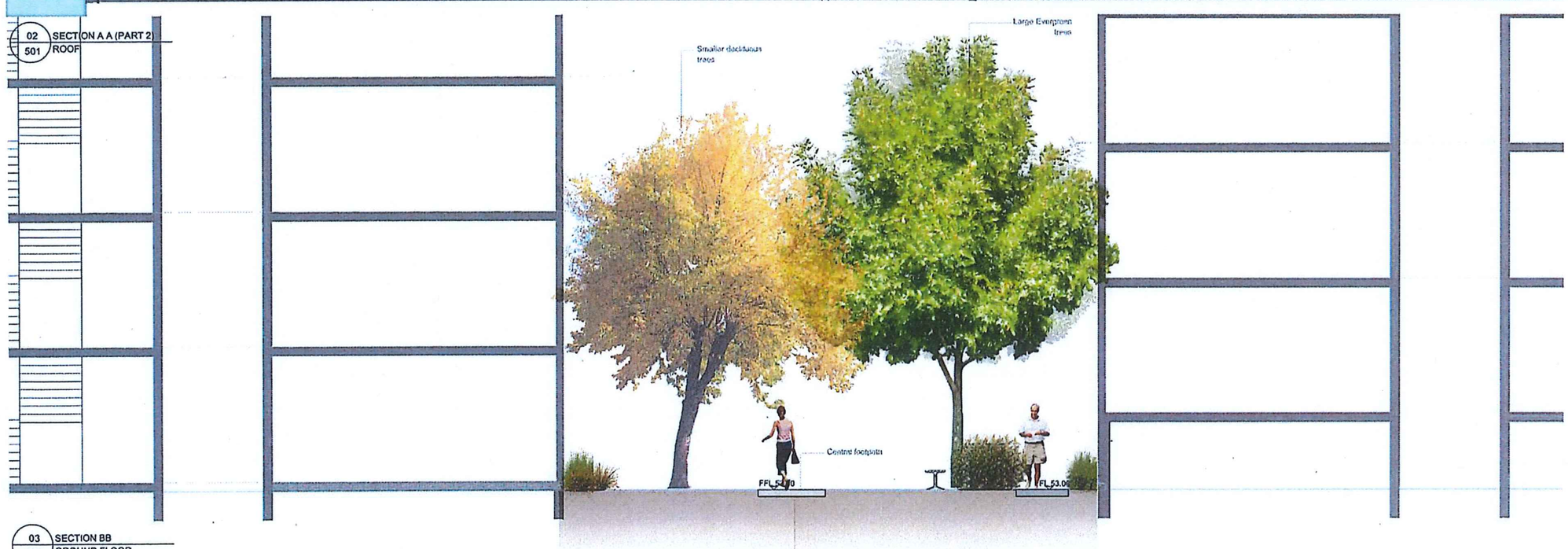
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01/501 SECTION A A (PART 1) ROOF



02/501 SECTION A A (PART 2) ROOF



03/501 SECTION BB GROUND FLOOR

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A1

Issue	Revision Description	Drawn	Check	Date
B	PRELIMINARY ISSUE	PR	SB	12.09.2017
A	PRELIMINARY ISSUE	PR	SB	08.09.2017

LEGEND

BLACKTOWN CITY COUNCIL
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Kerry Robinson
Chief Executive Officer
per:

Key Plan:

Client:
Benefit Financial Group

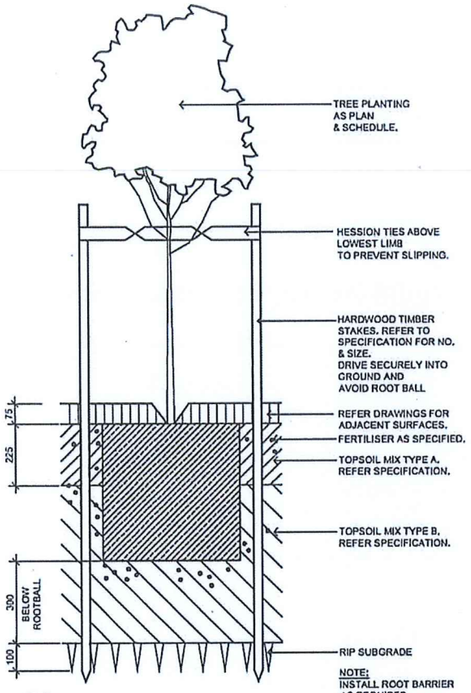
Project:
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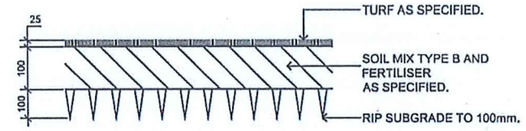
DA SUBMISSION

Drawing Name:
LANDSCAPE SECTIONS
LOT 1

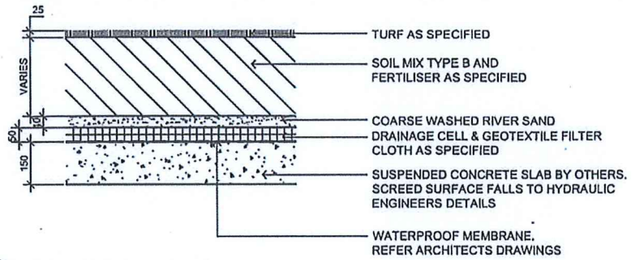
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Job Number: SS17-3598
Drawing Number: LOT 1 - 501
Issue: B



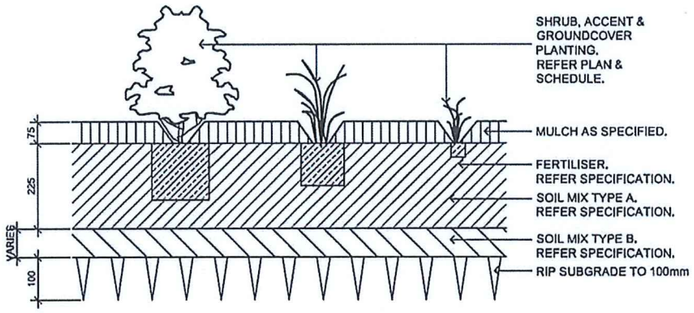
01 75-200L TREE PLANTING ON GRADE
SCALE 1:10



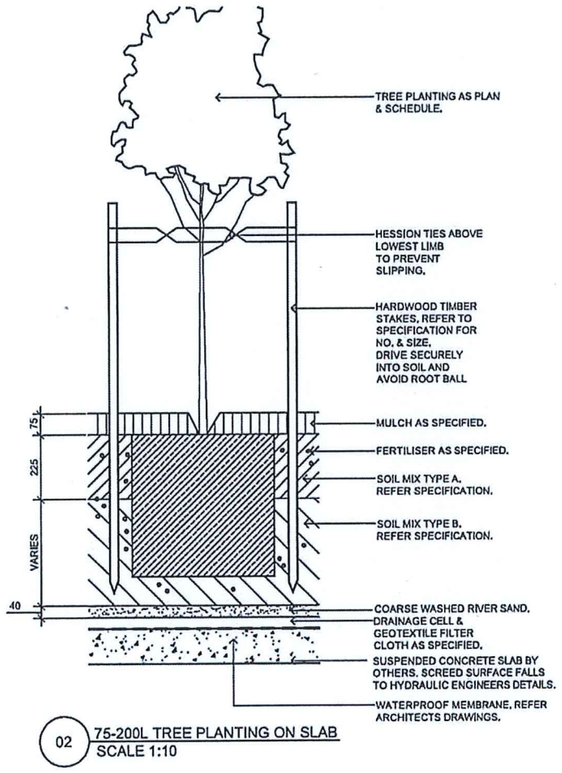
03 TURF ON EVEN GRADE
SCALE 1:10



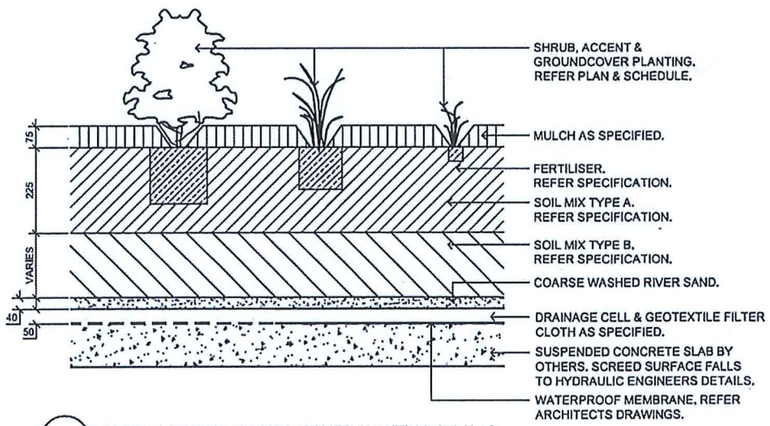
04 TURF ON SUSPENDED SLAB
SCALE 1:10



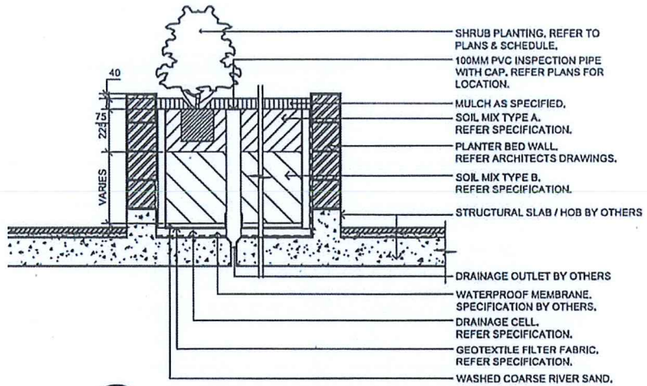
05 SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE
SCALE 1:10



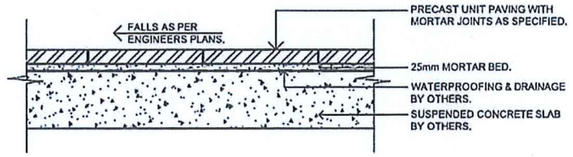
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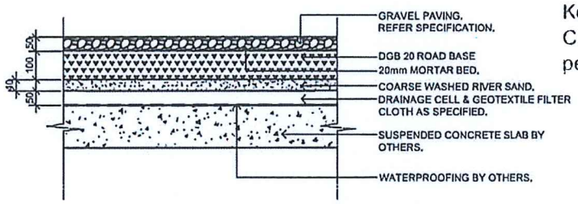
06 SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
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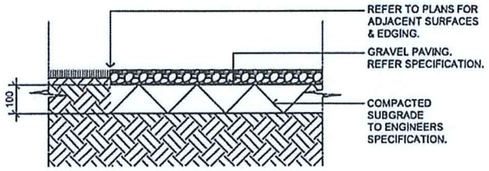
07 TYP. RAISED PLANTER BED ON SUSPENDED SLAB - SECTION
SCALE 1:20



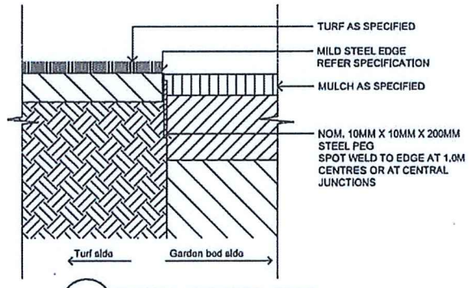
08 PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



09 GRAVEL PAVING ON SUSPENDED SLAB
SCALE 1:10



10 GRAVEL PAVING ON GRADE
SCALE 1:10



11 TYPICAL MILD STEEL EDGE
SCALE 1:10

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Issue	Revision Description	Drawn	Check	Date
B	DA SUBMISSION	PR	SB	13.09.2017
A	PRELIMINARY ISSUE	PR	SB	08.09.2017

LEGEND

BLACKTOWN CITY COUNCIL
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per:

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Drawing Name:
LANDSCAPE DETAILS - 1
LOT 1

Scale:

Job Number:	Drawing Number:	Issue:
SS17-3598	LOT 1 - 502	B

NOT FOR CONSTRUCTION

A1

GENERAL NOTES

References
All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials
The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES

Trees to be Retained and Protected
Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees
Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling
Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage
Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

HARDWORKS

Furniture, Handrails, Balustrades
Supply and install the scheduled items in accordance the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TGSI and Edging
Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, tactile surfaces to comply with standards and applicable legislation.

Continuous, Unit and Loose Pavement
Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the installation.

SOFTWORKS

Soil Testing
Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

Subsoil
Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants
Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:
- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation
Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Embankment Stabilisation
Where necessary to prevent soil erosion or soil movement, stabilise embankments. As a minimum this should be on slopes >1:3. Stabilise embankments using biodegradable fibre reinforced with heavy weight polymer mesh. Lay mesh from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300 mm anchor trenches at top and bottom, backfilled with soil over the mesh and compacted, and U-shaped galvanised steel pegs at 1000 mm centres and 250mm centres at edge overlaps. Plant after matting is installed.

Root Barrier
Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where their proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch
Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties
Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
- Plants (<25 lt): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm;
- Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Turf
Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; &
- To finish flush, after tamping, with adjacent finished surfaces of ground.

IRRIGATION

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:
- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book
Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

Maintenance Activities
Schedule the following activities to occur on a timely basis.

- **Plant replacement** - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
- **Pruning** - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
- **Insect and pest control** - Avoid spraying:
  - If over possible;
  - In wet weather or if wet weather is imminent;
  - If target plants are still wet after rain;
  - In windy weather; and
  - If non-target species are too close.

  Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:
  - Product brand / manufacturer's name,
  - Chemical / product name,
  - Chemical contents,
  - Application quantity and rate,
  - Date of application and location,
  - Results of application, and
  - Use approval authority.
- **Fertilising** - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:
  - Product brand / manufacturer's name,
  - Fertiliser / product name,
  - Application quantity and rate, and
  - Date of application and location.
- **Stakes and ties** - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).
- **Maintaining mulch** - Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified.
- **Mowing and top dressing** - Mow the turf to maintain a grass height at between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.
- **Irrigation and watering** - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.
- **Erosion control** - Where necessary, maintain the erosion control devices in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary.
- **Weeding and rubbish removal** - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.

Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot size	Spacings
	Street Trees - Tallawong Road				
CM	*Corymbia maculata*	Spotted Gum	15 -20m (h)	100L	As Shown
EC	*Eucalyptus crebra*	Narrow Leaved Ironbark	15 -20m (h)	100L	As Shown
EL	*Eucalyptus leucoxylon*	Red Flowering Gum	15 -20m (h)	100L	As Shown
EM	*Eucalyptus microcorys*	Tallowwood	15 -20m (h)	100L	As Shown
	Street Trees - Other Streets				
Fr	*Fraxinus oxycarpa 'Raywoodii'*	Claret Ash	12	100L	As Shown
Pyc	*Pyrus calleryana*	Chanticleer Pear	10 x 6	75L	As Shown
Pu	*Pyrus ussuriensis*	Manchurian Pear	10 x 6	100L	As shown
Tl	*Tristaniopsis laurina*	Water Gum	10 x 8	100L	As shown
	Treos				
Ab	*Acer buergeranum*	Trident Maple	6 x 3	45L	As Shown
Bc	*Backhousia citriodora*	Lemon Scented Myrtle	9 x 5	75L	As Shown
Cm	*Corymbia maculata*	Spotted Gum	30 x 8	45L/75L	As Shown
Cc	*Calodendrum capense*	Cape Chestnu	8 x 8	75L	As Shown
Er	*Elaeocarpus reliculatus*	Blueberry Ash	8 x 5	75L	As Shown
Ec	*Eucalyptus crebra*	Narrow Leafed Red Ironbark	15 x 8	45L/75L	As Shown
Em	*Eucalyptus moluccana*	Grey Box	20 x 8	45L/75L	As Shown
Hf	*Hymenosporum flavum*	Native Frangipani	10 x 4	75L	As Shown
Jm	*Jacaranda mimosifolia*	Jacaranda	10 x 5	75L	As Shown
Li	*Lagerstromia indica*	Crepe Myrtle	6 x 3	45L	As Shown
Ml	*Melaleuca linariifolia*	Snow In Summer	10 x 4	45L	As Shown
Pc	*Pistachia chinensis*	Pistachio	8 x 4	75L	As Shown
Pyc	*Pyrus calleryana*	Chanticleer Pear	10 x 6	75L	As Shown
Rp	*Robinia pseudoacacia 'Frisia'*	Golden Robinia	9 x 6	75L	As Shown
Tl	*Tristaniopsis laurina*	Water Gum	13 x 6	45L	As Shown
	Shrubs and Accents				
AsH	*Acmena smithii 'Hedge Master'*	Lilly Pilly	2 x 1	300mm	3/m2
Bs	*Banksia spinulosa*	Hairpin Banksia	3 x 2	200mm	2/m2
CLJ	*Callistemon Little John*	Dwarf Bottlebrush	1m	200mm	3/m2
Ca	*Correa Alba*	White Corea	1.5 x 1	200mm	3/m2
Db	*Dietes bicolour*	Fortnight Lily	1 x 0.75	200mm	4/m2
Dv	*Dodenea viscose*	Giant Hop Bush	3 x 3	200mm	3/m2
Ga	*Gardenia augusta*	Common Gardenia	1.5 x 1.5	300mm	3/m2
Gf	*Grevillea Superb*	Superb Grevillea	1.5 x 2	200mm	3/m2
GpR	*Grevillea poorinda 'Royal Mantle'*	Poorinda Grevillea	0.3 x 3	200mm	4/m2
Lc	*Leptospermum 'Cardwell'*	Yellow Tea Tree	2 x 2	200mm	3/m2
Pt	*Phormium tenax 'Baby Bronze'*	Baby Bronze NZ Purple Flax	0.75 x 0.8	200mm	3/m2
Px	*Philodendron Xanadu*	Xanadu Philodendron	1 x 1	200mm	3/m2
PRR	*Photinia Red Robin*	Photinia	3 x 2	200mm	3/m2
Ri	*Raphiolepsis indica*	Indian Hawthorn	3 x 3	300mm	2/m2
STT	*Syzyglum australe Tiny Tev*	Dwarf Lilly Pilly	0.6 x 0.6	200mm	4/m2
Tf	*Teucrum fruiticans*	Bush Germander	1 x 0.7	200mm	5/m2
Vo	*Viburnum odoratissum*	Sweet Viburnum	3 x 2.5	300mm	3/m2
Wf	*Westringia fruticosa'Zena'*	Zena Costal Rosemary	1 x1	200mm	3/m2
	Groundcovers and Grasses				
Ao	*Agapanthus orientalis*	African Lily	1.0 x 0.6	150mm	4/m2
Am	*Anglozanthus manglesii*	Red & Green Kangaroo Paw	1 x 1	150mm	4/m2
Bm	*Brachycome multifida*	Cut leaf Daisy	0.3 x 1	150mm	5/m2
DSS	*Dianella 'Silver Streak'*	Silver Flax Lily	0.6 x 0.6	150mm	4/m2
DtT	*Dianella tasmanica 'Tas Red'*	Tas Red Blue Flax Lily	0.4 x 0.5	150mm	4/m2
Dr	*Dichondra repens*	Kidney Weed	0.1 x 0.3	150mm	5/m2
Gt	*Gazania tomentosa*	Treasure Flower	0.15 x 0.6	150mm	5/m2
Hs	*Hibberia scandens*	Snake Vine	0.2 x 2	150mm	4/m2
LIT	*Lomandra longifolia 'Tanika'*	Tanika Matrush	0.65 x 0.65	150mm	4/m2
LmE	*Liriope muscari 'Evergreen Giant'*	Giant Turf Lily	0.6 x 0.5	150mm	4/m2
Mp	*Myoporum parvifolium*	Creeping boobialla	0.2 x 1.5	150mm	5/m2
Pa	*Pennisetum alopecuroides 'Purple Lea'*	Purple Lea Swamp Foxtail	0.9 x 0.9	150mm	3/m2
Pl	*Poa labillardieri*	Poa	0.4 x 0.25	150mm	5/m2
Ta	*Themeda australis*	Kangaroo Grass	1 x 0.3	150mm	4/m2
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.3 x 1.5	150mm	5/m2
Vh	*Viola hederacea*	Native Violet	0.2 x 0.5	150mm	5/m2
	Accents & Palms for Roof				
Aa	Agave attenuata	Agave	1.2 x 3	300mm	As Shown
At	Agave Tequilana	Blue Agave	1 x1	300mm	As Shown
Cr	Cycas revoluta	Cycad	2-3 x 2	45L	As Shown
Dss	*Dianella Silver Streak*	Silver Flax Lily	0.6 x 0.6	300mm	As Shown
Do	*Doryanthes excelsa*	Gymea Lily	4 x 1.5	45L	As Shown
Yf	*Yucca elephantipes*	Spineless Yucca	3 x 1.5	45L	As Shown
Sr	*Strelitzia reginae*	Bird of Paradise	1.2 x 1.5	300mm	As Shown
Re	*Rhapis excelsa 'Dwarf'*	Dwarf Lady Palm	1.5 x 1	200mm	As Shown
PtB	*Phormium tenax 'Baby Bronze'*	Bronze NZ Flax Lily	0.75 x 0.8	300mm	As Shown
PtP	*Phormium tenax 'Purpureum'*	NZ Flax Lily	2.5 x 2.5	45L	As Shown
Sr	*Syragus romanzoffianum*	Aleaxander Palm	20 x 5	400L	As shown

NOT FOR CONSTRUCTION

A1

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Drawn	Check	Date
C	DA SUBMISSION	PR	SB	13.09.2017
B	PRELIMINARY ISSUE	PR	SB	12.09.2017
A	PRELIMINARY ISSUE	PR	SB	08.09.2017

LEGEND

BLACKTOWN CITY COUNCIL
Development Consent No: SPP-17-00031
This document forms part of the above approval issued under Section 4.16 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes
Kerry Robinson
Chief Executive Officer
per:

Key Plan:

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

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Landscape Architects

DA SUBMISSION

Drawing Name:
LANDSCAPE SPECIFICATION & PLANT SCHEDULE (LOT 1)

Scale:

Job Number:	Drawing Number:	Issue:
SS17-3598	LOT 1 - 503	C

Blacktown
City Council

File no: SPP-17-00031
MOD-20-00053

3 September 2020

[redacted] Benefit Property Corporation
601/90 George Street
Hornsby NSW 2077

Attention: [redacted]

Dear [redacted]

Property: **Lot 63 DP 30186, 84 Tallawong Road ROUSE HILL**

Proposal: **Modification to Notice of Determination No. SPP-17-00031 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979**

Reference is made to your Section 4.55(1A) application (MOD-20-00053) received by Council on 13 February 2020 requesting modifications to Notice of Determination No. SPP-17-00031 approved on 8 January 2019.

Please be advised that Council has considered your request and, pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that the above determination is modified in the following manner:

A. Part A Deferred Commencement Matters is deleted

B. Condition 2.1.1 is amended as follows:

2 GENERAL

2.1 Scope of Consent

2.1.1 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 Title.	Drawing No.	Revision	Dated
PROPOSED 3 LOT SUB-DIVISION PLAN	A-01	1	09.09.2017
SITE ANALYSIS	A-02	1	09.09.2017
HEIGHT ANALYSIS - PART 1	A-03	1	09.09.2017
HEIGHT ANALYSIS - PART 2	A-04	1	09.09.2017

SHADOW DIAGRAMS	A-05	1	09.09.2017
MATERIAL & FINISHES	A-06	1	09.09.2017
CONSTRUCTION SYSTEM DETAILS	A-07	1	09.09.2017
SECTIONAL DETAIL	A-08	1	09.09.2017
PERSPECTIVE VIEWS	A-09-A,B,C & D	1	09.09.2017
PRE & POST ADAPTABLE APARTMENT LAYOUTS	A-10	1	09.09.2017
LIVABLE UNIT DETAILS	A-11	1	09.09.2017
DEMOLITION PLAN	A-12	1	09.09.2017
COVER PAGE	L1-C	1	09.09.2017
LOT 1 - SITE/GROUND FLOOR PLAN	L1-00	1	09.09.2017
LOT 1 - LEVEL 1 PLAN	L1-01	1	09.09.2017
LOT 1 - LEVEL 2 PLAN	L1-02	1	09.09.2017
LOT 1 - LEVEL 3 PLAN	L1-03	1	09.09.2017
LOT 1 - ROOF PLAN	L1-04	1	09.09.2017
PROPOSED LOT 1 - UPPER BASEMENT PLAN	**L1-05**	**3**	**03.09.2020**
PROPOSED LOT 1 - LOWER BASEMENT PLAN	**L1-06**	**3**	**03.09.2020**
LOT 1 - COMMUNAL OPEN SPACE	L1-07	1	09.09.2017
PROPOSED LOT 1 - SECTIONS	L1-10	1	07.08.2017
PROPOSED LOT 1 - SECTIONS	L1-10A	1	07.08.2017
PROPOSED LOT 1,2,3 RAMP SECTION	L3 -10B	1	07.08.2017
PROPOSED LOT 1 - ELEVATIONS	L1-11	1	09.09.2017
PROPOSED LOT 1 - ELEVATIONS	L1-11A	1	09.09.2017

LOT 1 - BUILDING 'A' GROUND LVL PLAN	L1-A00	2	09.09.2017
LOT 1 - BUILDING 'B' GROUND LVL PLAN	L1-B00	2	09.09.2017
LOT 1 - BUILDING 'A' LVL 1 PLAN	L1-A01	2	09.09.2017
LOT 1 - BUILDING 'B' LVL 1 PLAN	L1-B01	2	09.09.2017
LOT 1 - BUILDING 'A' LVL 2 PLAN	L1-A02	2	09.09.2017
LOT 1 - BUILDING 'B' LVL 2 PLAN	L1-B02	2	09.09.2017
LOT 1 - BUILDING 'A' LVL 3 PLAN	L1-A03	2	09.09.2017
LOT 1 - BUILDING 'B' LVL 3 PLAN	L1-B03	2	09.09.2017
COVER SHEET	LOT 1 – 000	B	13.09.2017
TREE REMOVAL PLAN	LOT 1 – 0010	B	13.09.2017
LANDSCAPE PLAN 1 – GROUND LEVEL	LOT 1 – 101	C	13.09.2017
LANDSCAPE PLAN 1 - GROUND LEVEL (COLOUR)	LOT 1 – C101	C	13.09.2017
CONCEPT IMAGERY - GROUND LEVEL	LOT 1 – 102	C	13.09.2017
LANDSCAPE PLAN - ROOF LEVEL	LOT 1 – 103	C	13.09.2017
CONCEPT IMAGERY - ROOF LEVEL9	LOT 1 – 104	B	13.09.2017
LANDSCAPE STREETSCAPE PLAN 1	LOT 1 – 107	B	13.09.2017
LANDSCAPE SECTIONS	LOT 1 – 501	B	13.09.2017
LANDSCAPE DETAILS	LOT 1 – 502	B	13.09.2017
LANDSCAPE SEPCIFICATION & PLANT SCHEDULE	LOT 1 – 503	C	13.09.2017

STAGING OF DA SPP-17-00031	01	B	03.02.2020
LANDSCAPING OVER OSD – LOT 1	**A01**	**2**	**28.08.2020**

* All the plans are subject to relevant conditions of this consent

C. Condition 2.6.3, 2.6.5 is amended and Condition 2.6.6 be added as follows:

2.6 **Other Matters**

2.6.3 The registered proprietor/owners corporation is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. 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 at wsud@blacktown.nsw.gov.au .

2.6.5 The Temporary OceanGuard (Enviropod) Removal Bond and Temporary OceanGuard (Enviropod) Maintenance Bond can only be refunded and the positive covenant for the maintenance of the OceanGuards (Enviropods) in the street pits can only be removed when the downstream regional basin is fully developed as agreed with Council.

2.6.6 The temporary on-site stormwater detention tank can only be decommissioned and the positive covenant removed with the submission of an amended water quality and decommissioning plan that is approved by Council's Asset Design Section.

D. Condition 7.1.2 is added as follows:

7 **PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)**

7.1 **Landscaping**

7.1.2 A revised Landscape Plan shall be submitted to and approved by Council prior to issue of a Construction Certificate. The amended Landscape Plan will include details of the landscape planting which will be used to screen the OSD tank in accordance with Drawing Number A01: Landscaping over OSD – Lot 1 dated 28 August 2020. The tiled finish of the OSD tank is to be treated with an anti-graffiti coating.

E. Condition 9.1.3 is amended as follows:

9 **PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)**

9.1 **General**

9.1.3 Construction certificate plans shall be generally in accordance with the following drawings:

Prepared By	Project No.	Drawing No. and Rev.	Dated
C & M Consulting Engineers		02175_110 Rev 01	24/01/2020
		02175_201 Rev 02	18/08/2020
		02175_202 Rev 01	18/03/2020
		02175_301 Rev 01	24/01/2020
		02175_302 Rev 01	24/01/2020
		02175_401 Rev 01	24/01/2020
		02175_601 Rev 02	19/12/2019
		02175_602 Rev 01	18/03/2020
		02175_621 Rev 05	18/08/2020
		02175_622 Rev 04	18/08/2020
		02175_623 Rev 04	18/08/2020
		02175_624 Rev 01	08/11/2019
		02175_651 Rev 01	08/11/2019
		02175_701 Rev 01	24/01/2020
Advent Consulting Engineers	063017-001	Refer to list below	06/07/2018

1. Amended drainage plans from C & M Consulting Engineers Drawing Series 02175 are required to address the following;

   a) Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the rainwater tanks, onsite detention tank and water quality devices in accordance with Council's Engineering Guide for Development 2005.

   b) Provide galvanised or equivalent step irons or ladders for all entry points to the tanks.

   c) Design the roof-water system to convey all the roof flow to the rainwater tank. Provide details.

   d) 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.

   e) All pits within the proposed development must comply with the following. Pits 600 * 600 mm are limited to 600 mm maximum depth, pits 600 * 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 * 900 mm.

   f) All the retaining walls are to be masonry.

   g) Number all pits.

   h) On drawing no. 201 (02), show all the grated surface inlet pits collecting surface flows in the internal drainage system for Lot 1.

   i) On drawing no. 201 (02), show the grate levels of the street pits.

   j) On drawing no. 201 (02), move the drainage pipeline from pit 5/A to pit 7/A along the kerb of Road No. 1 as shown in the previous design plans by Advent Consulting Engineers.

   k) Delete pipeline 7/A – 1/G as it is not required.

l) Replace pipe 2/A – 1/A with 750mm RCP.

m) The grate level of the pit upstream of inlet to OSD 1 within the lot must be higher than the 1% AEP (100 year ARI) water level in the OSD tank RL 50.70. Set the grate level of the unnamed grated pit to a minimum RL 50.80.

n) Construct a new kerb inlet pit (say 1A/B) at chainage 877 approximately on pipeline 2/B-1/B setting the grate level to a minimum RL 51.10. Provide a temporary cap on the outlet from 1A/B to pit 1/B.

o) Delete the pipeline from pit 1/B to the unnamed grated pit. Delete the temporary cap on the outlet from 1/B to pit 2/A.

p) Provide a new pipe connection from new pit 1A/B to the adjacent un-named internal pit sufficient to carry as a minimum the 1% AEP (100 year ARI) upstream design flows from this catchment.

q) Provide a 150mm high kerb along the north western boundary and along the south western boundary of Lot 1 to direct the surface flows to the surface inlet pits and to the OSD tank grates.

r) Set the false floor level of the Stormfilter chamber to a minimum RL 48.25 so that the false floor level is higher than the 1 EY (1 year ARI) HGL level at pit 3/A.

s) Set the invert level of the pipe inlet to the Stormfilter chamber to a minimum RL 48.35. Regrade the inlet pipeline through the internal un-named pits to pit 1A/B at a minimum 0.5% grade. Design the pipeline to convey the 1% AEP internal and external street flows to the Stormfilter chamber.

t) Revise the OSD spreadsheet for Version 1.9 or later using:
i. An "RL of Bottom of OSD Storage" of RL 48.51.
ii. A Stormfilter cartridge design flow rate of 19.2 l/s; and
iii. A Stormfilter cartridge flow rate of 32.1 l/s with 1% AEP (100 year ARI) head.
iv. Note the revised 1.5 year (50% AEP) and 100 year (1% AEP) weir levels.
v. Note the revised orifice diameters.

u) On drawing no. 621 (05) at *OSD Tank No.1 Plan – Showing the Surface,* indicate the position of the private open space courtyards and relocate as many of the access grates to the detention tank as practical clear of the courtyards while still achieving the 4m maximum distance from anywhere in the tank. The access points to the Stormfilter chamber MUST be located clear of the private open space.

v) On drawing no. 621 (05) at *OSD Tank No.1 Plan,*'show the length of the Stormfilter chamber increased from '2.5' m to '3.5' m. Ensure the Stormfilter weir is a minimum of 2.1 m long.

w) On drawing no. 621 (05) at *OSD Tank No.1 Plan* show the finished levels of the tank at frequent intervals.

x) On drawing no. 621 (05) *Detail B* show 12 Stormfilters.

y) On drawing no. 621 (05) *Section 1* delete the reference to 4 m distancing.

z) On drawing no. 621 (05) *Section 1 and Section 3*, indicate the 1% AEP (100 year ARI) water level as RL 50.70.

aa) On drawing no. 621 (05) *Section 1 and Section 3* amend the 50% AEP (1.5 year ARI) weir RL to the new level from the spreadsheet.

bb) On drawing no. 621 (05) *Section 3*, indicate the 50% AEP (1.5 year ARI) sump as minimum 100 mm and the 1% AEP (100 year ARI) sump as minimum 150 mm to allow installation of the orifice plate.

cc) On drawing no. 621 (05) *Section 4* show the false floor level as RL 48.25, the Stormfilter weir as RL 49.02 and the inflow pipe invert as RL48.35 m AHD.

dd) On drawing no. 621 (05), amend the 50% AEP (1.5 year ARI) and 1% AEP (100 year ARI) orifice diameter dimensions on the Orifice Plate Details based on the revised spreadsheets.

ee) On drawing no. 621 (05), for 50% AEP (1.5 year ARI) and 1% AEP (100 year ARI) orifice plate details, delete notes "ORIFICE PLATE CAN BE REPLACED WITH 100mm /150mm uPVC PIPE".

ff) Delete the Non-Return Flap valve shown on drawing no. 621 (05) at Detail A and Section 4 as it is not required where 50% AEP orifice is provided.

gg) Provide 200 micron OceanGuards (Enviropods) to all the internal and all external drainage pits.

hh) OceanGuards (Enviropods) treating only surface flows require a minimum clear depth of 550 mm below the grate to any inlet or outlet pipe obvert. OceanGuards (Enviropods) treating surface flows and upstream pipe flows require a minimum clear depth of 500 mm from the invert of the upstream pipes to be treated, to the obvert of the outlet pipe. Where these pits are treating upstream pipe flows the inverts of all pipes in and out of the pit are to be shown.

ii) On drawing no. 651 (01) amend detail of "Grated Pit with Enviropod" to "Grated Pit with 200 micron OceanGuard". Adjust the base of the OceanGuard to sit above the pipe obverts. Show the dimension of "550" from the underside of the grate to the upstream pipe obvert.

jj) On drawing no. 651 (01) amend detail of "Gully Pit with Enviropod" to "Gully Pit with 200 micron OceanGuard".

kk) Provide a 900 x 1800 pit downstream of the rainwater tank. The overflow from the rainwater tank is to be directed through two 900 x900 OceanGuards within the pit to treat the roof flows prior to discharging to the Stormfilter chamber. Provide two 300mm overflow pipes from the rainwater tank equally splitting the flow and direct each overflow pipe to the centre of each 900mm x 900mm OceanGuard to treat the pipe flow. Note: Ocean Protect can assist with designs if required. Set the outlet pipe invert (say 375 @ 0.5% or equivalent) as a minimum of 0.875 m below the invert of the 300 mm inlet pipe inverts. Provide detail.

ll) Provide details of the two rainwater tank overflow pipes connection to the pit with OceanGuards on plan and section. Provide non-return flaps in the OceanGuard pit.

mm) Provide one additional 690mm Stormfilter cartridge to the Stormfilter tank in OSD 1 to achieve the required pollutant removal

targets. Amend the total number of cartridges to twelve (12) on drawing no. 621 (05).

nn) On drawing No. 624 (01), replace "T1" with "*T2*" for the notation of arrows which corresponds to the section details of the discharge control pits.

oo) On drawing No. 624 (01) at *Section T2* provide a screen over the 1% AEP (100 year ARI) orifice.

2. An experienced Drainage Engineer registered with NER and supported by a DRAINS or similar electronic hydraulic drainage model is to certify that the internal drainage system is capable of carrying the 1% AEP flows (excluding the design bypass areas) to the detention tank through either piped or surface flows.

3. Provide details for permanent coloured interpretive signage minimum A1 size to be installed to highlight the water quality improvement process for each lot. 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 tank 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.

4. Provide a Temporary OceanGuard (Enviropod) Removal Estimate from Ocean Protect for the full removal of the temporary OceanGuards (Enviropods) and frames from all the street pits surrounding the development.

5. Provide a Temporary OceanGuard (Enviropod) Maintenance Estimate from Ocean Protect for the cleaning and maintenance of all the temporary OceanGuards (Enviropods) in the street pits surrounding the development at maximum 4 monthly intervals for a minimum of 4 years.

   a. For lot 1 an experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on the site including all toilet flushing for the eight commercial units for lot 1 and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:

      i) a first flush or pre-treatment system (typically 0.2 litres / m^2 of roof area going to the tank),

      ii) a pump with isolation valves and a warning light to indicate pump failure;

      iii) a mains water direct tank top up with air gap for landscape watering,

      iv) a solenoid controlled mains water bypass for toilet flushing only;

      v) flow meters on the mains water tank top-up line, the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage;

vi) a timer and control box for landscape watering, allowing for seasonal variations;

vii) how the system is designed to automatically achieve a minimum average landscape usage rate of 0.4 kL/yr/m^2 including increasing the frequency of watering by a minimum 50% above average for the hotter months, allowing for a minimum annual average usage of 239 KL/ year for lot 1. Provide a separate irrigation plan.

viii) ensuring all the rainwater reuse pipes are coloured purple;

ix) an inline filter and preferably an automatic backwash inline filter.

x) fitting rainwater warning signs to all external taps using rainwater.

F. Condition 9.10.4 and 9.11.1 are deleted.

G. Amend Condition 13.15.1 and add Condition 13.15.2 as follows:

13 **DURING CONSTRUCTION (ENGINEERING)**

13.15 **Other Matters**

13.15.1 The minimum twelve (12) 690 mm high Stormfilter cartridges and the 200 micron OceanGuards in all the internal pits for lot 1 supplied by Ocean Protect and the 200 micron OceanGuards (Enviropods) installed in all the street pits are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

13.15.2 A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to certify that all the toilets within the eight commercial units are capable of being supplied by rainwater and that there is no cross mixing or cross contamination with the potable water supply.

H. Add Conditions 15.18, 15.18.1, 15.18.2, 15.18.3 as follows:

15 **PRIOR TO OCCUPATION CERTIFICATE**

15.18 **Drainage Section Matters**

15.18.1 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the drainage system is in accordance with the approved design plans. In this regard, the Engineer is to certify that:

a. all the requirements of the approved drainage plan have been undertaken;

b. the minimum detention storage of 259 m^3 has been provided for Lot 1 below the 50% AEP (1.5 year ARI) overflow weir;

c. the minimum detention storage of 392 m^3 has been provided for Lot 1 below the 1% AEP (100 year ARI) emergency overflow weir;

d. the orifice matches the approved construction certificate plans;

e. the outlet control pipe size from the detention tanks match the approved construction certificate plans;

f. the rainwater tank has been provided collecting all of the roof area;

g. a minimum 45 m^3 rainwater tank has been provided for Lot 1 below the overflow level.

h. The WSUD interpretative sign has been installed

i. all other the signage and warning notices have been installed;

15.18.2 Applicant shall submit documents from Ocean Protect certifying the installation of the 200 micron OceanGuards and Stormfilters:

i. are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;

ii. 200 micron OceanGuards have been installed in all the internal inlet pits in Lot 1;

iii. 200 micron OceanGuards have been installed in all the street pits;

iv. A minimum of twelve (12) 690mm high Stormfilter cartridges have been installed for tank 1;

v. The Stormfilter tank includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges;

vi. The Stormfilter weir length is a minimum of 2.1 m for OSD tank 1;

vii. The Stormfilters have a minimum flow rate of 19.2 l/s at standard weir height for tank 1;

viii. Mosquito proof screens have been provided under all grated accesses into the Stormfilter tank;

ix. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.

15.18.3 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 covenant requirements are to include the submission of an annual report non-potable water usage. The Restriction to User and Positive Covenant must be registered with prior to the final occupation certificate.

I. Amend Condition 16.16.1.4 as follows:

16 **PRIOR TO SUBDIVISION CERTIFICATE**

16.16 **Engineering Matters**

16.16.1 **Surveys/Certificates/Works As Executed plans**

16.16.1.4 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention

requirements in accordance with the approved design plans. In this regard, the Engineer is to certify that:

a. all the requirements of the approved drainage plan have been undertaken;

b. the minimum detention storage of 259 m^3 has been provided for Lot 1 below the 50% AEP (1.5 year ARI) overflow weir;

c. the minimum detention storage of 392 m^3 has been provided for Lot 1 below the 1% AEP (100 year ARI) emergency overflow weir;

d. the orifice matches the approved construction certificate plans;

e. the outlet control pipe size from the detention tanks match the approved construction certificate plans;

f. the temporary OSD basins have been installed for lots 2 and 3 as per plan 624 (01) by C & M Consulting Engineers Drawing Series 02175

g. 200 micron OceanGuards have been installed in all the street pits in accordance with the requirements of Ocean Protect.

h. all the signage and warning notices have been installed;

J. Delete Condition 16.16.1.7.1:

K. Amend Condition 16.16.1.7.3 as follows:

16.16 **Engineering Matters**

16.16.1 **Surveys/Certificates/Works As Executed plans**

16.16.1.7.3 Applicant shall provide written evidence that the registered owner/lessee 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 OceanGuard (Enviropod) and Stormfilters. The maintenance contract is to contain a requirement that all maintenance on the Stormfilter cartridges must be undertaken by Ocean Protect. 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. This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

L. Amend Condition 16.16.2.2.2 and add condition 16.16.2.5 and 16.16.2.6 as follows:

16.16 **Engineering Matters**

16.16.2 **Easements/Restrictions/Positive Covenants**

16.16.2.2.2 Provide a Positive Covenant over the Temporary OceanGuards (Enviropods) in the Street Pits generally in accordance with the requirements of Council's Engineering Guide for Development 2005 burdening Lot 1. The covenant requirements are to include cleaning at maximum 4 monthly intervals and the submission of a report on water treatment within ten days of cleaning. 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.

16.16.2.5 Provide a Positive Covenant over lots 2 and 3 for future development to provide water quality and water conservation in accordance with the requirements of Council's DCP 2015 Part J.

16.16.2.6 Provide a Positive Covenant over lots 2 and 3 for future development to be below the Stream Erosion Index of 3.5 for the site.

M. Amend Condition 16.16.4.4 as follows:

16.16 **Engineering Matters**

16.16.4 **Bonds/Securities/Payments in Lieu of Works**

16.16.4.4 Where Council's has granted approval of providing security in lieu of outstanding works. A security, in the form of a bank guarantee or a cash deposit, shall be lodged with Council to cover outstanding works required by this consent. The security amount will be calculated at Council's approved rate upon request.

In this regard Bonds to Council are required for the Temporary OceanGuard (Enviropod) Removal within the street pits equal to 200% of the Temporary OceanGuard (Enviropod) Removal Estimate, as well as a OceanGuard (Enviropod) Maintenance Bond to Council for the maintenance of the Temporary OceanGuards (Enviropods) within the street pits equal to 200% of the Temporary OceanGuard (Enviropod) Maintenance Estimate.

The above modifications have been made under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979. In seeking these modifications, Council is satisfied that the modified development is substantially the same as the development that was originally consented to and that no person shall be adversely affected by the modifications.

It would be appreciated if you could amend the copy of Notice of Determination No. SPP-17-00031 accordingly. Please note that all other conditions remain unaltered and therefore must be complied with.

Right of Appeal:

If you are dissatisfied with this decision, Sections 8.9 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months of the date of determination.

Right of Review:

Section 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made

in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged within 28 days of the date of determination and determined within 6 months of the date of determination.

Note: To enable the Section 8.2 review to be considered within the six (6) months' timeframe prescribed by under the Environmental Planning and Assessment Act 1979, you must lodge the application for review under Section 8.2 within twenty-eight (28) days to facilitate the statutory timeframes.

Section 8.2 does not apply to a determination of an application to modify a complying development certificate, a determination in respect of designated development, a determination made by the Council under section 4.33 in respect of an application by the Crown, or a determination that is taken to have been made because the Council has failed to determine an application.

Note: Sections 8.3, 8.4 and 8.5 apply to a review under this section.

Should you have any further enquiries concerning this matter, please contact Council's Town Planner [redacted] on 9839 6000.

Yours faithfully

[redacted]
Coordinator Planning Assessment

BLACKTOWN CITY COUNCIL
Development Consent No: MOD-20-00053
This document forms part of the above approval issued under Section 4.16 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes.
Kerry Robinson
Chief Executive Officer
per:

TALLAWONG ROAD

SETBACK

OSD TANK WITH 1 M LANDSCAPING STRIP ALONG NORTH BOUNDARY

DEEP SOIL 154.17 SQM

DEEP SOIL 168.41 SQM

SERVICE AREA

PLANT RM.

RETAIL PARKING AREA

RAMP UP TO GROUND LEVEL

RAMP ACCESS TO/FROM LOWER BASEMENT

RETAIL PARKING & RESIDENT PARKING & WASTE COLLECTION

90.61 SQM DEEP SOIL

AMENETIES

ELEC METER RM

DEEP SOIL 143.54 SQM

BULKY WASTE 12.6 sqm

LOADING DOCK

BIN ROOM

SHOP BIN RM

DEEP SOIL 45.88 SQM

RAMP UP TO GROUND LEVEL

STORAGE

ACCESS TO LOWER BASEMENT

WASTE LOADING DOCK

TOTAL SITE AREA	= 4848.49 SQM
DEEP SOIL ZONE	= 602.61 SQM
DEEP SOIL %	= 12.42%

REV 3 - OSD TANK LOCATION AMENDED , 1 M STRIP IS AVAILABLE FOR LANDSCAPING ALONG THE NORTHERN BOUNDARY

PROPOSED LOT 1 - UPPER BASEMENT

03.09.20

0 2 10 20 40M

ARCHIDROME
SUITE # 2, 25 MONTVIEW PDE, HORNSBY HEIGHTS, N. S. W. 2077 JANHVI@ARCHIDROME.NET

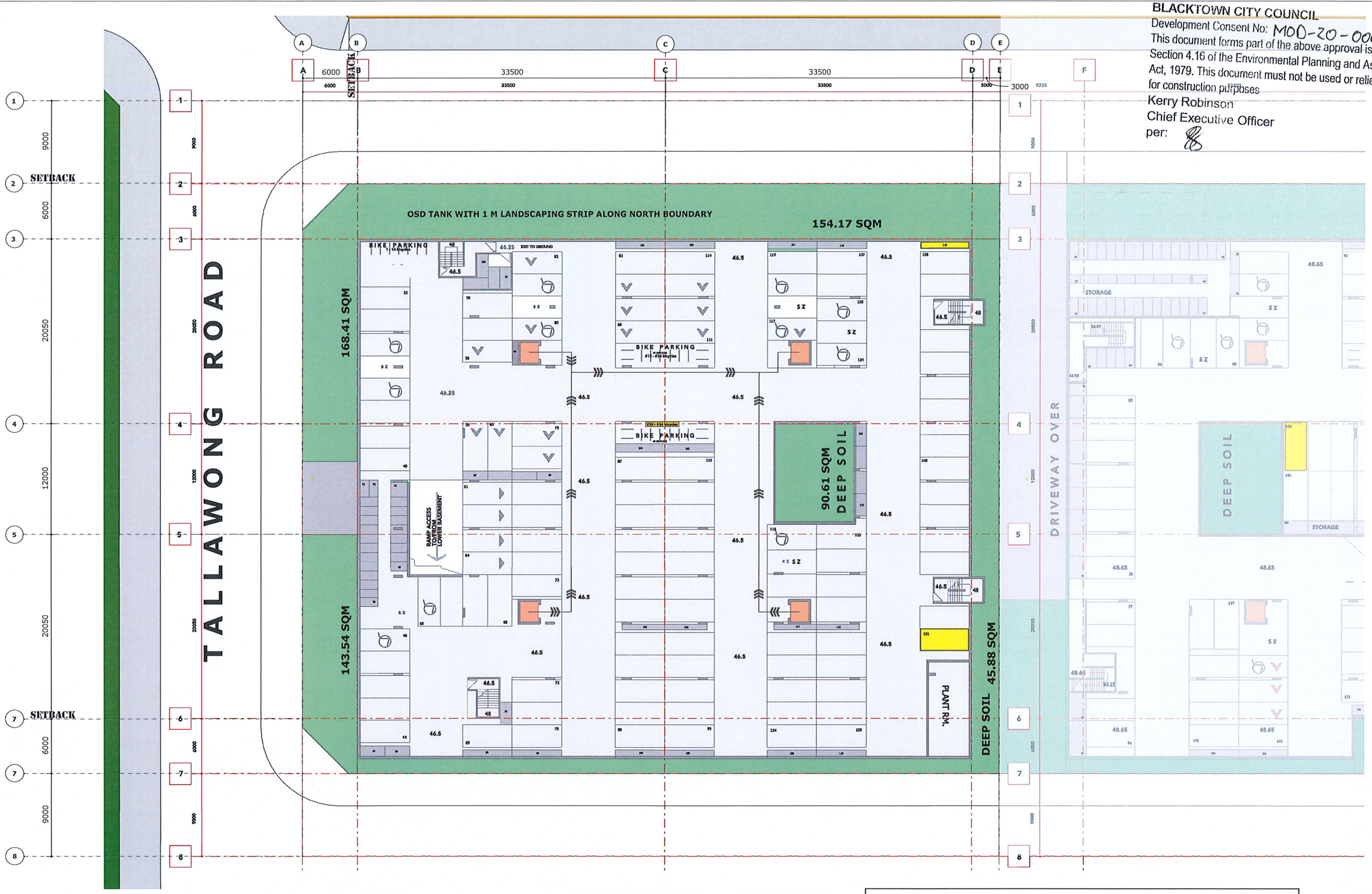
DWG NO. L1-05

SCALE 1 : 200

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 3

BLACKTOWN CITY COUNCIL
Development Consent No: MOD-20-00053
This document forms part of the above approval issued under Section 4.16 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes
Kerry Robinson
Chief Executive Officer
per:



TOTAL SITE AREA = 4848.49 SQM
DEEP SOIL ZONE = 602.61 SQM
DEEP SOIL % = 12.42%

REV 3 - OSD TANK LOCATION AMENDED , 1 M STRIP IS AVAILABLE FOR LANDSCAPING ALONG THE NORTHERN BOUNDARY

PROPOSED LOT 1 - LOWER BASEMENT

03.09.20

0 2 10 20 40M

ARCHIDROME
SUITE # 2, 25 MONTVIEW PDE, HORNSBY HEIGHTS, N. S. W. 2077 JANHVI@ARCHIDROME.NET

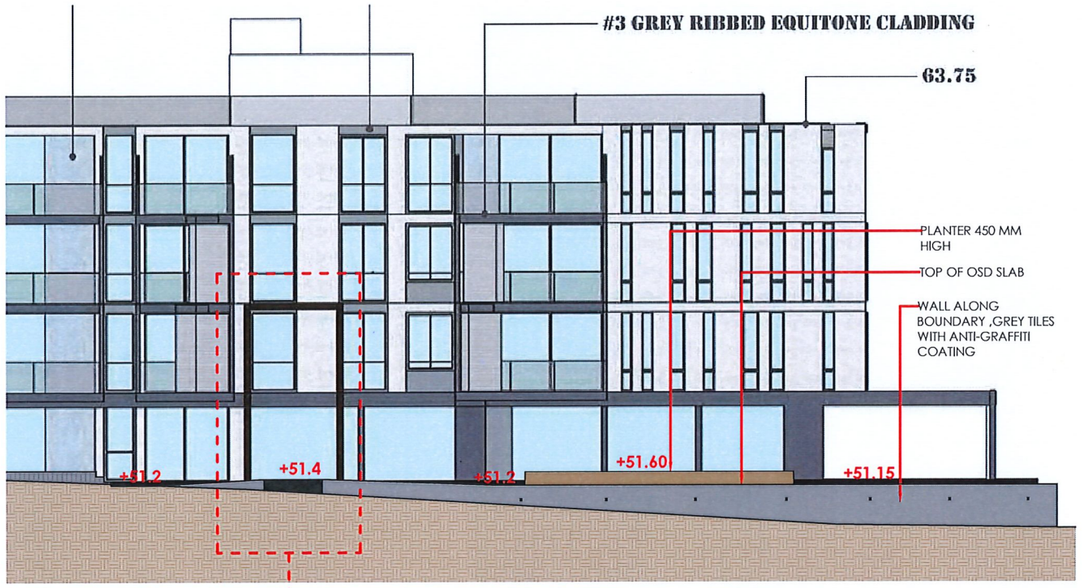
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SCALE 1 : 200

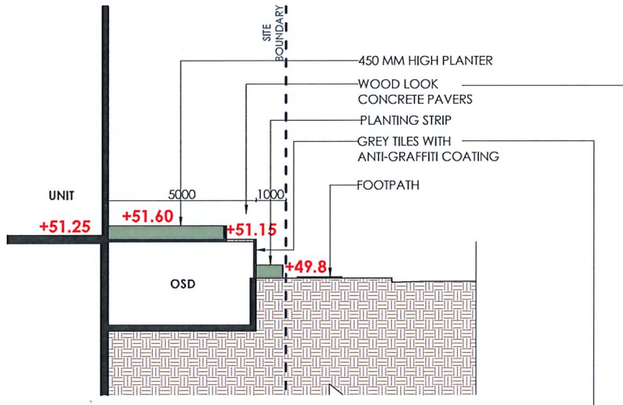
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 3

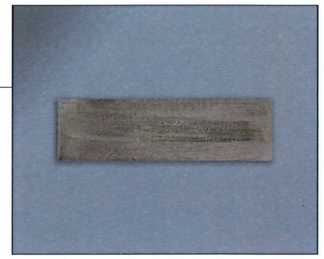
BLACKTOWN CITY COUNCIL
Development Consent No: MOD-20-00063
This document forms part of the above approval issued under Section 4.16 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes
Kerry Robinson
Chief Executive Officer
per:



NORTH ELEVATION



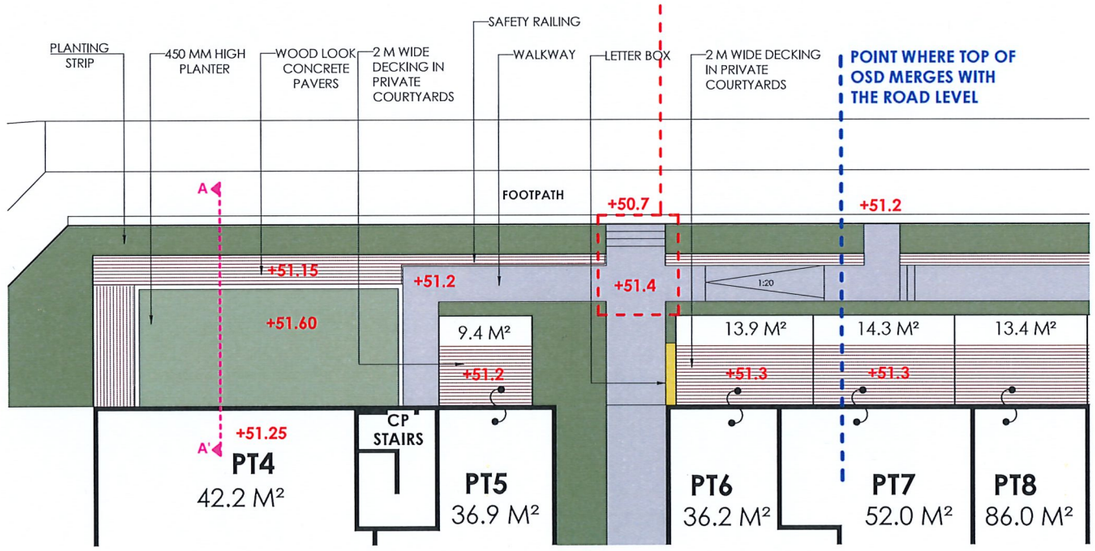
SECTION AA'



AMBER - SHIPDECK TILE IN COPPER SLEEPERS



GREY TILES WITH ANTI-GRAFFITI COATING



PLAN

THESE MATERIALS TO COMPLIMENT THE OTHER PROPOSED BUILDING MATERIALS.

REFER TO MATERIAL & FINISHES SHEET FOR DETAILS.

PROPOSED RFB DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

LANDSCAPING OVER OSD - LOT 1

ARCHIDROME
SUITE 1, LEVEL 1, 22 EDGEWORTH DAVID AVENUE, HORNSBY, N.S.W 2077 TARUNCHADHA@ARCHIDROME.NET ARCHITECT'S REG. NO. 8777

DRWG. NO.
A01
R-02

28/08/20

File no: SPP-17-00031
MOD-22-00008

19 August 2022

LK Group/CPS Planning
Level 3, 397 Riley Street
Surry Hills NSW 2010

Attention: Brendon Clendenning

Dear Mr Clendenning

Property: **Lot 63 DP 30186, 84 Tallawong Road ROUSE HILL**

Proposal: **Modification to Notice of Determination No. SPP-17-00031 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979**

Reference is made to your Section 4.55(2) application (MOD-22-00008) received by Council on 14 January 2022 requesting modifications to Notice of Determination No. SPP-17-00031 approved on 8 January 2019.

Please be advised that Council has considered your request and, pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that the above determination is modified in the following manner:

A. Condition 2.1.1 is amended as follows:

2 GENERAL

2.1 Scope of Consent

2.1.1 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 Title.	Drawing No.	Revision	Dated
PROPOSED 3 LOT SUB-DIVISION PLAN	A-01	1	09.09.2017
SITE ANALYSIS	A-02	1	09.09.2017
HEIGHT ANALYSIS - PART 1	A-03	1	09.09.2017
HEIGHT ANALYSIS - PART 2	A-04	1	09.09.2017
MATERIAL & FINISHES	**A-06**	**B**	**20.06.2022**

CONSTRUCTION SYSTEM DETAILS	A-07	1	09.09.2017
BASIX NOTES	**L1**	**C**	**06.07.2022**
PRE & POST ADAPTABLE APARTMENT LAYOUTS	A-10	1	09.09.2017
LIVABLE UNIT DETAILS	A-11	1	09.09.2017
DEMOLITION PLAN	A-12	1	09.09.2017
LOT 1 - SITE/GROUND FLOOR PLAN	**L1-00**	**B**	**20.06.2022**
LOT 1 - LEVEL 1 PLAN	**L1-01**	**B**	**20.06.2022**
LOT 1 - LEVEL 2 PLAN	**L1-02**	**B**	**20.06.2022**
LOT 1 - LEVEL 3 PLAN	**L1-03**	**B**	**20.06.2022**
LOT 1 - ROOF LEVEL PLAN	**L1-04**	**B**	**20.06.2022**
PROPOSED LOT 1 - UPPER BASEMENT PLAN	**L1-05**	**B**	**20.06.2022**
PROPOSED LOT 1 - LOWER BASEMENT PLAN	**L1-06**	**B**	**20.06.2022**
LOT 1 - COMMUNAL OPEN SPACE	**L1-07**	**B**	**20.06.2022**
PROPOSED LOT 1 - SECTIONS	**L1-10**	**B**	**20.06.2022**
PROPOSED LOT 1 - SECTIONS	**L1-10A**	**B**	**20.06.2022**
PROPOSED LOT 1,2,3 RAMP SECTIONS	**L1 -10B**	**B**	**20.06.2022**
PROPOSED LOT 1 - ELEVATIONS	**L1-11**	**B**	**20.06.2022**
PROPOSED LOT 1 - ELEVATIONS	**L1-11A**	**B**	**20.06.2022**
LOT 1 BUILDING A GROUND LEVEL PLAN	**L1-A00**	**B**	**20.06.2022**
LOT 1 BUILDING A LEVEL 1 PLAN	**L1-A01**	**B**	**20.06.2022**
LOT 1 BUILDING A LEVEL 2 PLAN	**L1-A02**	**B**	**20.06.2022**

LOT 1 BUILDING A LEVEL 3 PLAN	**L1-A03**	**B**	**20.06.2022**
LOT 1 BUILDING A LEVEL ROOF TERRACE PLAN	**L1-A04**	**B**	**20.06.2022**
LOT 1 BUILDING B GROUND FLOOR PLAN	**L1-B00**	**B**	**20.06.2022**
LOT 1 BUILDING B LEVEL 1 PLAN	**L1-B01**	**B**	**20.06.2022**
LOT 1 BUILDING B LEVEL 2 PLAN	**L1-B02**	**B**	**20.06.2022**
LOT 1 BUILDING B LVL 3 PLAN	**L1-B03**	**B**	**20.06.2022**
LOT 1 BUILDING B LEVEL ROOF TERRACE PLAN	**L1-B04**	**B**	**20.06.2022**
TREE REMOVAL PLAN	Lot 1 – 0010	C	13.09.2017
COVER SHEET	**E871_LP1_00**	**C**	**22.06.2022**
OVERALL LANDSCAPE & PUBLIC DOMAIN PLAN	**E871_LP1_01**	**C**	**22.06.2022**
CHARACTER IMAGERY - GROUND FLOOR & PUBLIC DOMAIN	**E871_LP1_02**	**C**	**22.06.2022**
CHARACTER IMAGERY - ROOFTOP	**E871_LP1_03**	**C**	**22.06.2022**
GROUND FLOOR LANDSCAPE & PUBLIC DOMAIN PLANS - LOT 1	**E871_LP1_04**	**C**	**22.06.2022**
LANDSCAPE ROOFTOP PLANS - LOT 1	**E871_LP1_05**	**C**	**22.06.2022**
INDICATIVE PLANTING SCHEDULE	**E871_LP1_06**	**C**	**22.06.2022**
NOTES & SPECIFICATION	**E871_LP1_07**	**C**	**22.06.2022**
LANDSCAPE DETAILS	**E871_LP1_08**	**C**	**22.06.2022**
LANDSCAPE DETAILS (CONT.)	**E871_LP1_09**	**C**	**22.06.2022**
STAGING OF DA SPP-17-00031	01	B	03.02.2020
LANDSCAPING OVER OSD – LOT 1	A01	2	28.08.2020

* All the plans are subject to relevant conditions of this consent

B. Condition 2.4.1 is amended as follows:

2.4 **Compliance with BASIX Certificate**

2.4.1 All commitments listed in the BASIX Certificate number: 859998M_05 dated 06 July 2022 shall be complied with.

C. Condition 6.1.1 is amended as follows:

6 **PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)**

6.1 **DA Plan Consistency**

6.1.1 A Construction 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 as modified.

D. Conditions 6.8, 6.8.1, 6.8.2, 6.8.3, 6.8.4, 6.8.5, 6.8.6, 6.8.7 and 6.8.8 are added as follows:

6.8 **Waste Matters**

6.8.1 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

6.8.2 The applicant must ensure that roads and driveways etc are rated suitable for 24 tonne trucks.

6.8.3 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.

6.8.4 A plan demonstrating the bin collection points must be provided to the satisfaction of Council's waste section prior to the issue of the Construction Certificate.

6.8.5 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.

6.8.6 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.

6.8.7 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.

6.8.8 The applicant must demonstrate to Council's satisfaction, that the proposed construction plans (with respect to the services and piping infrastructure secured to the basement ceilings), do not encroach the required 4.5m headroom allowance for truck access as per Australian Standards 2890.2. This 4.5m headroom allowance must be achievable clear of all eaves, overhangs, balconies, services (including sprinklers, pipes etc), and at the roller door entry point. Failure to comply may impact the ability for waste collection vehicles to safely access the development to service its waste and recycling bins.

E. Conditions 7.7.1, 7.7.2 and 7.7.4 are amended as follows:

7 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

7.7 Access/Parking

7.7.1 The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) are to be designed in accordance with the current editions of AS/NZS 2890.1 and AS 2890.2 for heavy vehicles.

7.7.2 All car parking spaces are to be designed in accordance with the current editions of AS/NZS 2890.1 and AS/NZS 2890.6.

7.7.4 Access to and parking for persons with disabilities shall be designed in accordance with the current editions of AS/NZS 2890.6 and AS 1428.1.

F. Condition 7.11 is amended as follows:

7.11 Section 7.11 Contributions under Section 7.11 Directions

7.11.1 Contributions under Section 7.11 of the Environmental Planning & Assessment Act 1979 (the Act) must be paid.

Under the Section 7.17 Direction issued by the Minister for Planning on 17 July 2017, 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 $40,000 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 $40,000 for each residential lot/dwelling authorised to be created by the development consent. The Section 7.11 contributions payable below have been assessed in accordance with this Direction:

No. of intended dwellings: 109

Total Contribution: $4,360,000.00

These contributions are permitted to be paid in the separate stages as identified by Staging of DA SPP-17-00031 plan dated 3.2.2020 in accordance with the parameters below. The payment of staged contributions is based upon the following parameters:

Stage 1 – Road construction and subdivision

Developable Area: 0.4893 hectares (road area)

Contribution: $207,508.00

* Contribution value to be subtracted from Capped Contribution of $4,360,000

Stage 2 – construction of the buildings on proposed Lot 1

Developable Area:	0.9740 hectares
Additional Population:	210.8 persons
Number of intended dwellings/apartments:	109
Balance of Capped Contribution to be paid:	**$ 4,152,492.00**

Payment of these amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

PLEASE NOTE*: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card or EFTPOS attract a 0.5% surcharge.*

Notes In complying with the Minister's Section 7.17 Direction, the applicant is advised that Council may not be in a position to provide all of the facilities listed in the applicable contributions plan due to the potential shortfall of contributions to be received as a result of the $40,000 per dwelling/lot limit.

The amounts below are the INDEXED contributions as at the date of this consent which, if not for the Minister's Section 7.17 Direction, would have applied to this consent. These amounts have been supplied for your information.

Contribution Item	**Amount**
Stormwater Quantity First Ponds Creek Land	$201,841.00
Stormwater Quantity First Ponds Creek Works	$170,295.00
Stormwater Quality First Ponds Creek	$40,930.00
Traffic Management Rouse Hill Land	$111,330.00
Traffic Management Rouse Hill Works	$658,522.00
Open Space – Rouse Hill Land	$2,731,663.00
Open Space – Rouse Hill Works	$1,388,613.00
Community Facilities Rouse Hill Land	$142,708.00
Community Facilities Land	$19,128.00
E2 Conservation Zone Land	$48,358.00
E2 Conservation Zone Works	$17,194.00

Total	$5,530,582.00

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

Developable Area: 0.9740 hectares
Additional Population: 210.8 persons
Number of intended dwellings/apartments: 109

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)

G. Condition 8.5. is amended as follows:

8 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

8.5 BASIX Certificate Compliance

8.5.1 The plans and specifications must indicate compliance with the commitments listed in the BASIX Certificate Number: 859998M_05 dated 06 July 2022.

H. Conditions 12.6.2 and 12.6.3 are added as follows:

12 DURING CONSTRUCTION (BUILDING)

12.6 Waste Control

12.6.2 The applicant must provide evidence of tipping dockets for all demolition and construction waste generated onsite.

12.6.3 The applicant must ensure all litter is managed onsite by ensuring waste receptacles are covered when not in use.

I. Condition 15.6.5 is amended as follows

15 PRIOR TO OCCUPATION CERTIFICATE

15.6 Landscaping/Car Parking

15.6.5 Access and parking for people with disabilities shall be provided in accordance with the current edition of AS/NZS 2890.6.

J. Condition 15.15.9 is amended as follows:

15.15 Other Matters

15.15.9 Head room clearance at the basement ramp must comply with requirements of the current edition of AS/NZS 2890.6.

K. Conditions 15.18, 15.18.1, 15.18.2, 15.18.3, 15.18.4 and 15.18.5 are added as follows:

15.18 **Waste Matters**

15.18.1 Should Council provide a waste service to this site, the elected strata manager must sign our 'Onsite Waste Collection Agreement Form' on behalf of all lot owners (and stamped using the common seal), before collections can occur onsite.

15.18.2 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.

15.18.3 A Community Management Agreement/Strata Management Agreement is required and to Council's satisfaction which:

- indicates a requirement for the appointment of a building manager/caretaker to manage bins and bulky waste onsite in accordance with the approved waste management plan. This includes placement of bins out for collection and their return to the storage areas following servicing.
- indicates the responsibility for maintenance of the garbage collection system and bin cleaning, and ensure waste collection points are clear and unobstructed prior to collection times including providing access to the loading bay prior to bin servicing.
- indicates the method of communication to new tenants and residents regarding the waste management service and collection system for the complex.
- clearly outlines the requirement for the building manager to maintain and display consistent signs on all bins and in all communal bin storage areas.
- clearly outlines the requirement for the building manager to arrange for the prompt removal of dumped rubbish from the site
- includes the updated (and approved) waste management plan as lodged with the development application on 26/04/2022.
- provides a clear bin placement plan that indicates bin collection points for each dwelling in the development.

15.18.4 The applicant must demonstrate to Council's satisfaction, that completed construction of the basement area achieves the required 4.5m headroom allowance (as per Australian Standards 2890.2) for the trucks entire travel path. This 4.5m headroom allowance must be achievable clear of all eaves, overhangs, balconies, services (including sprinklers, pipes etc), and at the roller door entry point. Failure to comply may impact the ability for waste collection vehicles to safely access the development to service its waste and recycling bins.

15.18.5 The applicant must provide to Council satisfaction, proof of installation of 'no parking' signage along both sides of the of the private laneway, private road or loop road, right of carriageway and/or in and around the loading bay (whichever applies to the site), before collections can occur onsite.

L. Condition 16.1.1 is amended as follows:

16 PRIOR TO SUBDIVISION CERTIFICATE

16.1. Section 7.11 Contributions under Section 7.11 Directions

16.1.1 Contributions under Section 7.11 of the Environmental Planning & Assessment Act 1979 (the Act) must be paid.

Under the Section 7.17 Direction issued by the Minister for Planning on 17 July 2017, 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 $40,000 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 $40,000 for each residential lot/dwelling authorised to be created by the development consent. The Section 7.11 contributions payable below have been assessed in accordance with this Direction:

No. of intended dwellings: 109

Total Contribution: $4,360,000.00

These contributions are permitted to be paid in the separate stages as identified by Staging of DA SPP-17-00031 plan dated 3.2.2020 in accordance with the parameters below. The payment of staged contributions is based upon the following parameters:

Stage 1 – Road construction and subdivision

Developable Area: 0.4893 hectares (road area)

Contribution: $207,508.00

* Contribution value to be subtracted from Capped Contribution of $4,360,000

Stage 2 – construction of the buildings on proposed Lot 1

Developable Area:	0.9740 hectares
Additional Population:	210.8 persons
Number of intended dwellings/apartments:	109
Balance of Capped Contribution to be paid:	**$ 4,152,492.00**

Payment of these amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

***PLEASE NOTE**: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card or EFTPOS attract a 0.5% surcharge.*

Notes In complying with the Minister's Section 7.17 Direction, the applicant is advised that Council may not be in a position to provide all of the facilities listed in the

applicable contributions plan due to the potential shortfall of contributions to be received as a result of the $40,000 per dwelling/lot limit.

The amounts below are the INDEXED contributions as at the date of this consent which, if not for the Minister's Section 7.17 Direction, would have applied to this consent. These amounts have been supplied for your information.

Contribution Item	**Amount**
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E2 Conservation Zone Works	$17,194.00
Total	$5,530,582.00

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

Developable Area: 0.9740 hectares
Additional Population: 210.8 persons
Number of intended dwellings/apartments: 109

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)

M. Condition 17.1.3 is amended as follows:

17 **OPERATIONAL (PLANNING)**

17.1 **Access/Parking**

17.1.3 Headroom clearances for the vehicular path of travel and for car parking spaces for persons with disabilities must comply with requirements of the current edition of AS/NZS 2890.6. A minimum of 16 disabled parking spaces are to be provided.

N. Condition 17.9.4 is amended and Conditions 17.9.9, 17.9.10 and 17.9.11 are added as follows:

17.9 **Waste Matters**

17.9.4 The Owners Corporation/Community Management Association will be responsible for ensuring that clear access is provided to waste collection trucks entering the property.

17.9.9 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:

- o separation or caging of waste equipment onsite from residents (such as chute discharge points or storage areas for bin movement aides etc), to prevent injury or damage.
- o provision and maintenance of suitable signage in all areas with waste facilities such as bin storage areas, waste chute rooms on each floor, chute discharge points, bin collection points, loading bays or any other relevant area accessible to residents, cleaners and/or building management staff.
- o separated bin storage areas and associated waste management equipment for commercial and residential components of a development if applicable.
- o provision of bin movement aids such as bin tugs and trolleys if suggested for the site. Adequate storage for both the bin tug and trolley attachment must be shown on the architectural drawings.
- o engagement of a building manager and/or caretaker onsite to manage the waste system if suggested for the site. This includes prompt removal of illegal dumping onsite.

17.9.10 The Community Management Statement, Strata Management Statement, Total Maintenance Plan and/or Plan of Management (whichever is relevant to this site), must be provided to each tenant and/or owner occupier upon commencement of the site, and for every subsequent lease renewal and/or change in ownership of every lot in perpetuity.

17.9.11 A building manager must be engaged in perpetuity and for the life of the development to:

- o manage bins and bulky waste onsite
- o clean bins and the waste room(s)
- o arrange clear access to the waste loading bay on collection day (ie, remove lockable bollards or open roller doors and boom gates etc), which are in place to protect the truck turning areas on private property from being parked out.
- o install and maintain relevant waste management signage onsite

O. Conditions 17.9.2, 17.9.3, 17.9.5, 17.9.6, 17.9.7, 17.9.8 are deleted.

The above modifications have been made under Section 4.55(2) of the Environmental Planning and Assessment Act 1979. In seeking these modifications, Council is satisfied

that the modified development is substantially the same as the development that was originally consented to and that no person shall be adversely affected by the modifications.

Please note that all other conditions remain unaltered and therefore must be complied with.

Right of Appeal:

If you are dissatisfied with this decision, Sections 8.9 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months of the date of determination.

Right of Review:

Section 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged within 28 days of the date of determination and determined within 6 months of the date of determination.

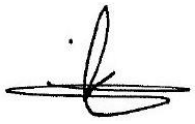
Note: To enable the Section 8.2 review to be considered within the six (6) months' timeframe prescribed by under the Environmental Planning and Assessment Act 1979, you must lodge the application for review under Section 8.2 within twenty-eight (28) days to facilitate the statutory timeframes.

Section 8.2 does not apply to a determination of an application to modify a complying development certificate, a determination in respect of designated development, a determination made by the Council under section 4.33 in respect of an application by the Crown, or a determination that is taken to have been made because the Council has failed to determine an application.

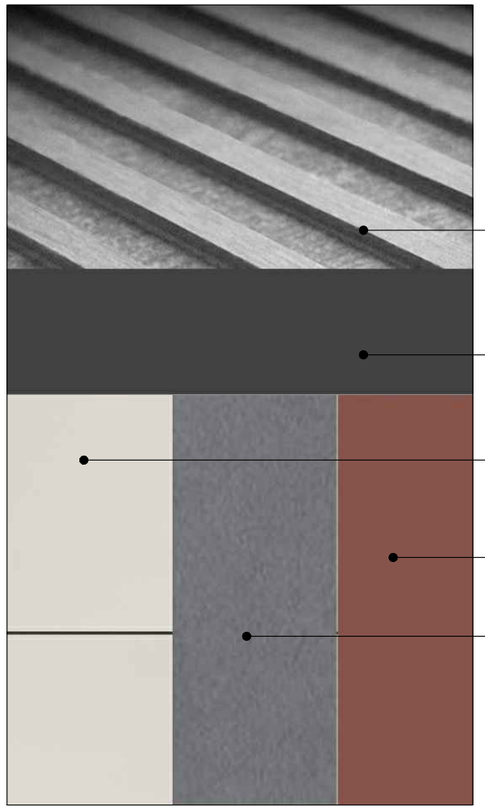
Note: Sections 8.3, 8.4 and 8.5 apply to a review under this section.

Should you have any further enquiries concerning this matter, please contact Council's Town Planner Jared Spies on 9839 6000.

Yours faithfully



Sami Ahangari
Coordinator Planning Assessment



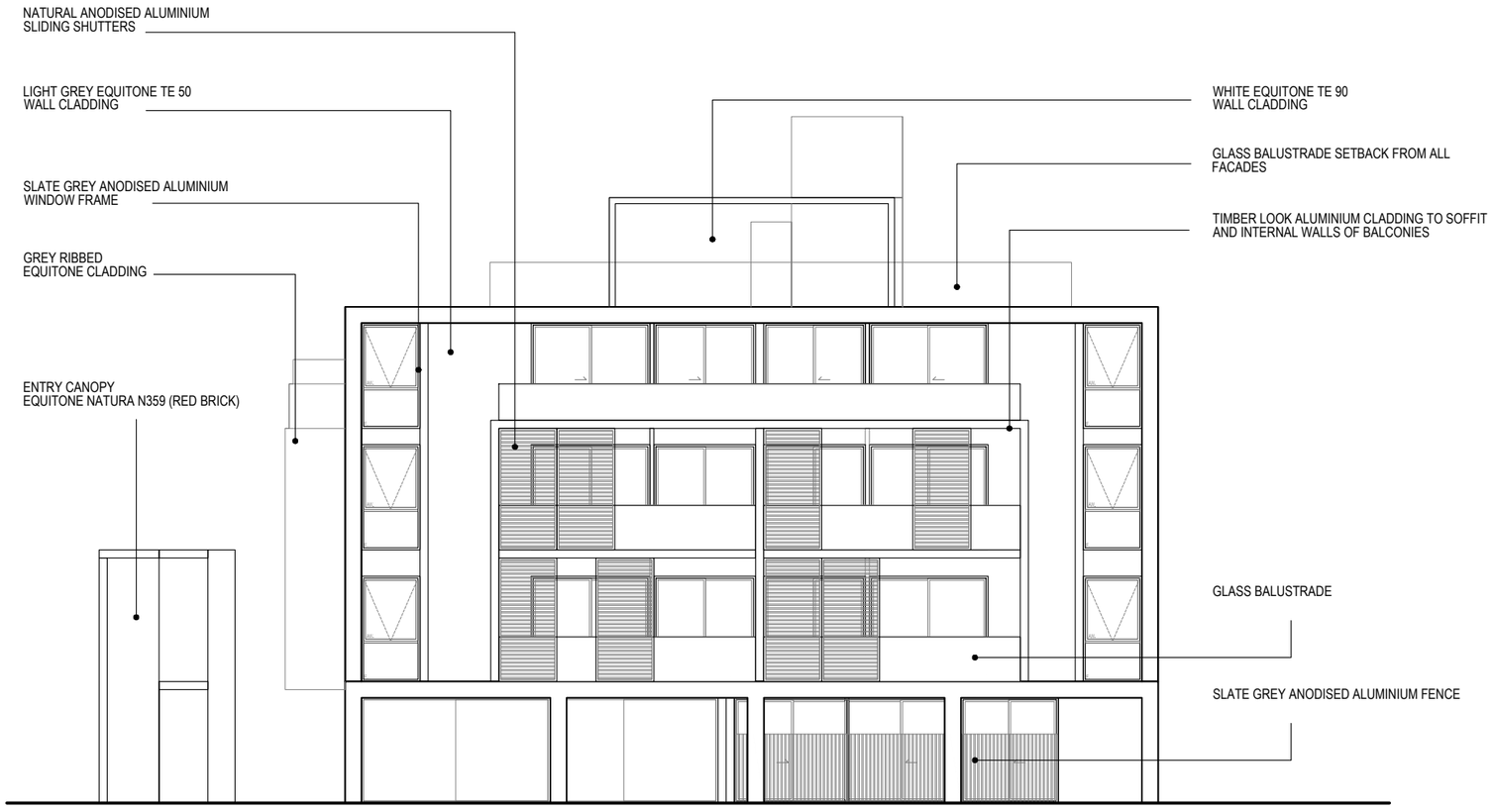
GREY RIBBED
EQUITONE CLADDING

SLATE GREY ANODISED ALUMINIUM
WINDOW FRAME

WHITE EQUITONE TE 90
WALL CLADDING

ENTRY CANOPY
EQUITONE NATURA N359 (RED BRICK)

LIGHT GREY EQUITONE TE 50
WALL CLADDING



Blacktown City Council

DEVELOPMENT CONSENT
D22/357458
19 August 2022

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979.

Kerry Robinson, OAM
Chief Executive Officer

● ADAPTABLE APARTMENT
NATURAL CROSS VENTILATION APARTMENT

REFER TO NatHERS AND BASIX ASSESMENT NOTES PAGE FOR RELEVANT THERMAL COMFORT INCLUSIONS INFORMATION

REVISIONS

No	Date	Description	By
-	28.10.21	PLANNING LODGEMENT SET	CP
A	14.04.22	PLANNING AMENDMENT SET	CP
B	20.06.22	REVISIONS IN RESPONSE TO COUNCIL LETTER OF 31ST MAY 2022	CP

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DRAWING TITLE
MATERIALS AND FINISHES

DATE: AUG 2021

DRAWN BY: CP

DWG No: A06

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Nominated Architect: Andrew Pham / Victoria ARBV 16732 / NSW ARB 11635

BASIX and Thermal Comfort Inclusions

Glazing Doors/Windows
Glazed windows and doors:
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)
Group B - sliding doors/windows + fixed glazing + louvred windows
U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)
Upgrade 1 applied as per thermal comfort upgrades table:
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%)
Group B - sliding doors/windows + fixed glazing + louvred windows
U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)
Upgrade 2 applied as per thermal comfort upgrades table:
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
Group B - sliding doors/windows + fixed glazing + louvred windows
U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)

Given values are AFRC total window system values (glass and frame)
Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the unit should be within +/-10% of the value specified for the default window selection on the certificate.

Skylight
U-value: 2.53 (equal to or lower than) SHGC: 0.21 (±10%)

Roof and ceiling
Concrete roof, no insulation
Plasterboard ceiling with R2.0 insulation (insulation only value) to soffit of concrete where roof or balcony is over

Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof is over as per thermal comfort upgrades table
Plasterboard ceiling, no insulation where neighbouring units are above

External Colour
Medium (0.475 < SA < 0.7)

Ceiling Penetrations
Sealed LED downlights to not exceed NatHERS Certificate . Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
Ceiling Fans (min. 1200mm diameter) to bedrooms and living areas as per thermal comfort upgrades table

External Wall
Lightweight cladding on framed walls with R2.0 insulation (insulation only value)
200mm tilt-up concrete with R2.0 insulation (insulation only value)

External Colour
Light (SA < 0.475)

Inter-tenancy walls
75mm Hebel Power Panel to walls adjacent to hallways and neighbours, no insulation required
Minimum 200mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required

Walls within dwellings
Plasterboard on studs - no insulation

Floors
Concrete with a minimum R2.0 insulation (insulation only value) required to units with Garage below
Concrete with a minimum R2.0 insulation (insulation only value) required where part open subfloor is below
Concrete between levels, no insulation required

Floor coverings
Tiles to bathrooms, kitchen and laundry, carpet elsewhere

External Shading
Shading as per stamped documentation
Adjustable exterior vertical screens as per plans and elevations

BASIX water inclusions
Score 40/40

Fixtures within units
Showerheads: Mid flow (>6L but <=7.5L/min)
Toilets: 4.0 star
Kitchen taps: 4.0 star
Bathroom vanity taps: 5.0 star

Appliances within units
Dishwashers: 3.0 stars

Central rainwater storage
Tank size: 5,000L
Collecting from 800m^2 roof area
Connected to outdoor tap for irrigation of landscaping common and private

Fire sprinkler test water
No BASIX requirements

BASIX Energy Inclusions
Score $\frac{37}{35}$

Hot water system
Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers

Lift motors
All lifts to have gearless traction with VVVF motor

Blacktown City Council

DEVELOPMENT CONSENT
D22/357458
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Kerry Robinson, OAM
Chief Executive Officer

Appliances and other efficiency measures within units
Gas cooktop & electric oven
Dishwashers: 3.0 star
Refrigerators: 2.0 star
Clothes dryers: 2.0 star
Well ventilated fridge space - requires a mechanical vent or ventilation grills installed below the refrigerator and above the refrigerant coils, to allow air flow to pass over the refrigerant coils.

Heating and cooling within units
All units to have individual, single phase, reverse cycle air conditioning to living areas, and at least 1 bedroom
A minimum efficiency of EER 3.0 is required for cooling; and
A minimum efficiency of EER 3.0 is required for heating
Day/Night zoning required. AC zoning only allows the system to be used in one area at a time. Bedroom and living room cannot be running simultaneously.

Artificial lighting within units
All light fittings within each room are to have sealed LED fixtures installed

Ventilation within units
Bathroom: individual fan, ducted to roof or façade - manual on/off switch
Laundry: individual fan, ducted to roof or façade - manual on/off switch
Kitchen range hood: Individual fan, ducted to roof or façade - manual on/off switch

Ventilation to common areas
Car park area - supply and exhaust air with a carbon monoxide monitor & VSD fan
Garbage rooms - Exhaust air, running continuously
Plant/Storage - Supply only, interlocked to light
Ground floor Lobbies and Hallways - Naturally ventilated

Artificial lighting to common areas
Car park area - Light emitting diodes (LEDs) with zoned switching and motion sensors
Lifts - Light emitting diodes (LEDs) connected to lift call button
Garbage rooms - Light emitting diodes (LEDs)with motion sensor
Plant/storage - Light emitting diodes (LEDs)with manual on / manual off switch
Ground floor lobby - Light emitting diodes (LEDs) with motion sensors
Hallways - Light emitting diodes (LEDs) with zoned switching and motion sensors

REVISIONS

No	Date	Description	By
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A	14.04.22	PLANNING AMENDMENT SET	CP
B	20.06.22	REVISIONS IN RESPONSE TO COUNCIL LETTER OF 31ST MAY 2022	CP
C	06.07.22	REVISIONS IN RESPONSE TO COUNCIL LETTER OF 31ST MAY 2022	CP

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DRAWING TITLE
BASIX NOTES

DATE: AUG 2021

DRAWN BY: CP

DWG No: L1B

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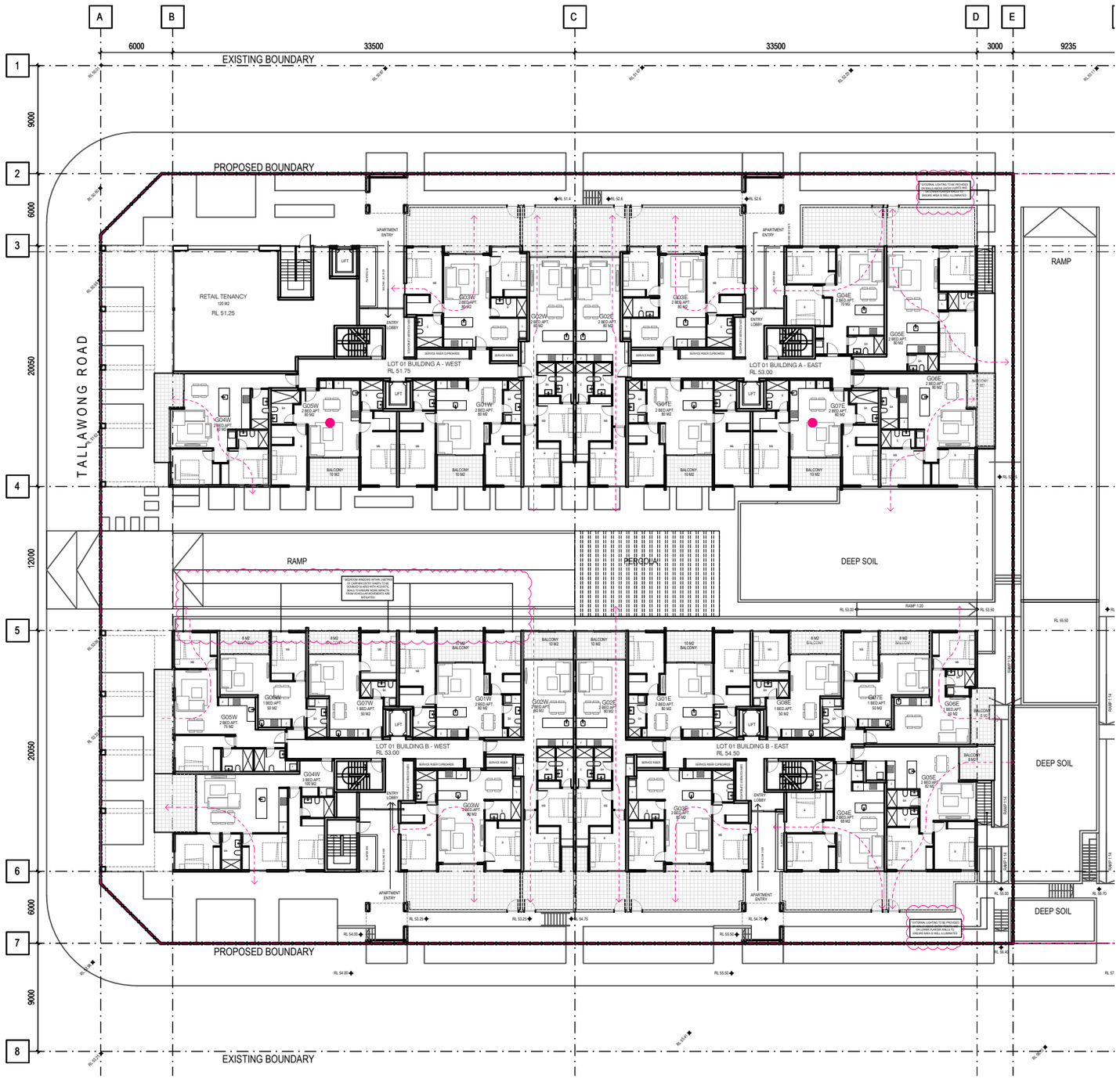
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ADAPTABLE APARTMENT

NATURAL CROSS VENTILATION APARTMENT

Blacktown City Council

DEVELOPMENT CONSENT
D22/357458
19 August 2022

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Kerry Robinson, OAM
Chief Executive Officer

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

DRAWING TITLE
LOT 1 SITE/GROUND FLOOR PLAN

DATE: AUG 2021

DRAWN BY: CP

DWG No: L1-00

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Nominated Architect: Andrew Pham / Victoria ARBV 16732 / NSW ARB 11635



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Blacktown City Council

DEVELOPMENT CONSENT
D22/357458
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PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

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DWG No: L1-01

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DRAWING TITLE
LOT 1 LEVEL 1 PLAN

DATE: AUG 2021

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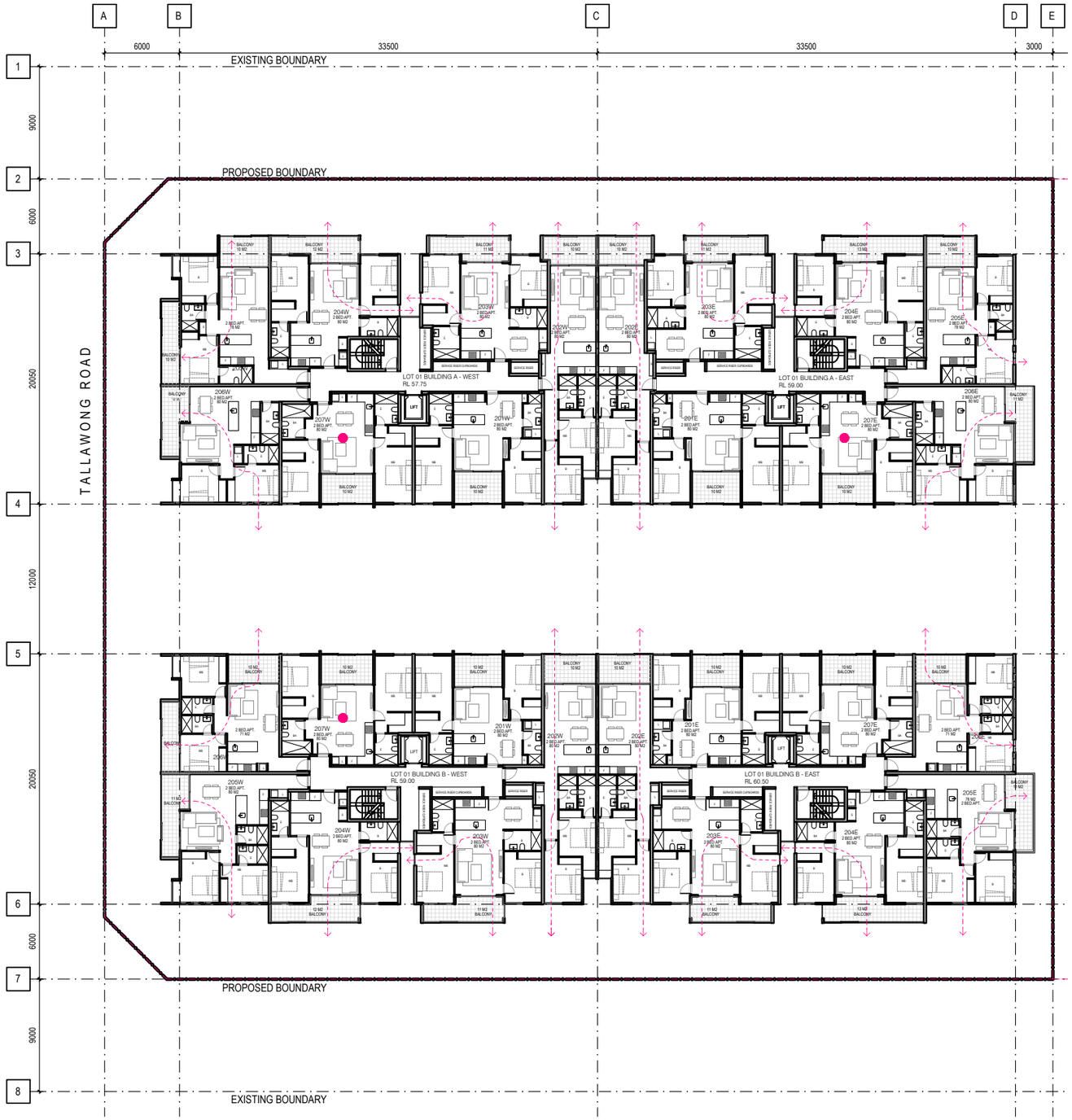
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ADAPTABLE APARTMENT

NATURAL CROSS VENTILATION APARTMENT

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PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 LEVEL 2 PLAN

DATE: AUG 2021

DRAWN BY: CP

DWG No: L1-02

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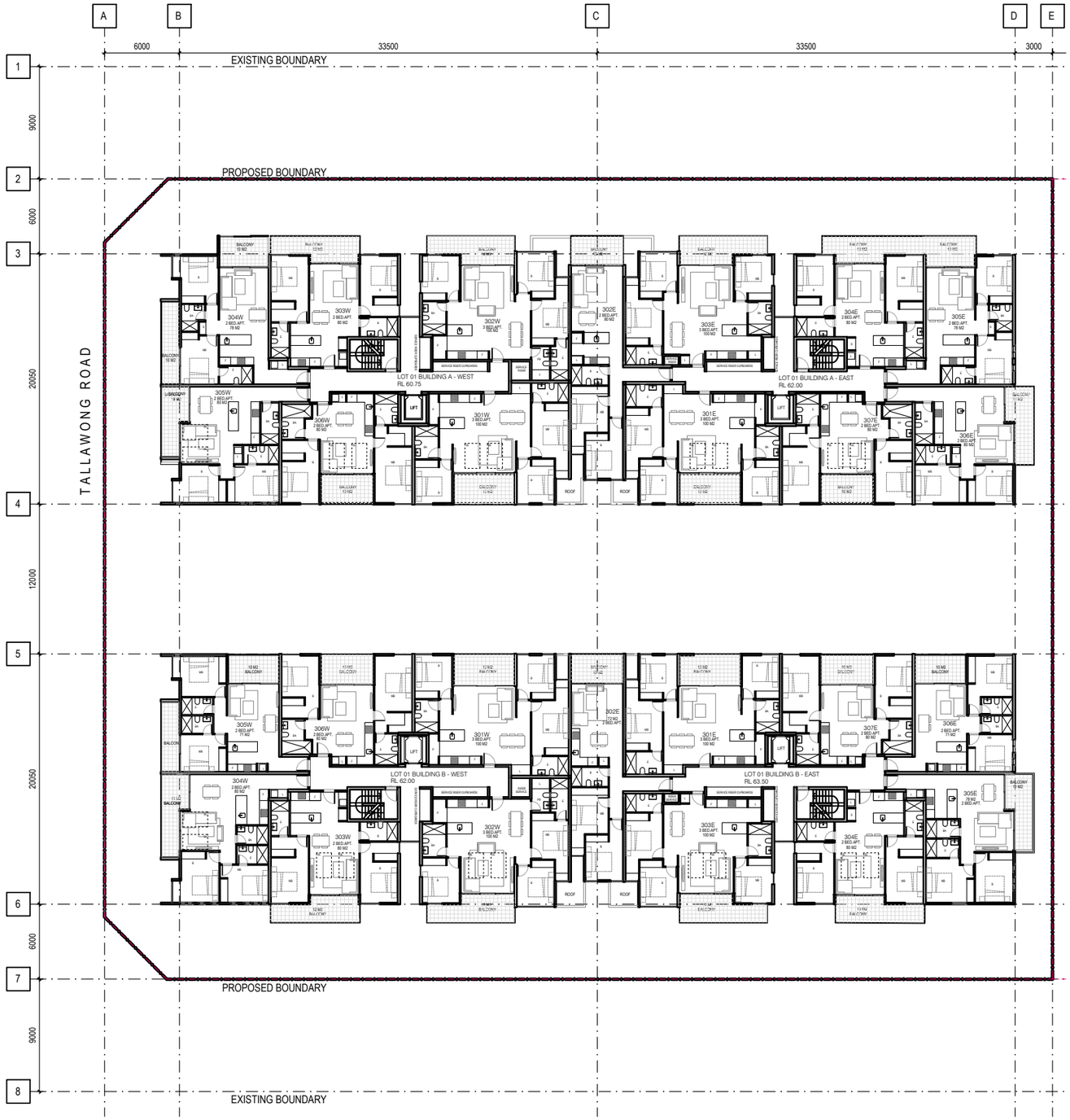
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NATURAL CROSS VENTILATION APARTMENT

Blacktown City Council

DEVELOPMENT CONSENT
D22/357458
19 August 2022

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Kerry Robinson, OAM
Chief Executive Officer

REFER TO NatHERS AND BASIX ASSESMENT NOTES PAGE FOR RELEVANT THERMAL COMFORT INCLUSIONS INFORMATION

REVISIONS

No	Date	Description	By
-	28.10.21	PLANNING LODGEMENT SET	CP
A	14.04.22	PLANNING AMENDMENT SET	CP
B	20.06.22	REVISIONS IN RESPONSE TO COUNCIL LETTER OF 31ST MAY 2022	CP

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DWG No: L1-03

REV B

DRAWING TITLE
LOT 1 LEVEL 3 PLAN

DATE: AUG 2021

DRAWN BY: CP

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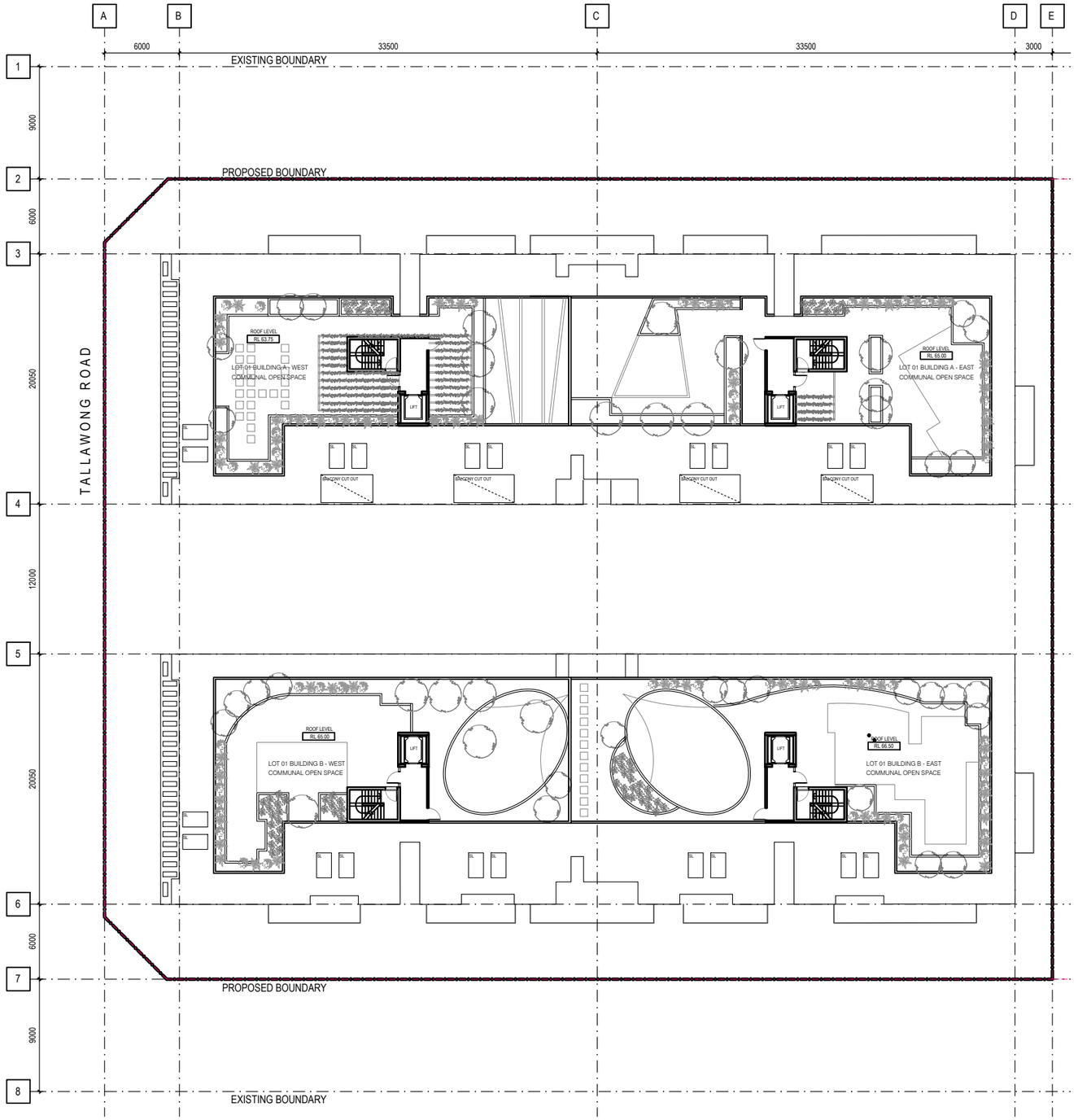
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 ROOF LEVEL PLAN

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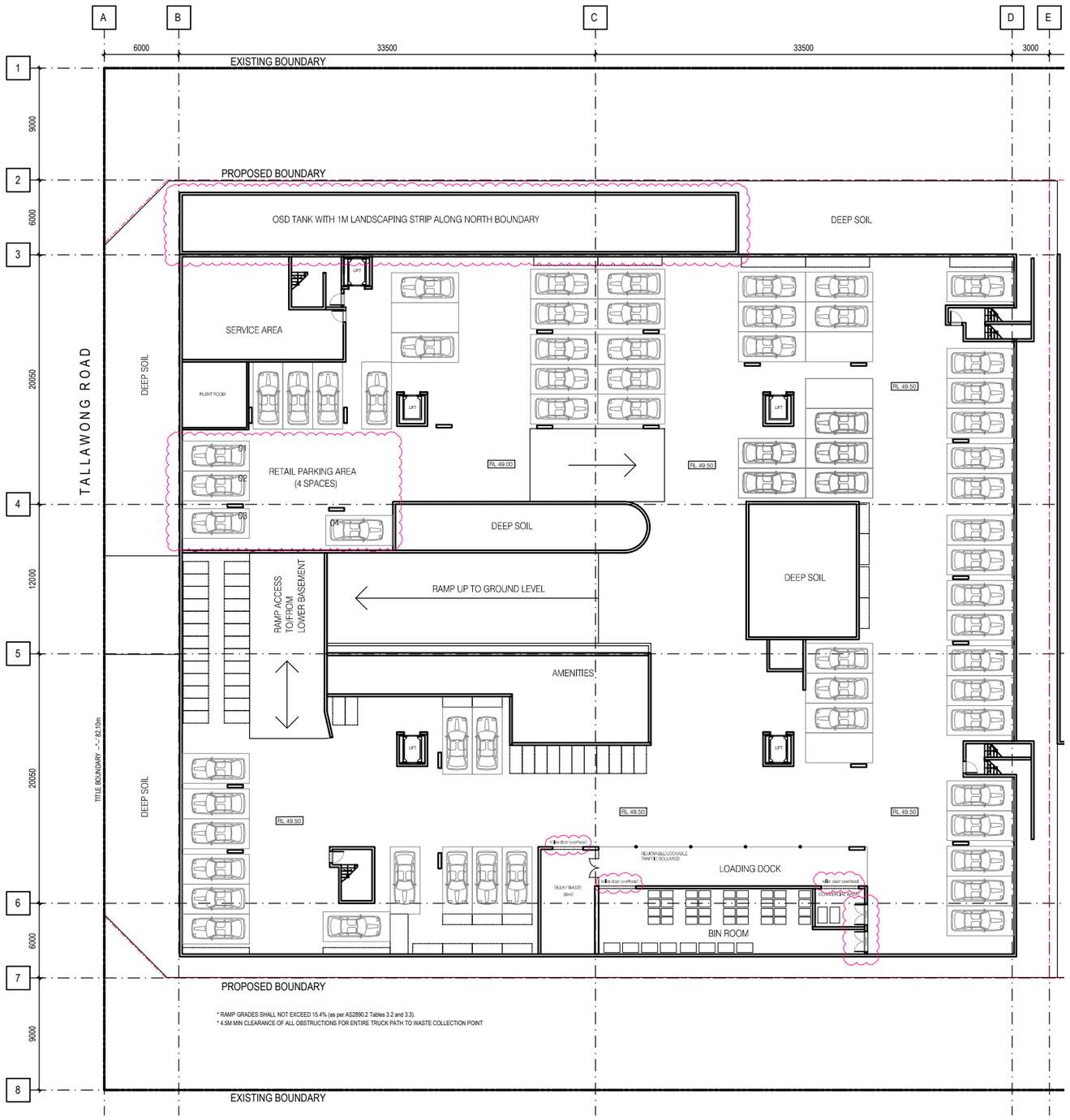
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* RAMP GRADES SHALL NOT EXCEED 15.4% (as per AS2890.2 Tables 3.2 and 3.3).
* 4.5M MIN CLEARANCE OF ALL OBSTRUCTIONS FOR ENTIRE TRUCK PATH TO WASTE COLLECTION POINT

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 UPPER LEVEL BASEMENT PLAN

DATE: AUG 2021

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DWG No: L1-05

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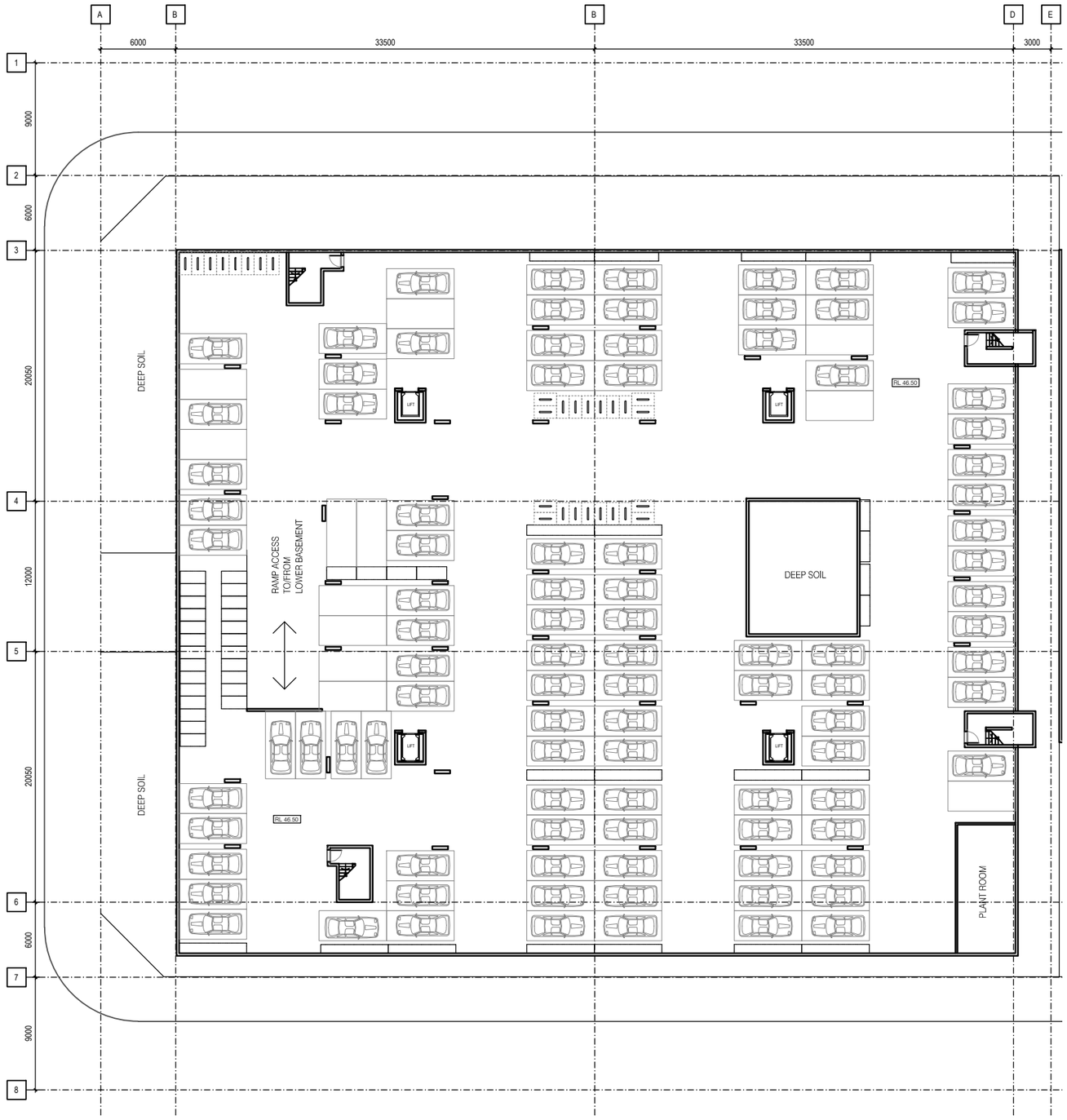
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 LOWER LEVEL BASEMENT PLAN

DATE: AUG 2021

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DWG No: L1-06

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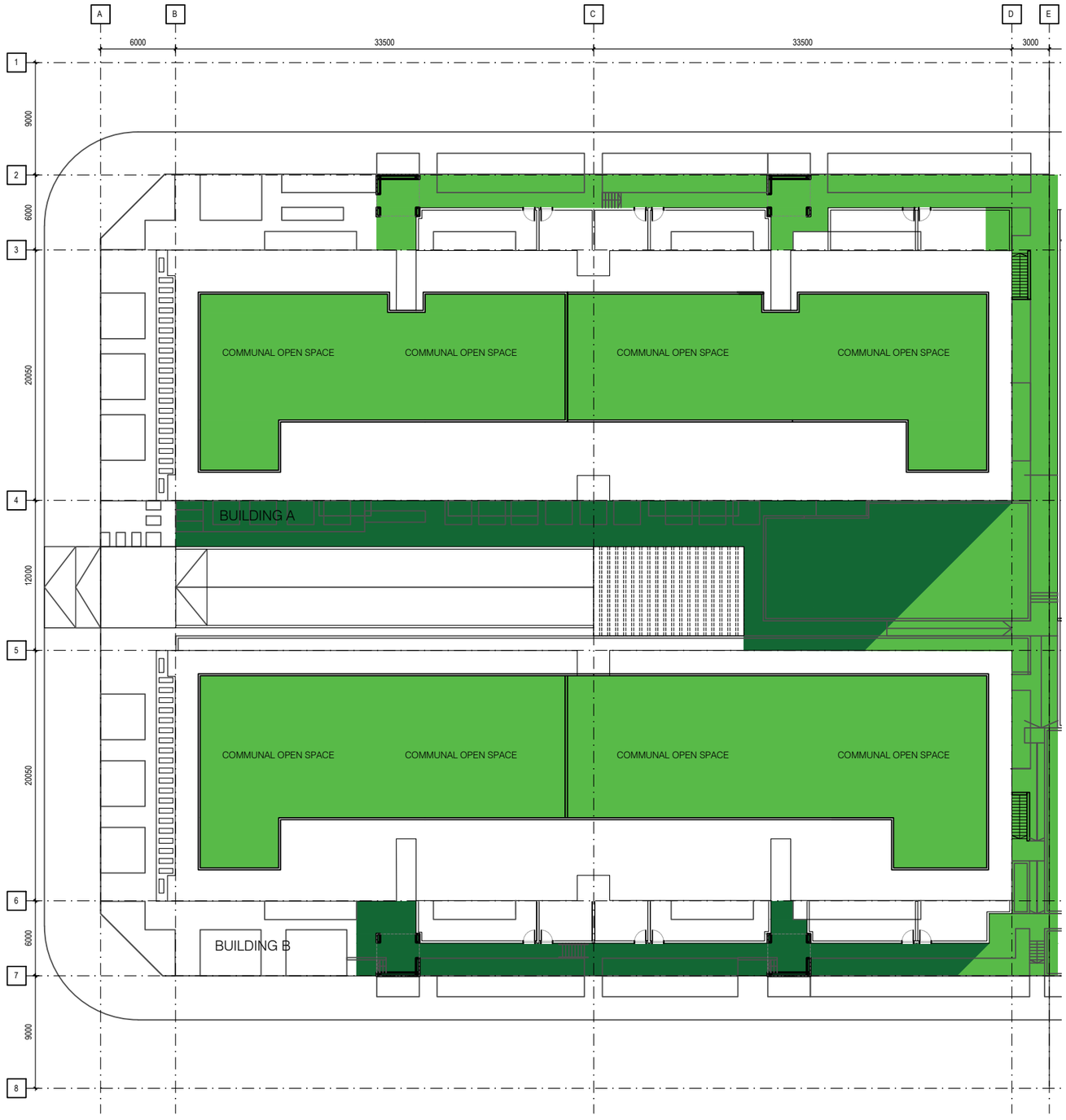
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ADAPTABLE APARTMENT
NATURAL CROSS VENTILATION APARTMENT

COMMUNAL OPEN SPACE RECEIVING LESS THAN 2 HOURS OF SUNLIGHT
COMMUNAL OPEN SPACE RECEIVING MORE THAN 2 HOURS OF SUNLIGHT

REFER TO NatHERS AND BASIX ASSESMENT NOTES PAGE FOR RELEVANT THERMAL COMFORT INCLUSIONS INFORMATION

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
LOT 1 COMMUNAL OPEN SPACE

SCALE: @ A3 1:400

DATE: AUG 2021

PROJECT No: 10203

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DWG No: L1-07

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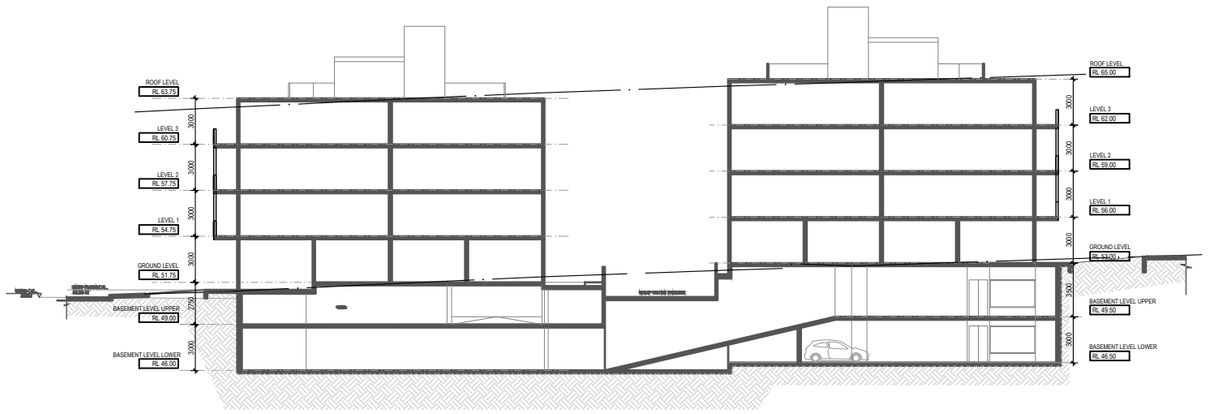
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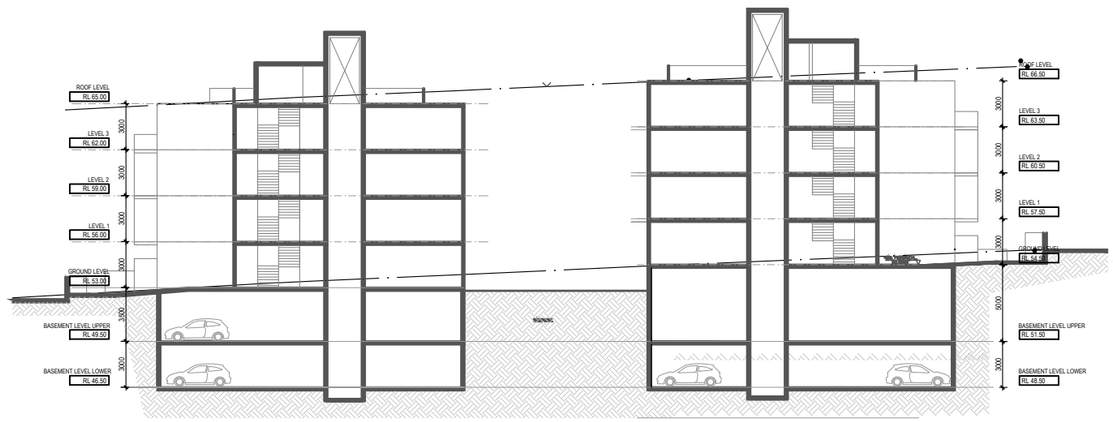
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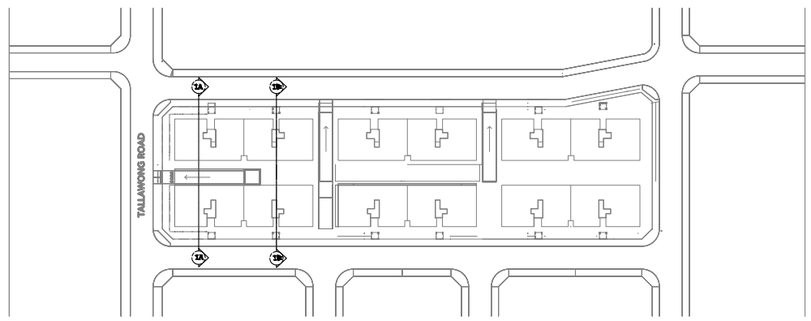
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SECTION 1A



SECTION 1B



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- ADAPTABLE APARTMENT
- NATURAL CROSS VENTILATION APARTMENT

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
PROPOSED LOT 1 - SECTIONS

SCALE: @ A3 1:400

DATE: AUG 2021

PROJECT No: 10203

DRAWN BY: CP

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DWG No: L1-10

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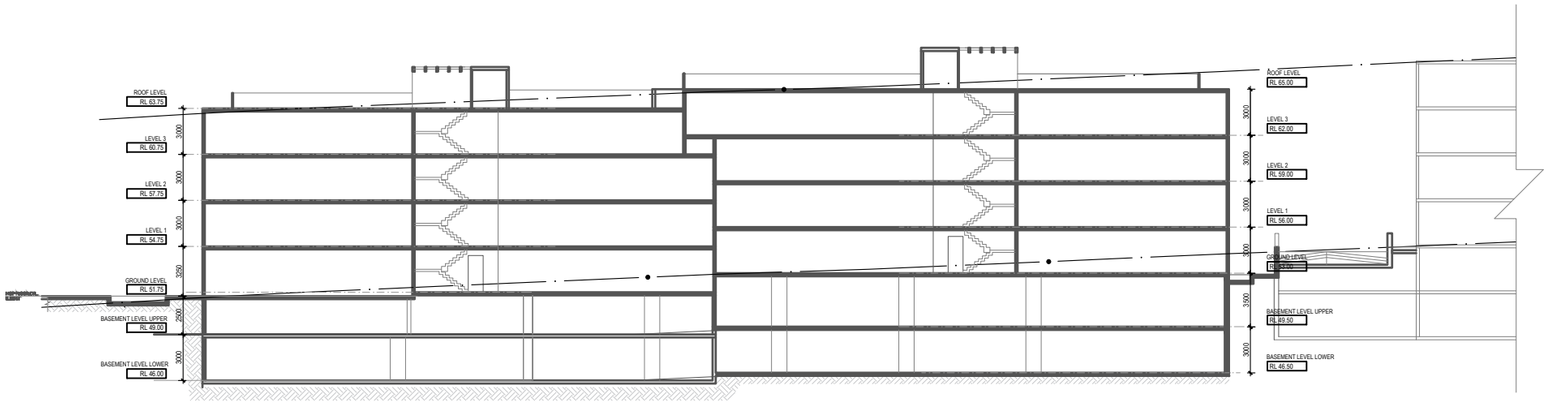
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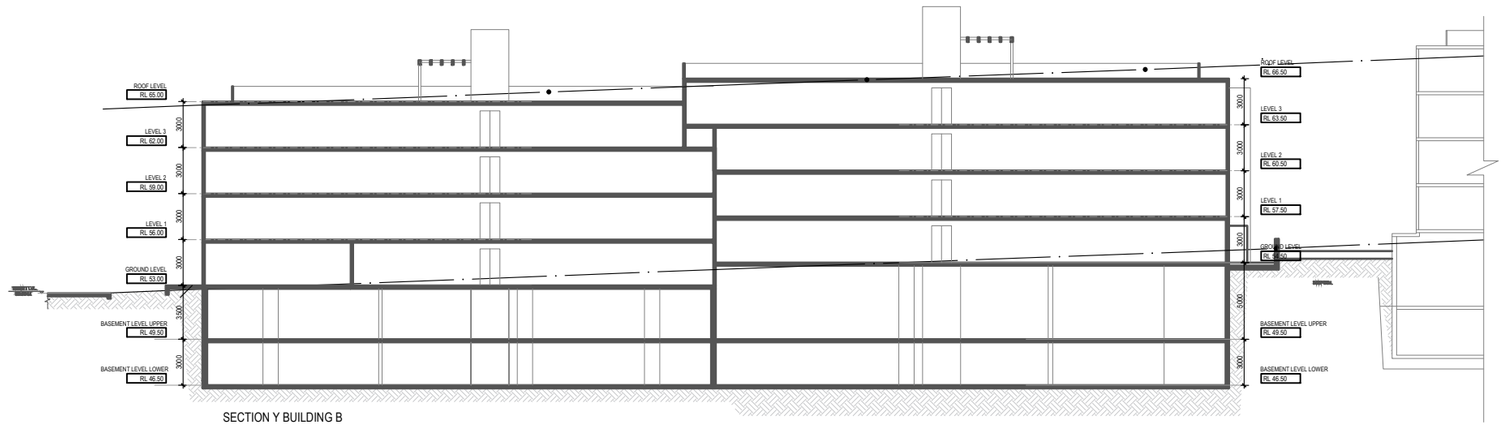
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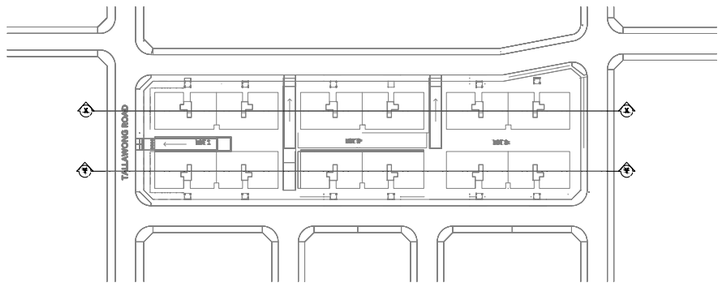
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SECTION X BUILDING A



SECTION Y BUILDING B



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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:400

PROJECT No: 10203

N

DWG No: L1-10A REV B

DRAWING TITLE
PROPOSED LOT 1 - SECTIONS

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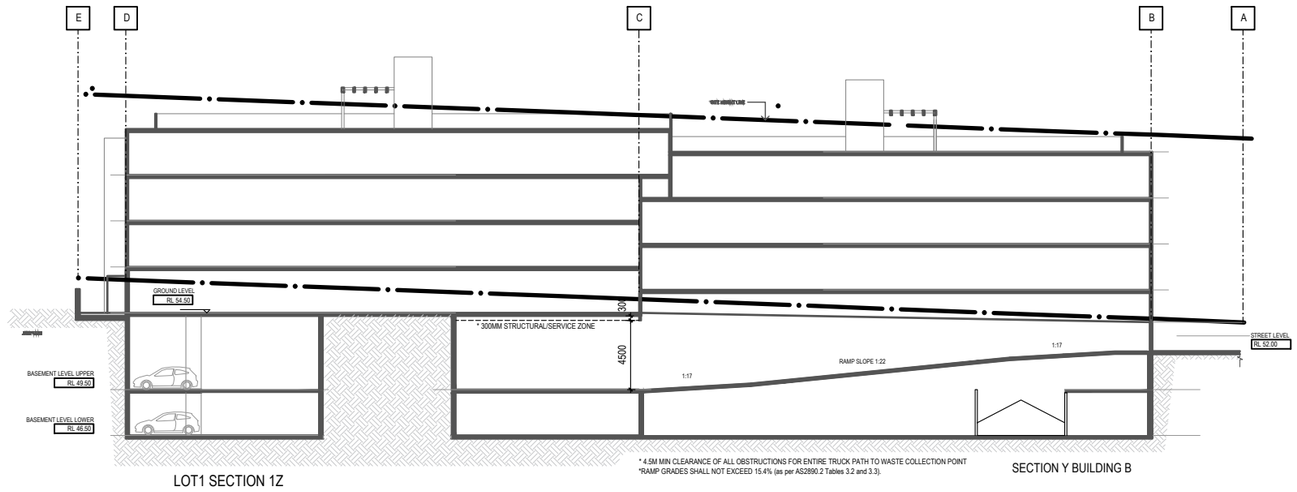
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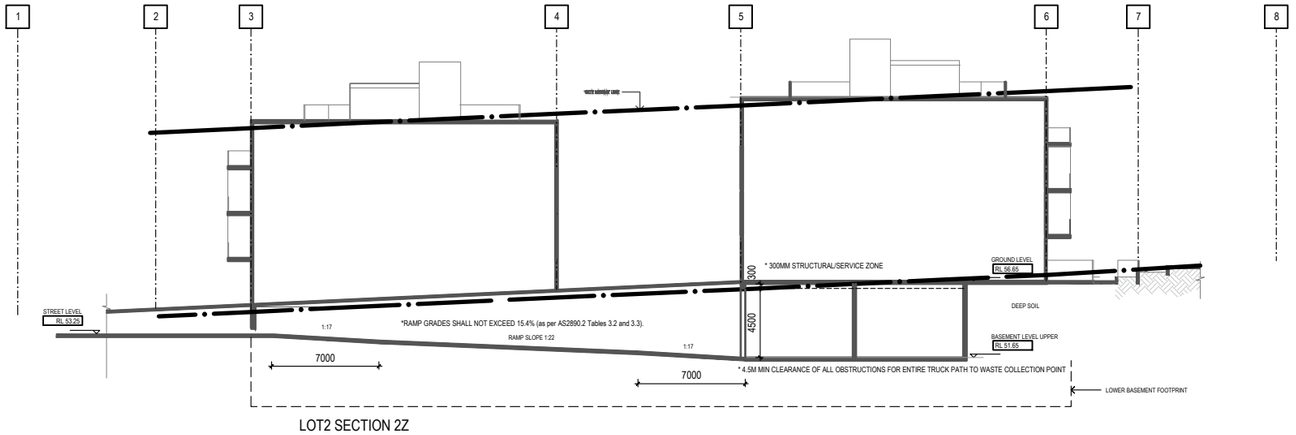
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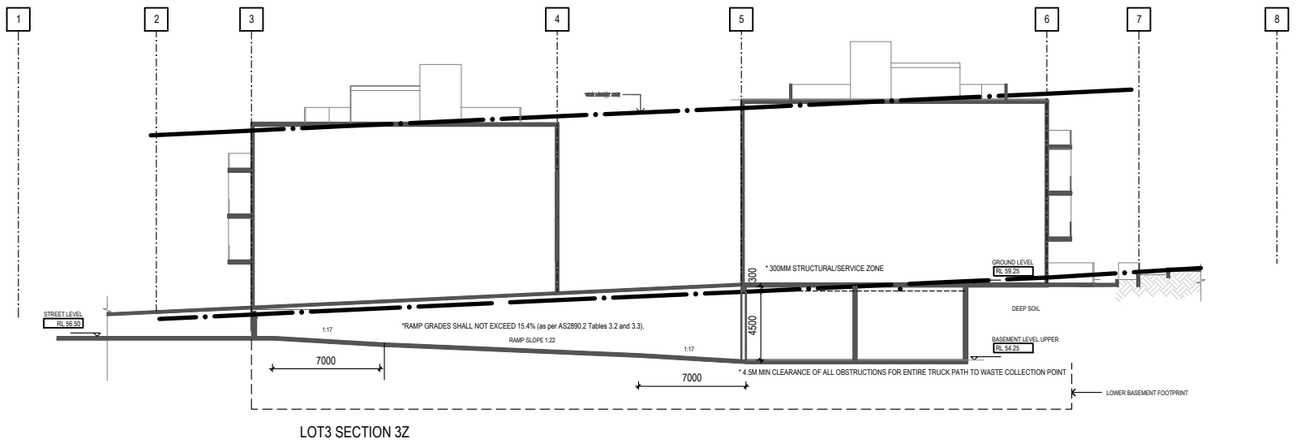


LOT1 SECTION 1Z

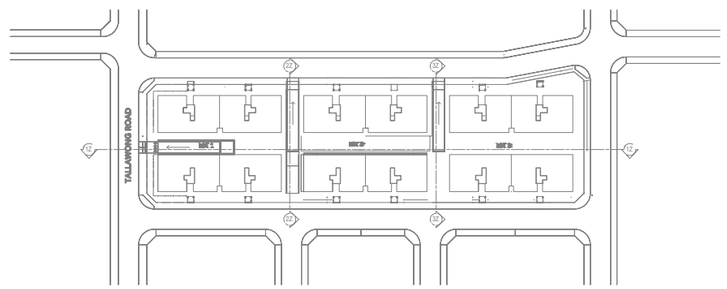
SECTION Y BUILDING B



LOT2 SECTION 2Z



LOT3 SECTION 3Z



- ADAPTABLE APARTMENT
- NATURAL CROSS VENTILATION APARTMENT

REFER TO NatHERS AND BASIX ASSESMENT NOTES PAGE FOR RELEVANT THERMAL COMFORT INCLUSIONS INFORMATION

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
PROPOSED LOTS 1-2-3 RAMP SECTIONS

SCALE: @ A3 1:400

DATE: AUG 2021

PROJECT No: 10203

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DWG No: L1-10B

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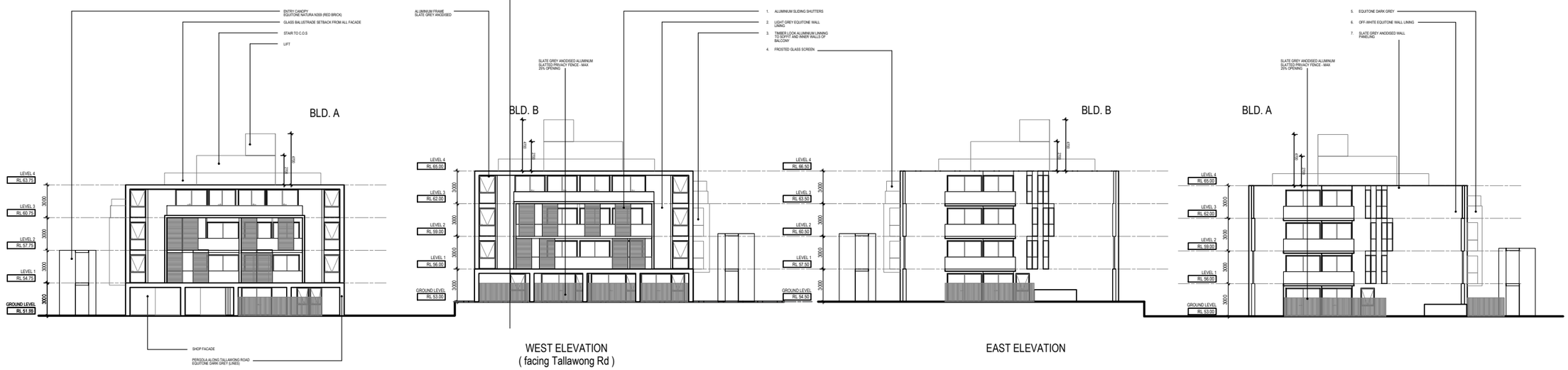
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WEST ELEVATION
(facing Tallawong Rd)

EAST ELEVATION

ADAPTABLE APARTMENT
NATURAL CROSS VENTILATION APARTMENT

REFER TO NatHERS AND BASIX ASSESMENT NOTES PAGE FOR RELEVANT THERMAL COMFORT INCLUSIONS INFORMATION

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
PROPOSED LOT 1 - ELEVATIONS

SCALE: @ A3 1:400

DATE:
AUG 2021

PROJECT No:
10203

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DWG No: L1-11

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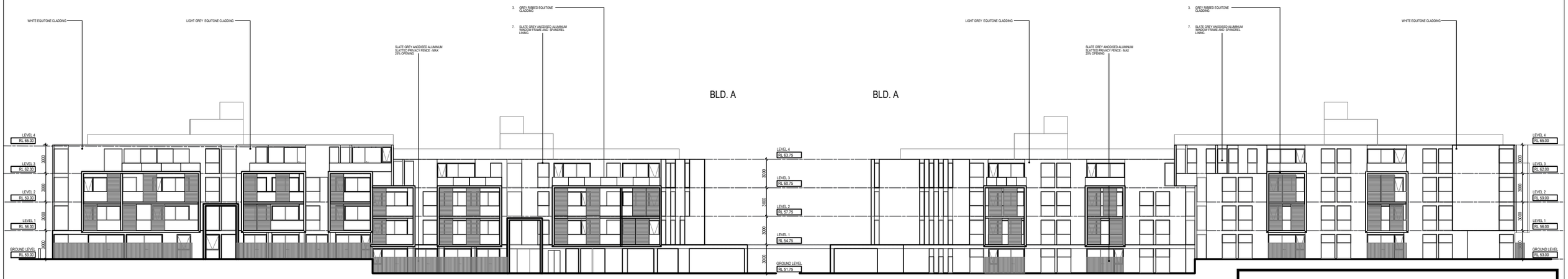
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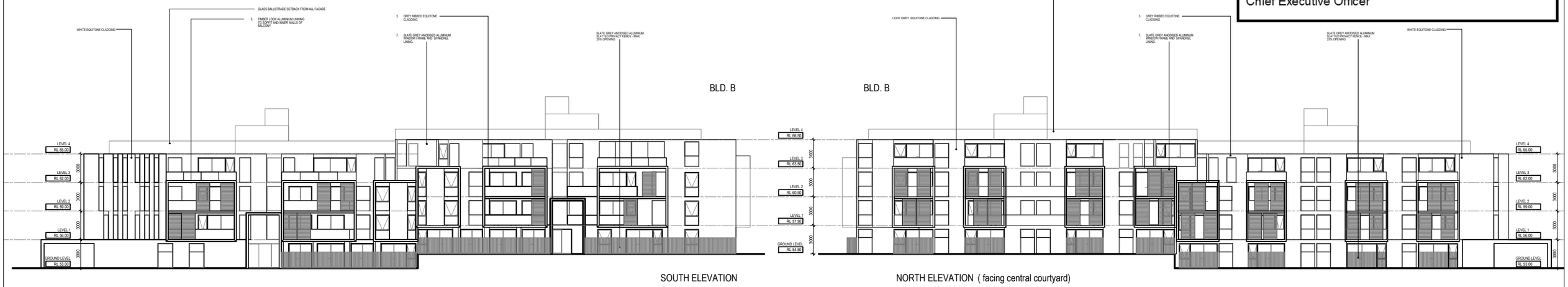
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NORTH ELEVATION

SOUTH ELEVATION (facing central courtyard)



SOUTH ELEVATION

NORTH ELEVATION (facing central courtyard)

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
PROPOSED LOT 1 - ELEVATIONS

SCALE: @ A3 1:400

DATE: AUG 2021

PROJECT No: 10203

DRAWN BY: CP

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DWG No: L1-11A

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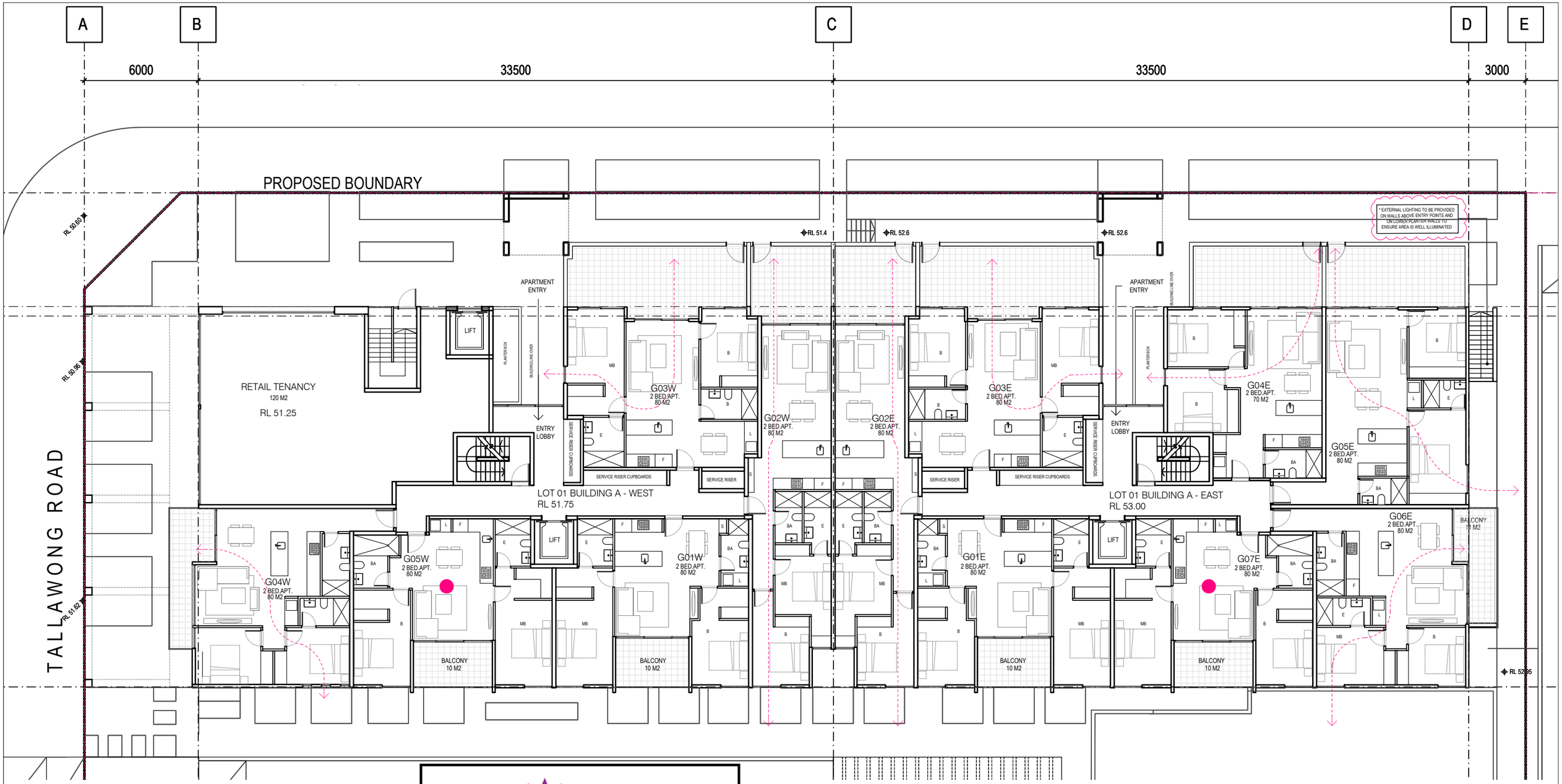
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:200

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 BUILDING A GROUND LEVEL PLAN

DATE: AUG 2021

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DWG No: L1-A00

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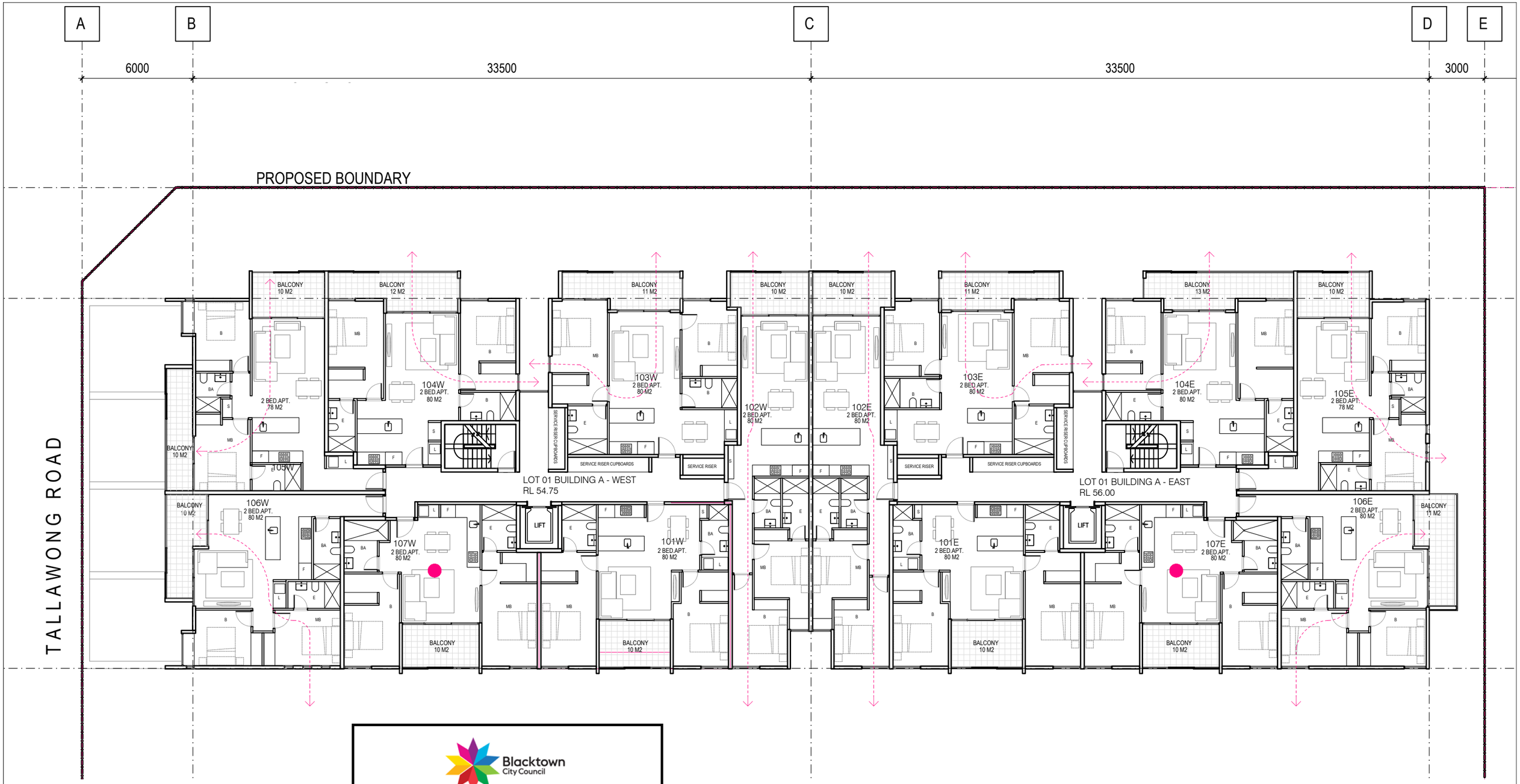
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D22/357458
19 August 2022

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Chief Executive Officer

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⟵ NATURAL CROSS VENTILATION APARTMENT

REFER TO NatHERS AND BASIX ASSESMENT NOTES PAGE FOR RELEVANT THERMAL COMFORT INCLUSIONS INFORMATION

REVISIONS

No	Date	Description	By
-	28.10.21	PLANNING LODGEMENT SET	CP
A	14.04.22	PLANNING AMENDMENT SET	CP
B	20.06.22	REVISIONS IN RESPONSE TO COUNCIL LETTER OF 31ST MAY 2022	CP

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:200

PROJECT No: 10203

N

DWG No: L1-A01 REV B

DRAWING TITLE
LOT 1 BUILDING A LEVEL 1 PLAN

DATE: AUG 2021

DRAWN BY: CP

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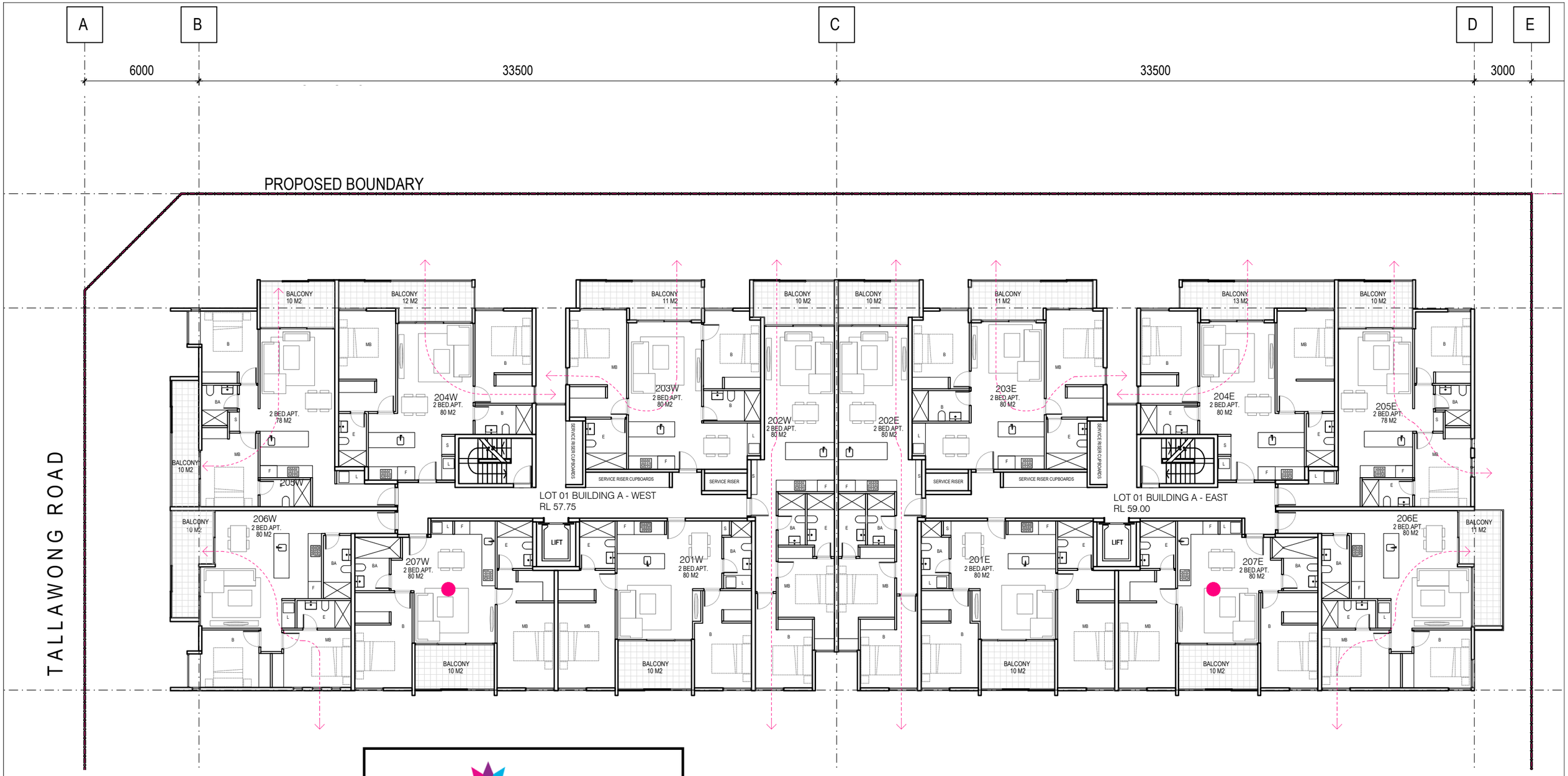
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:200

PROJECT No: 10203

N

DWG No: L1-A02 REV B

DRAWING TITLE
LOT 1 BUILDING A LEVEL 2 PLAN

DATE: AUG 2021

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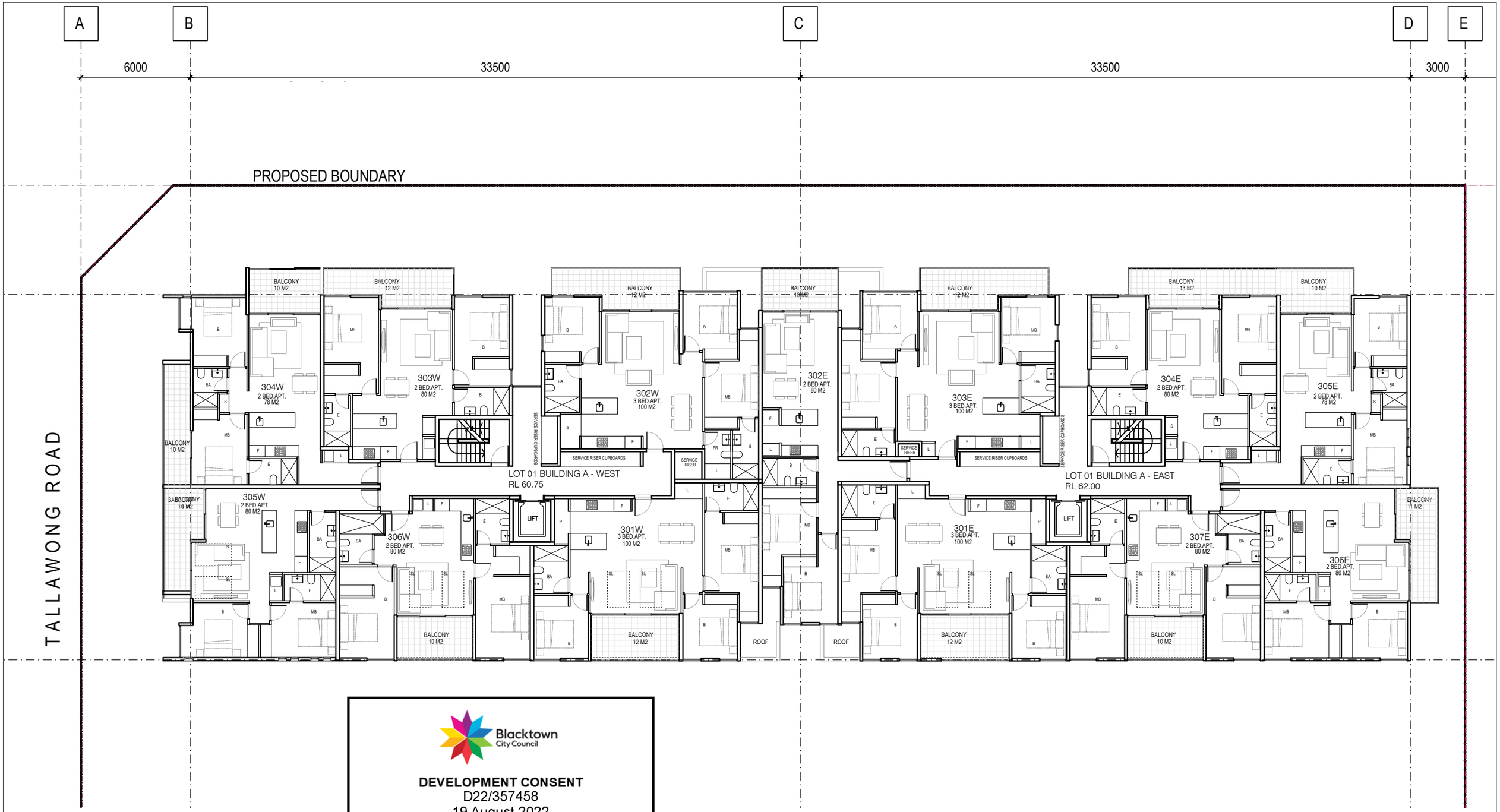
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:200

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 BUILDING A LEVEL 3 PLAN

DATE: AUG 2021

DRAWN BY: CP

DWG No: L1-A03

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A B C D E

6000 33500 33500 3000

PROPOSED BOUNDARY

TALLAWONG ROAD

ROOF LEVEL
RL 63.75

LOT 01 BUILDING A - WEST
COMMUNAL OPEN SPACE

LIFT

ROOF LEVEL
RL 65.00

LOT 01 BUILDING A - EAST
COMMUNAL OPEN SPACE

LIFT

SL

BALCONY CUT OUT

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:200

PROJECT No: 10203

N

DRAWING TITLE
LOT 1 BUILDING A LEVEL ROOF TERRACE PLAN

DATE: AUG 2021

DRAWN BY: CP

DWG No: L1-A04 REV B

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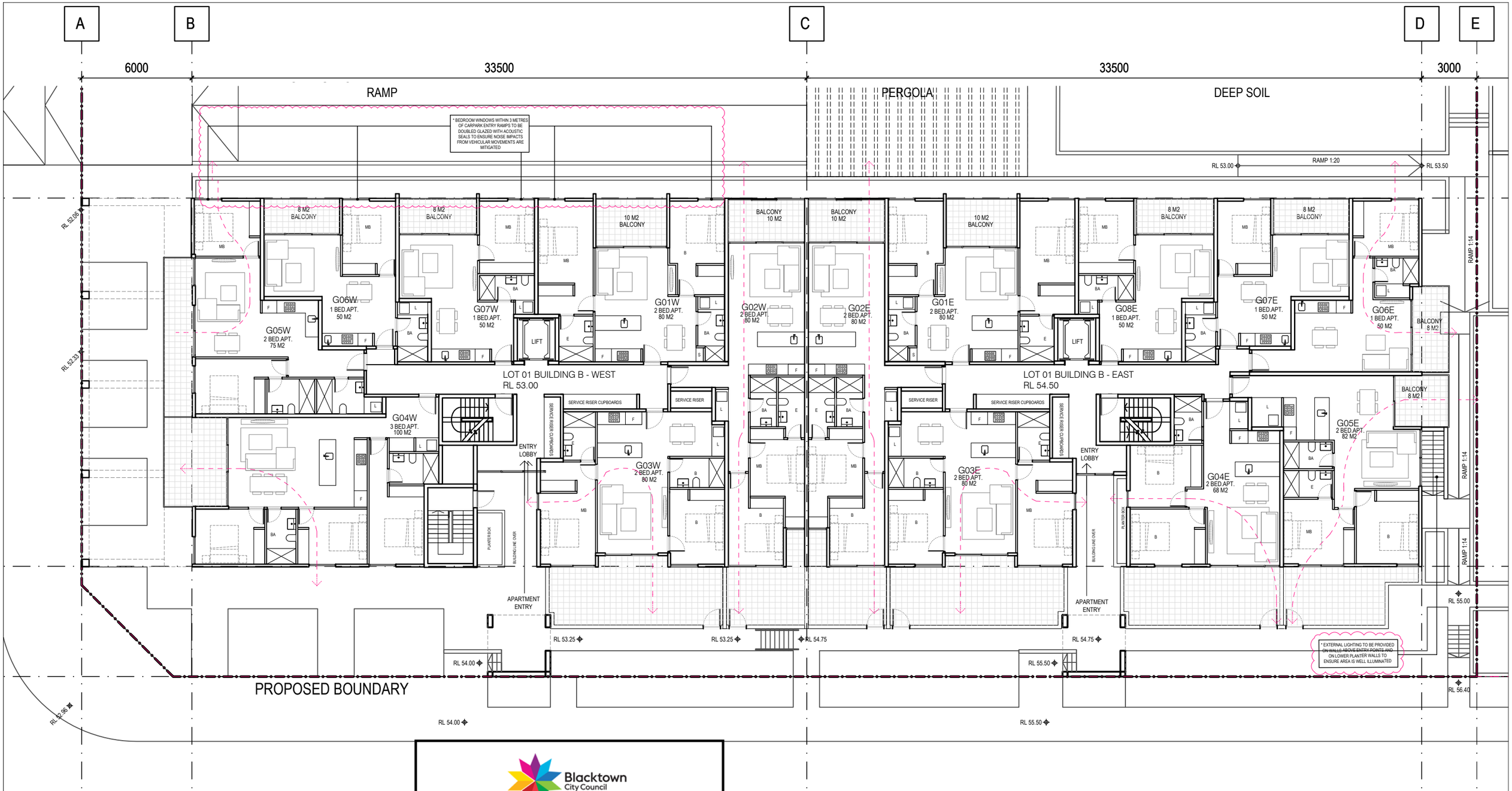
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
LOT 1 BUILDING B GROUND FLOOR PLAN

SCALE: @ A3 1:200

DATE: AUG 2021

PROJECT No: 10203

DRAWN BY: CP

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DWG No: L1-B00

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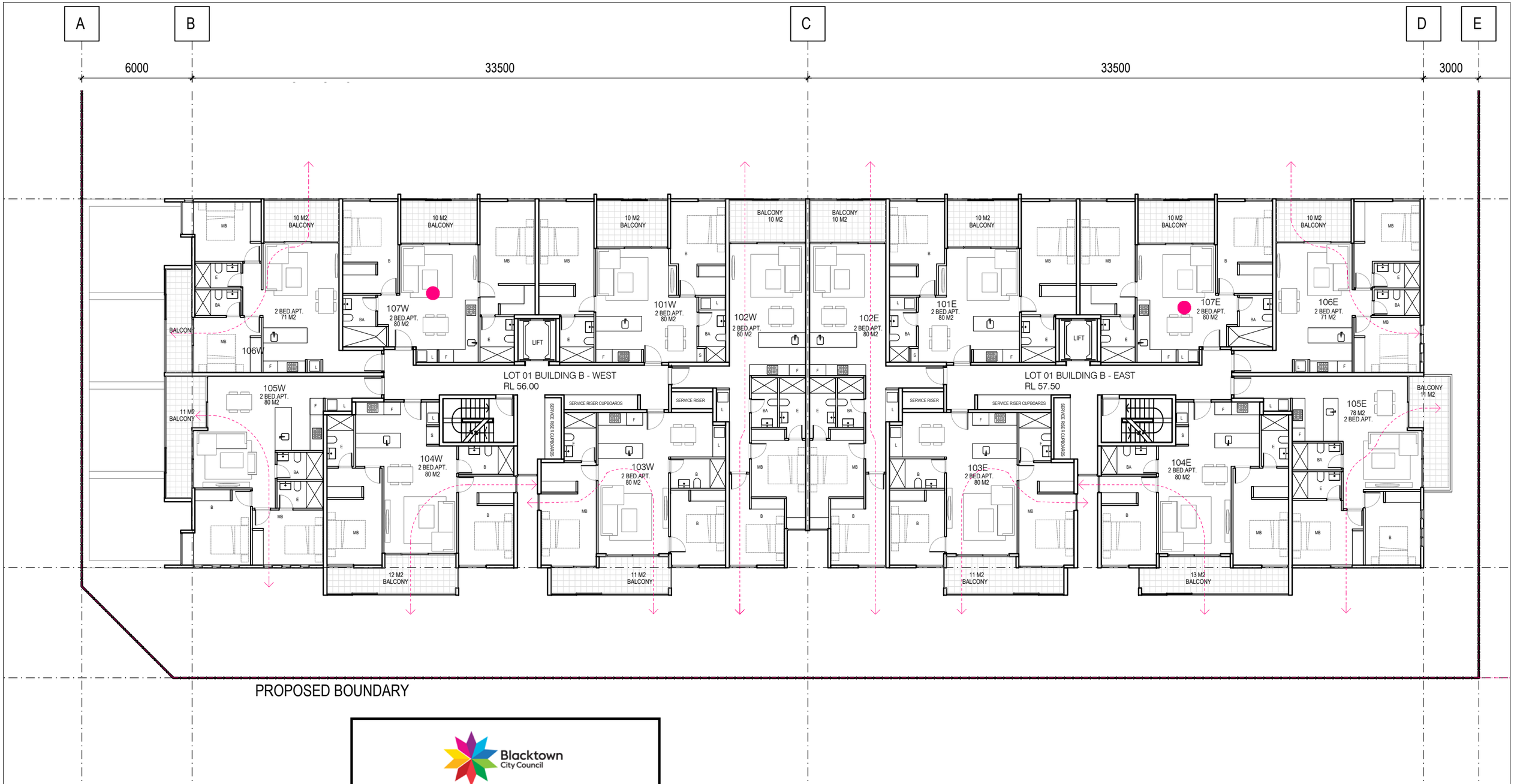
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
LOT 1 BUILDING B LEVEL 1 PLAN

SCALE: @ A3 1:200

DATE:
AUG 2021

PROJECT No:
10203

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DWG No: **L1-B01**

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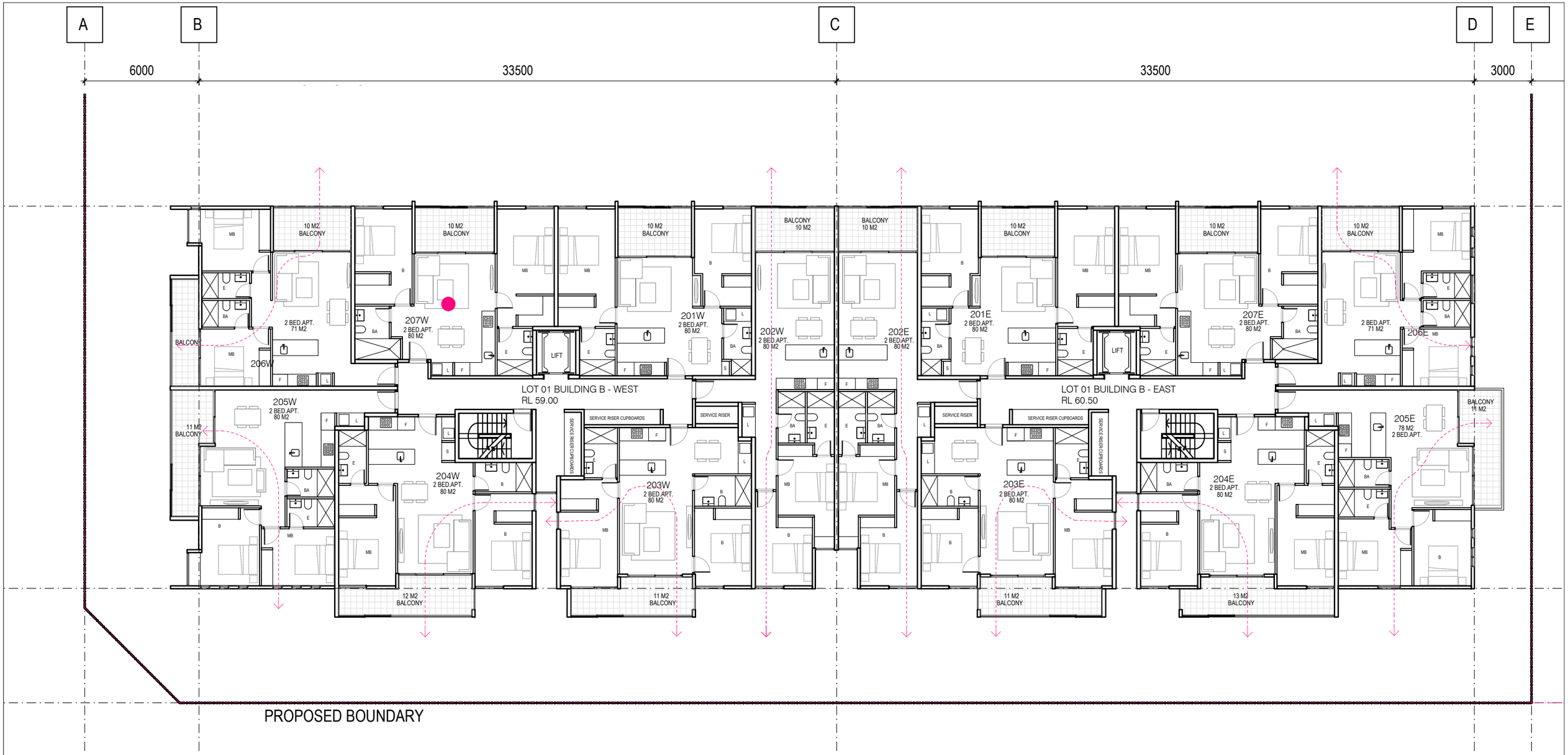
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B	20.06.22	REVISIONS IN RESPONSE TO COUNCIL LETTER OF 31ST MAY 2022	CP

PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
LOT 1 BUILDING B LEVEL 2 PLAN

SCALE: @ A3 1:200

DATE:
AUG 2021

PROJECT No:
10203

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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

DRAWING TITLE
LOT 1 BUILDING B LEVEL 3 PLAN

SCALE: @ A3 1:200

DATE:
AUG 2021

PROJECT No:
10203

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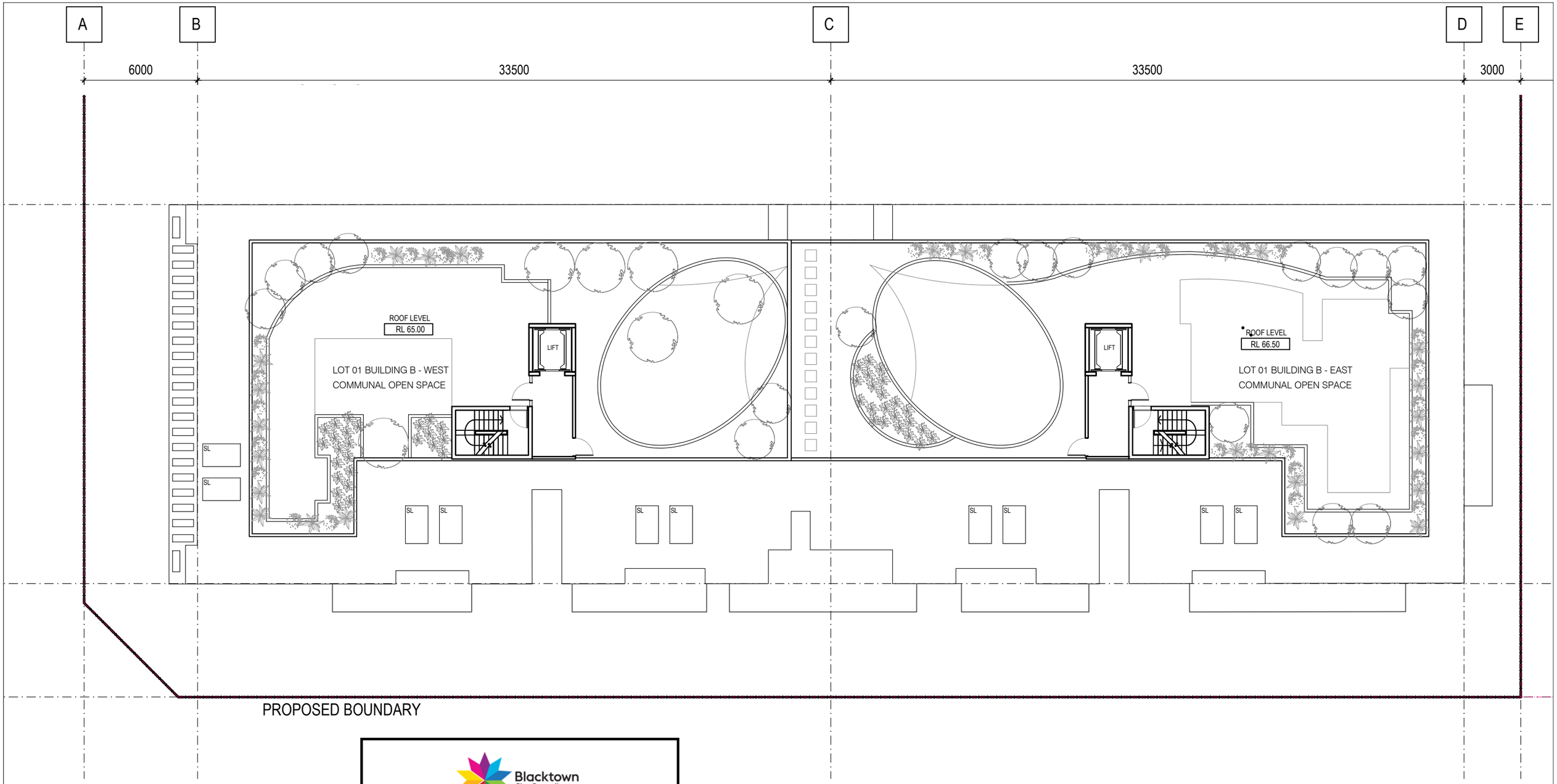
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PROJECT TITLE
PROPOSED MIXED USE DEVELOPMENT
84 TALLAWONG ROAD, ROUSE HILL

SCALE: @ A3 1:200

PROJECT No: 10203

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DWG No: L1-B04

REV B

DRAWING TITLE
LOT 1 BUILDING B LEVEL ROOF TERRACE PLAN

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LANDSCAPE DESIGN
SECTION 4.55 MODIFICATIONS
LOT 1 - 84 TALLAWONG ROAD, ROUSE HILL - NSW 2155

LANDSCAPE CONCEPT DESIGN

DRAWING LIST -

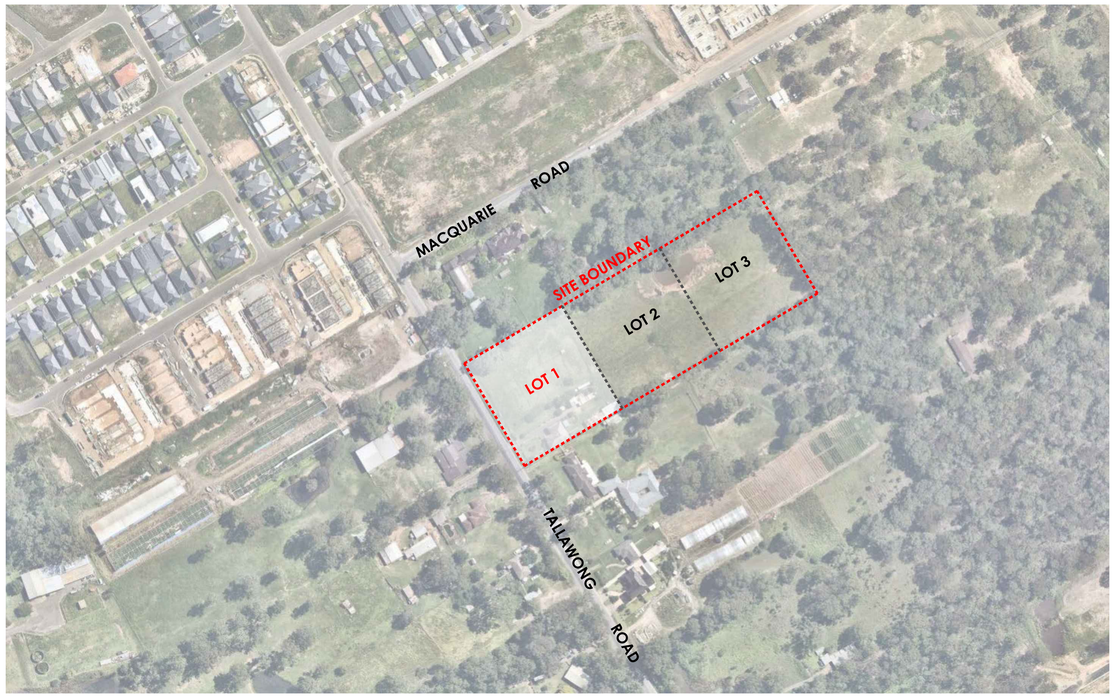
SHEET:	TITLE:
E871_LP1_00	COVER SHEET
E871_LP1_01	OVERALL LANDSCAPE & PUBLIC DOMAIN PLAN
E871_LP1_02	CHARACTER IMAGERY - GROUND FLOOR & PUBLIC DOMAIN
E871_LP1_03	CHARACTER IMAGERY - ROOFTOP
E871_LP1_04	GROUND FLOOR LANDSCAPE & PUBLIC DOMAIN PLANS - LOT 1
E871_LP1_05	LANDSCAPE ROOFTOP PLANS - LOT 1
E871_LP1_06	INDICATIVE PLANTING SCHEDULE
E871_LP1_07	NOTES & SPECIFICATION
E871_LP1_08	DETAILS
E871_LP1_09	DETAILS (CONT.)

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Issue	Code	Issue Description	By	Chk	Date
C	CA	RFI AMENDMENTS	NZ	GT	22.06.22
B	CA	MODIFICATION PLANS	NZ	GT	27.04.22
A	CA	MODIFICATION PLANS	NZ	GT	14.04.22

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

COVER SHEET

CLIENT

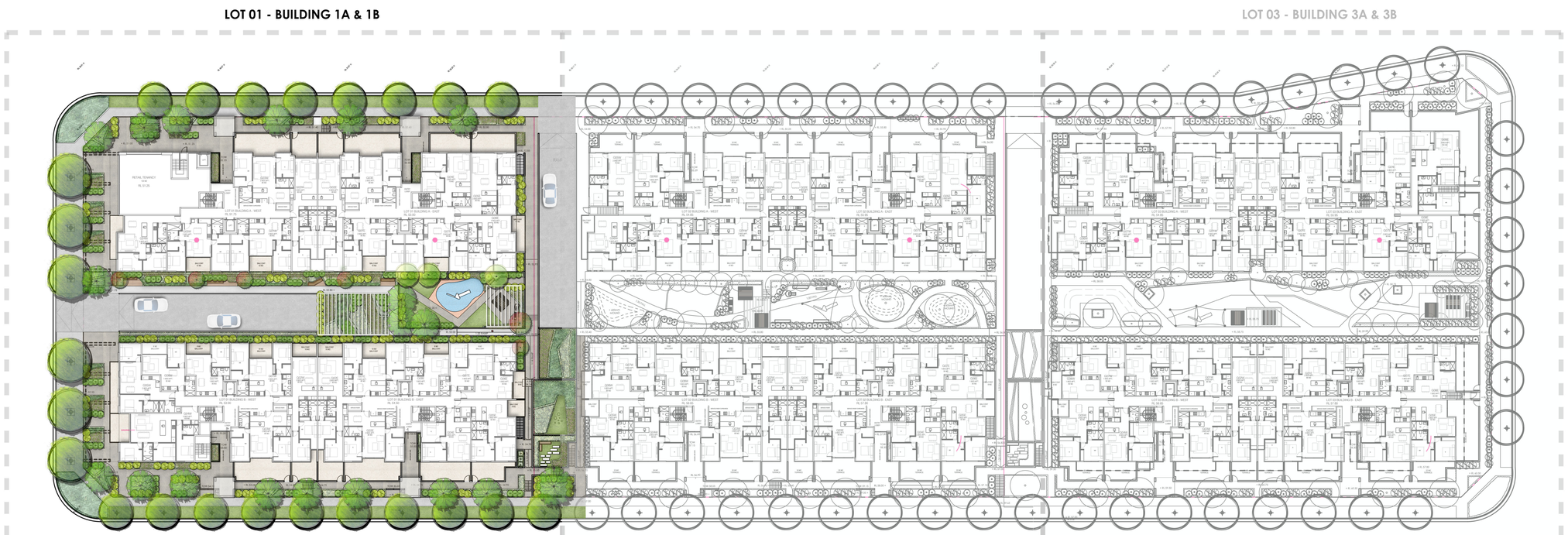
PROPERTY GROUP

Drawn : NZ
Designed : NZ
Project No. : E871

N

SHEET NUMBER
E871_LP1_00

REVISION
C



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PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

OVERALL LANDSCAPE & PUBLIC DOMAIN PLAN

CLIENT

PROPERTY GROUP

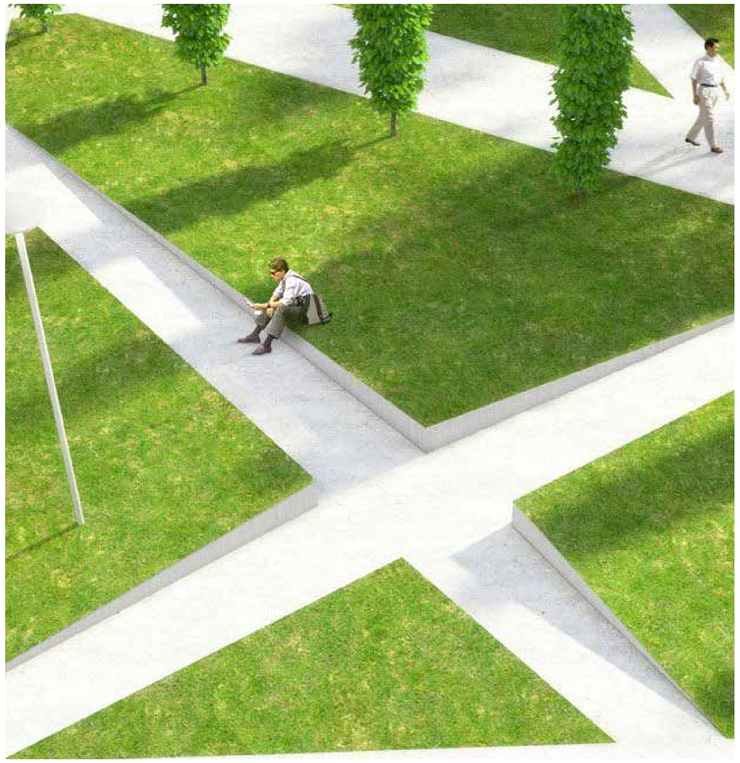
Drawn : NZ
Designed : NZ
Project No. : E871

1:400 @ A1 / 1:800 @ A3

SHEET NUMBER E871_LP1_01
REVISION C



















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PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

CHARACTER IMAGERY - GROUND FLOOR & PUBLIC DOMAIN

CLIENT

PROPERTY GROUP

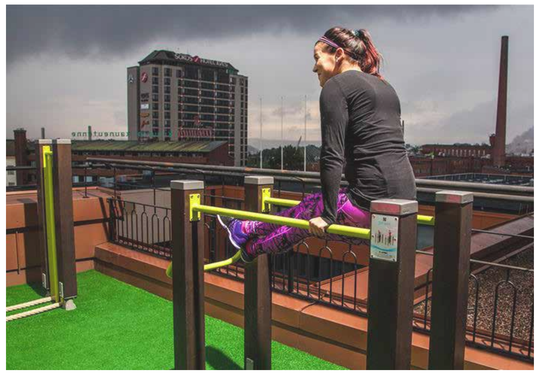
Drawn : NZ
Designed : NZ
Project No. : E871

SHEET NUMBER E871_LP1_02
REVISION C







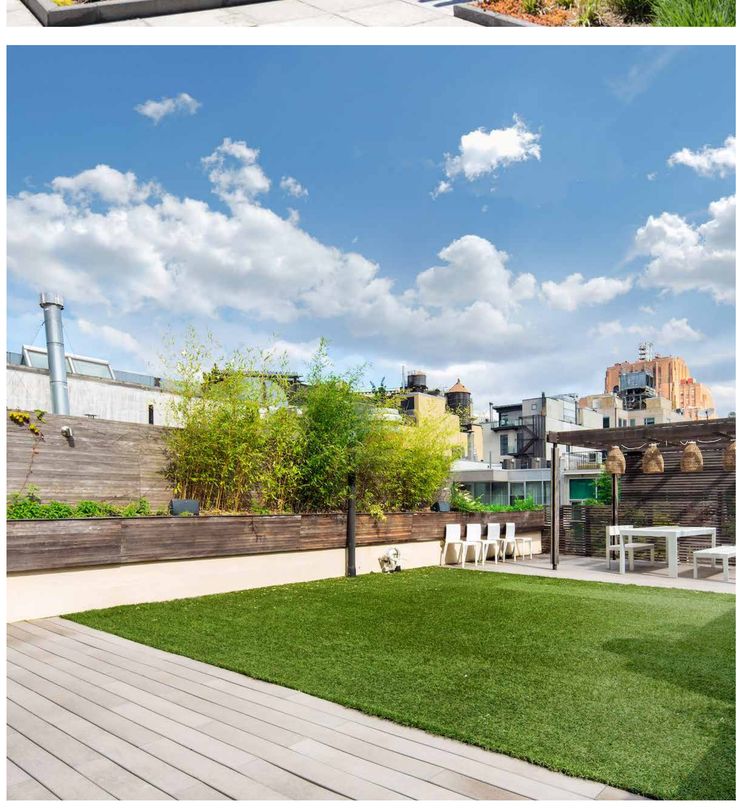












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DEVELOPMENT CONSENT
D22/357458
19 August 2022

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Kerry Robinson, OAM
Chief Executive Officer

Issue	Code	Issue Description	By	Chk	Date
C	CA	RFI AMENDMENTS	NZ	GT	22.06.22
B	CA	MODIFICATION PLANS	NZ	GT	27.04.22
A	CA	MODIFICATION PLANS	NZ	GT	14.04.22

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

CHARACTER IMAGERY - ROOFTOP

CLIENT

PROPERTY GROUP

Drawn : NZ
Designed : NZ
Project No. : E871

SHEET NUMBER
E871_LP1_03

REVISION
C

LEGEND:

- STREET TREES - REFER TO SCHEDULE - REFER TO DETAIL
- SITE TREES - REFER TO SCHEDULE - REFER TO DETAIL
- SHRUB / GROUNDCOVER PLANTING - REFER TO SCHEDULE - REFER TO DETAIL
- PAVER STEPPERS
- TURF
- FEATURE PAVING SURFACE TYPE 01
- FEATURE PAVING SURFACE TYPE 02
- P.O.S PAVING SURFACE TYPE 03
- CONCRETE SURFACE
- DECOMPOSED SANDSTONE SURFACE
- TIMBER DECK SURFACE
- RUBBER SOFTFALL SURFACE
- + RL 50.96 PROPOSED LEVEL
- SITE BOUNDARY

'NORTHERN ROAD'

STREET TREES - REFER TO SCHEDULE - 8m SPACINGS - AVOID STREET LIGHTING LOCATIONS

STREET TREES - REFER TO SCHEDULE - 8m SPACINGS - AVOID STREET LIGHTING LOCATIONS

JOINS SHEET E871_LP2_04

TALLAWONG ROAD

RETAIL

PAVING TYPE 02

BALCONY OVER

PRIVATE OPEN SPACE

PAVING TYPE 03

SEATING SPACE

REFER TO ARCHITECTURAL PLANS FOR INTERNAL LAYOUT

LOT 01 BUILDING A

LOT 01 BUILDING A - EAST

PAVING TYPE 01

CONCRETE RAMP

RAMP

TURF

CHILDREN'S PLAY AREA

REV CLOUD:
ADDITIONAL PLANTING ADDED

REV CLOUD:
ADDITIONAL PLANTING ADDED

BBQ, SEATING & PERGOLA ON PAVED SURFACE

REV CLOUD:
LARGER STRATA PLANTING REDUCED FOR SIGHTLINES

LOW GROUND COVERS AND PLANTING (INACCESSIBLE) WITH PERGOLA OVERHEAD

BALCONIES ABOVE PAVED PEDESTRIAN PATHWAY BELOW

LOT 01 BUILDING B - WEST

LOT 01 BUILDING B - EAST

INDICATIVE PUBLIC ART LOCATION

PLANTED DEEP SOIL AREA

LOW HEIGHT PLANTING SPECIES TO ENSURE VISIBILITY AND PASSIVE SURVEILLANCE

1:20 RAMP

1:14 RAMP

RAMP 1:14

'SOUTHERN ROAD'

STREET TREES - REFER TO SCHEDULE - 8m SPACINGS - AVOID STREET LIGHTING LOCATIONS

STREET TREES - REFER TO SCHEDULE - 8m SPACINGS - AVOID STREET LIGHTING LOCATIONS

JOINS SHEET E871_LP1_04

Blacktown City Council

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DIMENSIONS :
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Verify all dimensions on site prior to construction.

CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL AND SPECIALIST WATER FEATURE WORKS :
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PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

LANDSCAPE & PUBLIC DOMAIN PLAN
LOT 1

CLIENT

PROPERTY GROUP

Drawn : NZ
Designed : NZ
Project No. : E871

1:150 @ A1 / 1:300 @ A3

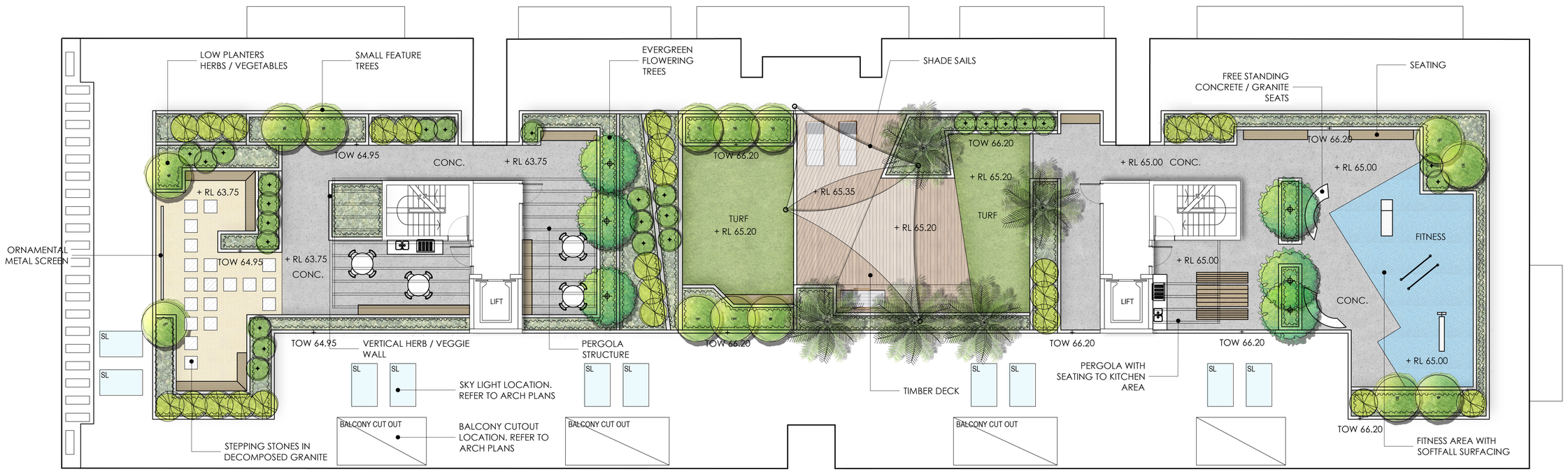
SHEET NUMBER E871_LP1_04
REVISION C

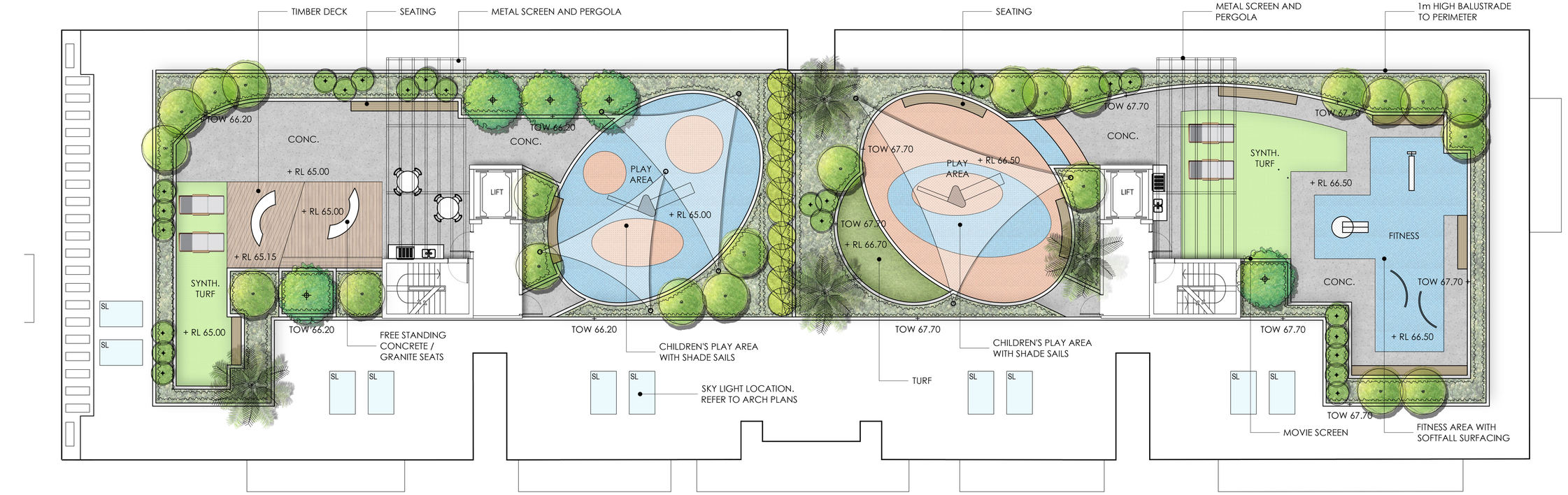
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LEGEND:

- SITE TREES / PALMS - REFER TO SCHEDULE - REFER TO DETAIL
- SHRUB / GROUNDCOVER PLANTING - REFER TO SCHEDULE - REFER TO DETAIL
- PAVER STEPPERS
- TURF
- SYNTHETIC GRASS
- CONCRETE SURFACE
- DECOMPOSED SANDSTONE SURFACE
- TIMBER DECK SURFACE
- RUBBER SOFTFALL SURFACE
- + RL 63.75 PROPOSED LEVEL

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PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

LANDSCAPE
ROOFTOP PLAN
LOT 1

CLIENT

PROPERTY GROUP

Drawn : NZ
Designed : NZ
Project No. : E871

1:100 @ A1 / 1:200 @ A3

SHEET NUMBER E871_LP1_05
REVISION C

INDICATIVE PLANT SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
STREET TREES - TALLAWONG ROAD					
SG	*Syncarpia glomulifera*	Turpentine	60m	As Shown	100L
STREET TREES - *'NORTHERN ROAD'*					
PCC	*Pyrus calleryana 'Chanticleer'*	Ornamental Pear	10m	As Shown	100L
STREET TREES - *'EASTERN ROAD'*					
TL	*Tristaniopsis laurina*	Water Gum	10m	As Shown	100L
STREET TREES - *'SOUTHERN ROAD'*					
MGLG	*Magnolia grandiflora 'Little Gem'*	Magnolia	10m	As Shown	100L
TREES					
Ab	*Acer buergeranum*	Trident Maple	6m	As Shown	45L
Bc	*Backhousia citriodora*	Lemon Scented Myrtle	9m	As Shown	75L
Cm	*Corymbia maculata*	Spotted Gum	30m	As Shown	45L/75L
Cc	*Calodendrum capense*	Cape Chestnut	8m	As Shown	75L
Er	*Elaeocarpus reticulatus*	Blueberry Ash	8m	As Shown	75L
Ec	*Eucalyptus crebra*	Narrow Leaved Red Ironbark	15m	As Shown	45L / 75L
Em	*Eucalyptus moluccana*	Grey Box	20m	As Shown	45L / 75L
Hf	*Hymenosporum flavum*	Native Frangipani	10m	As Shown	75L
Jm	*Jacaranda mimosifolia*	Jacaranda	10m	As Shown	75L
Li	*Lagerstroemia indica*	Crepe myrtle	6m	As Shown	45L
Ml	*Melaleuca linariifolia*	Snow in Summer	10m	As Shown	45L
Pc	*Pistachia chinensis*	Pistachio	8m	As Shown	75L
Pyc	*Pyrus calleryana*	Chanticleer Pear	10m	As Shown	75L
Rp	*Robinia pseudoacacis 'Frisia'*	Golden Robinia	9m	As Shown	75L
Tl	*Tristaniopsis laurina*	Water Gum	10m	As Shown	45L
SHRUBS AND ACCENTS					
AsH	*Acmena smithii 'Hedge Master'*	Lilly Pilly	2m	3/m2	300mm
Bs	*Banksia spinulosa*	Hairpin Banksia	3m	2/m2	200mm
CLJ	*Callistemon 'Little John'*	Dwarf Bottlebrush	1m	3/m2	200mm
Ca	*Correa Alba*	White Correa	1.5m	3/m2	200mm
Db	*Dietes Bicolour*	Fortnight Lily	1m	4/m2	200mm
Dv	*Dodenea viscose*	Giant Hop Bush	3m	3/m2	200mm
Ga	*Gardenia augusta*	Common Gardenia	1.5m	3/m2	300mm
Gf	*Grevillea 'Superb'*	Superb Grevillea		3/m2	200mm
GpR	*Grevillea poorinda 'Royal Mantle'*	Poorinda Grevillea	0.3m	4/m2	200mm
Lc	*Leptospermum 'Cardwell'*	Yellow Tea Tree	2m	3/m2	200mm
Pt	*Phormium tenax 'Baby Bronze'*	Baby Bronze NZ Purple Flax	0.75m	3/m2	200mm
Px	*Philondendron 'Xanadu'*	Xanadu Philodendron	1m	3/m2	200mm
PRR	*Photinia Red Robin*	Photinia	3m	3/m2	200mm
Ri	*Raphiolepsis indica*	Indian Hawthorn	3m	2/m2	300mm
STT	*Syzygium australe 'Tiny Tev'*	Dwarf Lilly Pilly	0.6m	4/m2	200mm
Tf	*Teucrum fruticans*	Bush Germander	1m	5/m2	200mm
Vo	*Viburnum odoratissum*	Sweet Viburnum	3m	3/m2	300mm
Wf	*Westringia fruticosa 'Zena'*	Zena Coastal Rosemary	1m	3/m2	200mm

GROUNDCOVERS AND GRASSES					
Ao	*Agapanthus orientalis*	African Lily	1m	4/m2	150mm
Am	*Anigozanthos manglesii*	Red and Green Kangaroo Paw	1m	4/m2	150mm
Bm	*Brachycome multifida*	Cut Leaf Daisy	0.3m	5/m2	150mm
DSS	*Dianella 'Silver Streak'*	Silver Flax Lily	0.6m	4/m2	150mm
DtT	*Dianella tasmanica 'Tas Red'*	Tas Red Blue Flax Lily	0.4m	4/m2	150mm
Dr	*Dichondra repens*	Kidney Weed	0.1m	5/m2	150mm
Gt	*Gazania tormentosa*	Treasure Flower	0.15m	5/m2	150mm
Hs	*Hibbertia scandens*	Snake Vine	0.2m	4/m2	150mm
LIT	*Lomandra longifolia 'Tanika'*	Tanika Matrush	0.65m	4/m2	150mm
LmE	*Liriope muscari 'Evergeen Giant'*	Giant Turf Lily	0.6m	4/m2	150mm
Mp	*Myoporum parvifolium*	Creeping Boobialla	0.2m	5/m2	150mm
Pa	*Pennisetum alopecuroides 'Purple Lea'*	Purple Lea Swamp Foxtail	0.9m	3/m2	150mm
Pl	*Poa Labillardieri*	Poa	0.4m	5/m2	150mm
Ta	*Themeda australis*	Kangaroo Grass	1m	4/m2	150mm
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.3m	5/m2	150mm
Vh	*Viola hederacea*	Native Violet	0.2m	5/m2	150mm
ACCENTS AND PALMS FOR ROOF					
Aa	*Agave attenuata*	Agave	1.2m	As Shown	300mm
Ara	Archontophoenix alexandrae	Alexander Palm	`	As Shown	45L
At	*Agave tequilana*	Blue Agave	1m	As Shown	300mm
Cr	*Cycas revoluta*	Cycad	2m	As Shown	45L
Dss	*Dianella 'Silver Streak'*	Silver Flax Lily	0.6m	As Shown	300mm
De	*Doryanthes excelsa*	Gymea Lily	4m	As Shown	45L
Yf	*Yucca elephantipes*	Spineless Yucca	3m	As Shown	45L
Sr	*Strelitzia reginae*	Bird of Paradise	1.2m	As Shown	300mm
Re	*Rhapis excelsa 'Dwarf'*	Dwarf Lady Palm	1.5m	As Shown	200mm
PtB	*Phormium tenax 'Baby Bronze'*	Bronze NZ Flax Lily	0.75m	As Shown	300mm
PtP	*Phormium tenax 'Purpureum'*	NZ Flax Lily	2.5m	As Shown	45L


Magnolia grandiflora 'Little Gem'


Syncarpia glomulifera


Lagerstoemia indica


Tristaniopsis laurina


Elaeocarpus reticulatus


Melaleuca linariifolia


Pyrus calleryana


Acmena smithii 'Hedge Master'

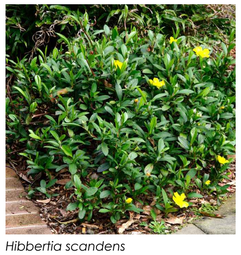

Gardenia augusta


Phormium tenax 'Baby Bronze'


Philodendron 'Xanadu'


Anigozanthos manglesii


Dichondra repens


Hibbertia scandens


Agave tequilana


Doryanthes excelsa

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PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

INDICATIVE PLANTING SCHEDULE

CLIENT

PROPERTY GROUP

Drawn : NZ
Designed : NZ
Project No. : E871

SHEET NUMBER
E871_LP1_06

REVISION
C

PRELIMINARY SPECIFICATION

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT A SUFFICIENT DISTANCE AWAY FROM THESE SERVICES TO AVOID CONFLICT, SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.
ARBORIST MANAGEMENT OF TREE PROTECTION
AN ARBORIST WITH MINIMUM AQF5 QUALIFICATIONS IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING AND TO UNDERTAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.
PODIUM PLANTING
ENSURE AN ADEQUATE WATERPROOFING MEMBRANE TO ENGINEER'S DETAIL TO HAS BEEN APPLIED ALL PODIUM PLANTERS ON SITE. FOLLOWING APPLICATION OF THE MEMBRANE, CORFLUTE SHEETING IS TO BE APPLIED TO THE BOTTOM AND SIDES OF ALL PLANTERS TO PREVENT FUTURE RUPTURING. PODIUM PLANTERS ARE TO THEN INCLUDE AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF THE STRUCTURE. OVER THE DRAINAGE CELL, A GEOTEXTILE LINING IS TO BE INSTALLED, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF A SUITABLE PLANTER SOIL MIX.
RETAINING WALLS
RETAINING WALLS AND ASSOCIATED DRAINAGE MATERIAL IS TO BE CONSTRUCTED TO THE STRUCTURAL ENGINEER'S DETAIL.
EXISTING SUB-GRADE IN PLANTING AREAS
TEST SUBSOIL DRAINAGE TO ALL TREE PLANTING POSITIONS AND PLANTING AREAS. IF NECESSARY EXCAVATE UNDER TREE PLANTING POSITION DOWN THROUGH IMPERMEABLE MATERIAL TO A PERMEABLE SUB-GRADE DEPTH. REMOVE EXCAVATED MATERIAL FROM SITE AND REPLACE WITH A POROUS MATERIAL AND SUITABLE GROWING MEDIUM FOR NOMINATED SPECIES. SETTLE BACKFILL TO PREVENT SUBSIDENCE.
FINISHED LEVELS AND GRADES
CONSTRUCT FINISHED GRADES TO THE FINISHED LEVELS SHOWN ON THE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PLANTED AREAS AND PATHWAYS ARE TO DRAIN TO SPECIFIED DRAINAGE COLLECTION POINTS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. ENSURE A MAXIMUM GRADE OF 1:4 TO ALL PLANTED AND TURFED AREAS.
DRAINAGE PITS
INSTALL METAL GRATE, PVC BODY DRAINAGE PITS AS INDICATED ON THE HYDRAULIC ENGINEER'S DRAWINGS. CONNECT PITS TO STORMWATER SYSTEM - BY PLUMBER.
PAVING
PAVEMENT SETOUT AS PER SETOUT PLAN. FINISHED LEVELS, MATERIALS AND PAVING INSTALLATION TO ARCHITECT'S SPECIFICATION.
SOIL
CULTIVATE ALL PLANTING AREAS AND SET DOWN SUB-GRADE TO ACCOMMODATE IMPORTED TOPSOIL TO BE INSTALLED TO A MINIMUM 300MM DEPTH. IF DEEMED SUITABLE BY THE LANDSCAPE ARCHITECT, IMPROVED SITE SOIL MAY BE USED IN PLACE OF IMPORTED TOPSOIL PENDING COMPLIANCE WITH THE PROVISIONS OUTLINED IN AS4419.
MULCH
APPLY APPROVED ORGANIC MULCH (ANL 'FOREST FINES' OR SIMILAR) TO A DEPTH OF 75MM TO ALL PLANTED AREAS. ENSURE CLEARANCE TO PLANT STEMS AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN DURING INSTALLATION.
FERTILISER:
FOR GENERAL PLANTED AREAS; APPLY APPROVED FERTILISER INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE (9) MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE AND IN ACCORDANCE WITH RECOGNISED HORTICULTURAL PRACTICE PRIOR TO INSTALLING PLANTS. FOR LAWN AREAS; APPROVED 'LAWN FOOD' OR EQUIVALENT SHALL BE THOROUGHLY MIXED THROUGH TOPSOIL PRIOR TO PLACING TURF. FOR ESTABLISHED TREE PLANTING; 'AGRIFORM PLANTING TABLETS' OR EQUIVALENT ARE TO BE APPLIED AT THE RECOMMENDED RATE WITHIN THE PLANTING MEDIUM ADJACENT TO THE BASE OF THE ROOT BALL AT TIME OF PLANTING.
PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE LANDSCAPE DRAWINGS. GENERALLY PLANTS SHALL BE: VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR PESTS, HAVE LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE.
STAKING AND TYING
STAKES SHALL BE STRAIGHT, UNPAINTED HARDWOOD FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5 - 15 LITRE SIZE PLANT 1 x (1200X25X25MM)
B. 35 - 75 LITRE SIZE PLANT 2 x (1500X38X38MM)
C. 100 - ≥200 LITRE 3 x (1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH (AVOIDING DAMAGE TO THE ROOT SYSTEM) ON THE WINDWARD SIDE OF THE PLANT.
TURF
TURF IS TO BE OF A SPECIES CONSISTENT WITH THAT SHOWN ON THE LANDSCAPE DRAWINGS AND IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. DELIVER TO SITE WITHIN TWENTY FOUR (24) HOURS OF BEING CUT, AND LAY WITHIN TWENTY FOUR (24) HOURS OF BEING DELIVERED. TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 20MM Ø AS WELL AS ALL WEEDS AND FOREIGN MATTER. SPREAD TURF UNDERLAY SOIL TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO ENSURE OUTLETS INSTALLED BY OTHERS - TURF AREAS ARE TO HAVE MINIMUM 1:50 CROSSFALL TO ENSURE MINIMUM DRAINAGE REQUIREMENTS. TURF IS TO BE LAID ALONG RESOLVED LAND CONTOURS WITH STAGGERED, CLOSE BUTTED, JOINTS SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH. WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. TWO (2) WEEKS AFTER INSTALLATION, APPLY APPROVED ORGANIC TOP DRESSING SOIL (ANL 'ORGANIC TOP DRESSING' OR SIMILAR) TO A DEPTH OF 15MM TO ALL TURFED AREAS. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.
TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM H4 TREATED PINE.
TIMBER STAKES: 50 X 50 X 500MM H4 TREATED PINE-SHARPENED AT ONE END.
INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.
TREES TO BE RETAINED
MARK TREES AND SHRUBS TO BE RETAINED WITH SUITABLE NON-INJURIOUS, EASILY VISIBLE AND REMOVABLE MEANS OF IDENTIFICATION CONSISTENT WITH THE TREE NUMBERING SYSTEM INDICATED ON THE LANDSCAPE DRAWINGS.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO; WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS.

GENERAL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ATTEND TO THE SITE ON A FORTNIGHTLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.
WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.
RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT FORTNIGHTLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.
REPLACEMENTS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE MAINTENANCE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS, NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING, UNTIL THE END OF THE MAINTENANCE PERIOD .
STAKES AND TIES
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.
PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROJECT ARBORIST. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.
MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.
PEST AND DISEASED CONTROL
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY AS THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.
GRASS AND TURF AREAS
THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH "DYNAMIC LIFTER" (OR SIMILAR) FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.
WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.
SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

GENERAL TREE PROTECTION NOTES*

*PLEASE NOTE: THE FOLLOWING INFORMATION IS FOR GUIDANCE PURPOSES ONLY. WHERE EXISTING TREES ARE TO BE RETAINED, IT IS RECOMMENDED THAT A PROJECT ARBORIST WITH MINIMUM AQF5 QUALIFICATIONS BE ENGAGED TO PREPARE A DEDICATED TREE PROTECTION SPECIFICATION PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR LANDSCAPE WORKS.

PROTECTION AND REPAIR: PROTECT TREES AND SHRUBS TO BE RETAINED FROM DAMAGE, INCLUDING THOSE BEYOND THE SITE AREA, BOTH ABOVE AND BELOW GROUND. REPAIR ANY DAMAGE TO THE TREES DURING THIS WORK.
TREE PROTECTION FENCING: PROVIDE TEMPORARY PROTECTIVE FENCING TO THE TREE DRIP LINE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR LANDSCAPE WORKS. FENCING IS TO BE OF CHAIN WIRE MESH PAD IS WITH SHADE CLOTH ATTACHED AND IS TO BE HELD IN PLACE WITH CONCRETE FEET.
WORK NEAR TREES: THE AREAS WITHIN THE DRIPLINE OF THE TREES ARE TO BE KEPT FREE OF CONSTRUCTION MATERIALS AND DEBRIS. DO NOT PLACE BULK MATERIALS AND HARMFUL MATERIALS UNDER OR NEAR TREES. DO NOT PLACE SPOIL FROM EXCAVATION WITHIN THIS AREA. PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS. PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES. DO NOT REMOVE TOPSOIL FROM, OR ADD TOPSOIL TO THE AREAS WITHIN THE DRIPLINE OF THE TREES. IF EXCAVATION IS REQUIRED NEAR TREES TO BE RETAINED, GIVE NOTICE AND OBTAIN INSTRUCTIONS FROM A SUITABLY QUALIFIED AQF5 ARBORIST. OPEN UP EXCAVATIONS UNDER TREE CANOPIES FOR AS SHORT A PERIOD AS POSSIBLE. USE HAND METHODS TO LOCATE, EXPOSE AND CLEANLY REMOVE THE ROOTS ON THE LINE OF EXCAVATION. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIPLINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED. DO NOT CUT TREE ROOTS EXCEEDING 50MM IN DIAMETER. WHERE IT IS NECESSARY TO CUT THESE ROOTS, USE MEANS SO TO NOT UNDULY DISTURB THE REMAINING ROOT SYSTEM. BACKFILL TO EXCAVATIONS NEAR TREE ROOTS WITH A MIXTURE CONSISTING OF 3 PARTS BY VOLUME OF TOPSOIL AND 1 PART OF WELL ROTTED COMPOST WITH A NEUTRAL PH VALUE, FREE FROM WEED GROWTH AND HARMFUL MATERIALS. PLACE THE BACKFILL LAYERS, EACH OF 300MM MAXIMUM DEPTH COMPACTED TO A DRY DENSITY, SIMILAR TO THAT OF THE ORIGINAL STATE. DO NOT BACKFILL AROUND TRUNKS TO A EIGHT GREATER THAN 300MM ABOVE THE ORIGINAL GROUND SURFACE. IMMEDIATELY AFTER BACKFILLING THOROUGHLY WATER THE ROOT ZONE SURROUNDING THE TREE. DO NOT COMPACT THE GROUND UNDER TREES - IF COMPACTION OCCURS, GIVE NOTICE AND OBTAIN INSTRUCTIONS. WATER THE TREES AS NECESSARY,INCLUDING WHERE ROOTS AREA EXPOSED AT AN AMBIENT TEMPERATURE.
COMPLIANCE WITH AUSTRALIAN STANDARDS: ALL TREE PROTECTION WORKS ARE TO BE COMPLIANT WITH THE PROVISIONS OUTLINED WITHIN AS4970-2009 - *PROTECTION OF TREES ON DEVELOPMENT SITES*

IRRIGATION SYSTEM

IRRIGATION SYSTEM: SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH AREA-SPECIFIC SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY A SUITABLY QUALIFIED IRRIGATION CONTRACTOR; SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION.

THE IRRIGATION CONTRACTOR IS TO LIAISE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

THE IRRIGATION SYSTEM IS TO INCLUDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR CUSTOMIZABLE SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL FEATURE A MANUAL OVERRIDE FUNCTION AND PROGRAMMING SHALL BE UNDERTAKEN BY THE IRRIGATION CONTRACTOR WHO SHALL ADVISE ALL RELEVANT PARTIES ON THE OPERATION OF THE SYSTEM. PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER IS TO BE POSITIONED IN A LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS ARE TO BE SUPPLIED BY THE BUILDER.

IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM. AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

Blacktown City Council

DEVELOPMENT CONSENT
D22/357458
19 August 2022
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Kerry Robinson, OAM
Chief Executive Officer

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PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

SPECIFICATION & NOTES

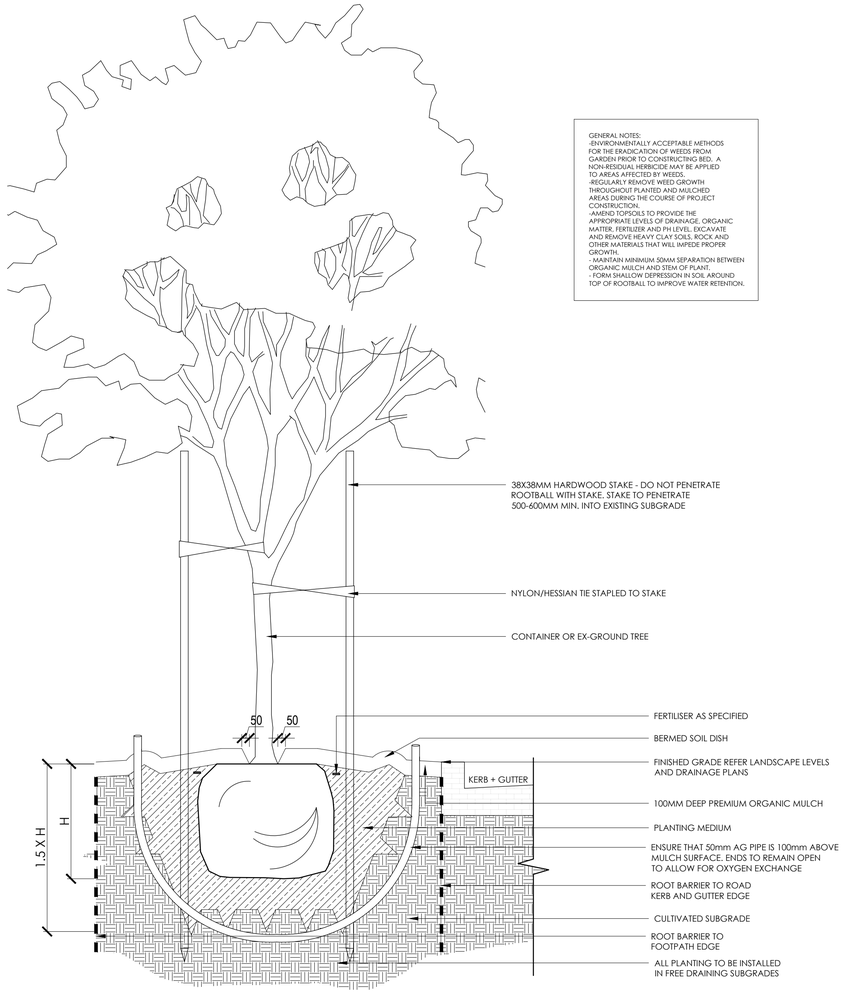
CLIENT

PROPERTY GROUP

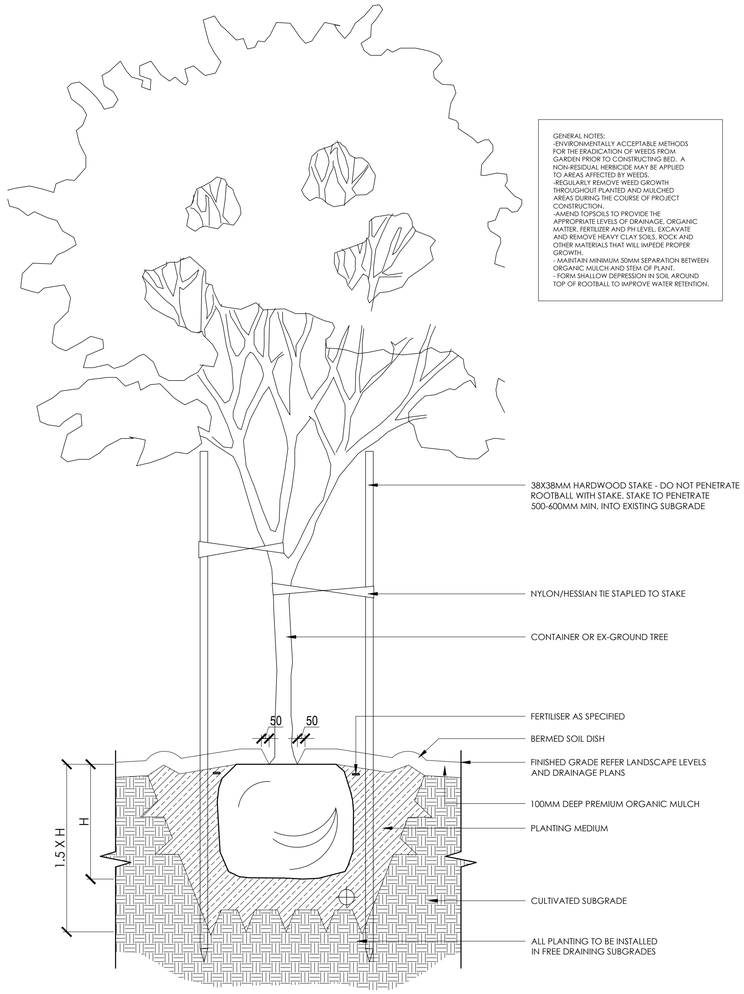
Drawn : NZ
Designed : NZ
Project No. : E871

SHEET NUMBER
E871_LP1_07

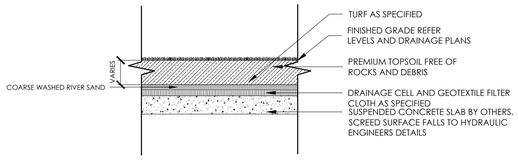
REVISION
C



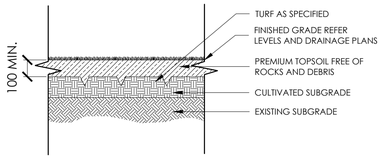
TYPICAL STREET TREE PLANTING DETAIL
SCALE 1:20 @A1



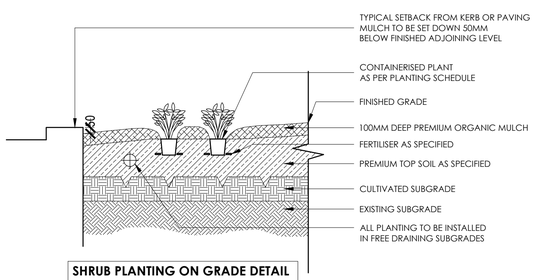
TYPICAL TREE PLANTING IN PRIVATE OPEN SPACE (POS) DETAIL
SCALE 1:20 @A1



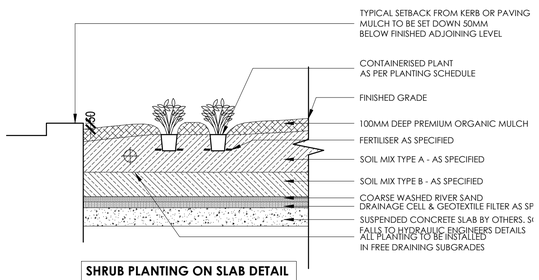
TURF PLANTING ON SLAB DETAIL
SCALE 1:25 @A1



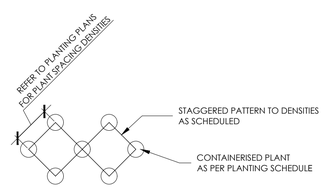
TURF PLANTING ON GRADE DETAIL
SCALE 1:25 @A1



SHRUB PLANTING ON GRADE DETAIL
SCALE 1:25 @A1



SHRUB PLANTING ON SLAB DETAIL
SCALE 1:25 @A1



SHRUB SETOUT SPACING
SCALE 1:25 @A1

Blacktown City Council

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PROJECT

PROPOSED DEVELOPMENT
84 TALLAWONG ROAD
ROUSE HILL

DRAWING TITLE

DETAILS

CLIENT

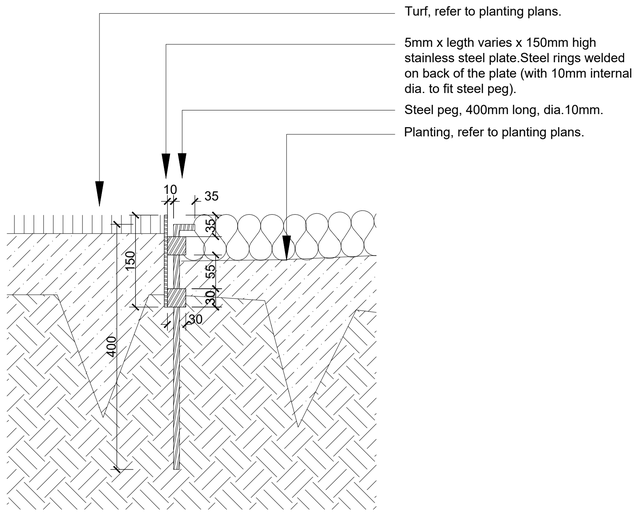
PROPERTY GROUP

Drawn : NZ
Designed : NZ
Project No. : E871

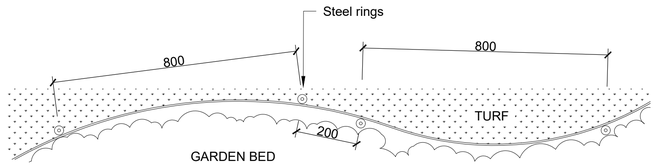
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SHEET NUMBER E871_LP1_08

REVISION C

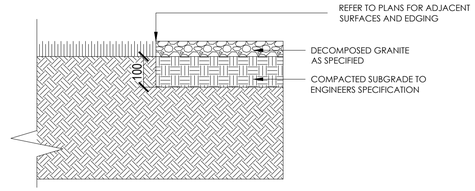


STEEL EDGING TYPICAL SECTION
SCALE 1:5 @A1

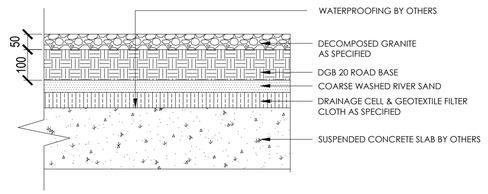


GENERAL NOTE:
Stainess steel edge shall be laid curved as shown on plan where excessive resistance use pegs to outside edge of resistance @ 800mm cts a.b.s.

STEEL EDGING TYPICAL SECTION
SCALE 1:5 @A1



DECOMPOSED GRANITE ON GRADE DETAIL
SCALE 1:10 @A1



DECOMPOSED GRANITE ON SLAB DETAIL
SCALE 1:10 @A1

Blacktown City Council

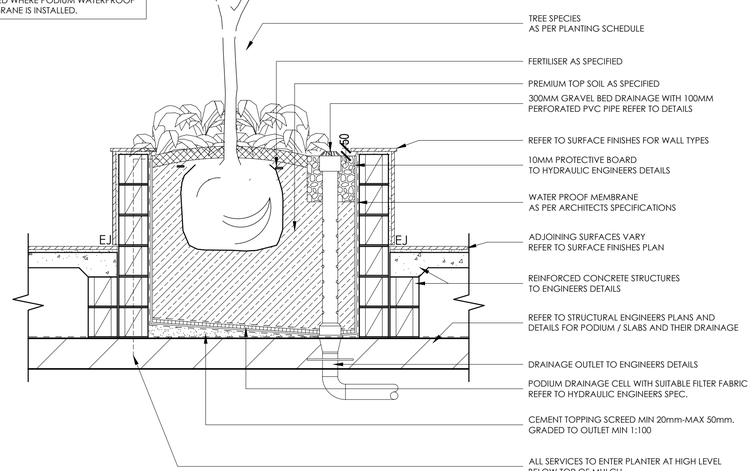
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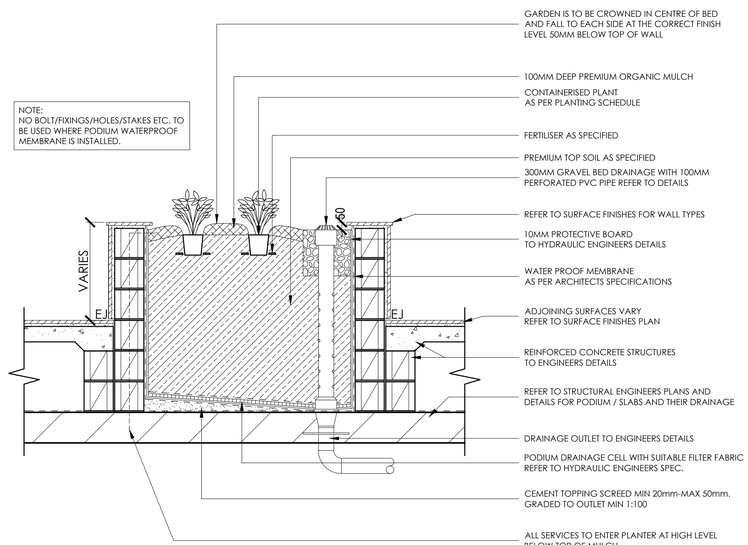


NOTE:
NO BOLT/FIXINGS/HOLES/STAKES ETC. TO BE USED WHERE PODIUM WATERPROOF MEMBRANE IS INSTALLED.



RAISED TREE PLANTER ON PODIUM DETAIL
SCALE 1:20 @A1

NOTE:
NO BOLT/FIXINGS/HOLES/STAKES ETC. TO BE USED WHERE PODIUM WATERPROOF MEMBRANE IS INSTALLED.



RAISED SHRUB PLANTER ON PODIUM DETAIL
SCALE 1:20 @A1

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Project No. : E871

SCALE: AS SHOWN

SHEET NUMBER
E871_LP1_09

REVISION
C