

PRE-APPLICATION MEETING (PAM)

Please note that the information provided within these minutes are valid at the time of issue. Please arrange a follow up PAM should you wish to discuss any changes to the proposed development.

Site of proposal: 91 Schofields Road, Rouse Hill (Lot 11 DP 27220).

Proposal: Tallawong Public School

Precinct: Area 20 Precinct in Appendix 6 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

Land Zoning: R3 (Medium Density Residential), SP2 (Infrastructure – Local Drainage) and RE1 (Public Recreation) under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

You are encouraged to confirm the zoning of the site by obtaining a Clause 10.7 Planning Certificate (formerly referred to as a Section 149 Planning Certificate).

Note: a copy of these minutes must be submitted with any subsequent development application (DA).

Date: 24 August 2020

Representing the applicant: Jonathan West, Matthew Metlege, Eddy Jansen, Tim Fleming, Justin Barrett, Alaine Roff, Huy Huynh, Mayank Chaturvedi, Jonathan West, Abhinav Khanna.

Council officers present: Judith Portelli (Manager – Development Assessment), Emmanuel Boachie-Poku (Town Planner – Gateway), Nadeem Shaik (Coordinator Traffic Management), David Yee (Coordinator Engineering Approvals), Danny Zabakly (Team Leader Development Engineering), Anita Ng (Landscape Architect), Danna Spence (Coordinator Recreation Planning and Design), Michael Maxwell (Team Leader Social Planning).

1. The following environmental planning instruments (EPIs) and development control plans (DCPs) are relevant to the site of this proposal:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP SRGC 2006).
SEPP (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy No. 55 – Remediation of Land
Blacktown City Council Growth Centre Precincts Development Control Plan 2010 as amended 2020 (GCDGP 2020)
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)

Permissibility

The proposed 'Educational establishment' is permitted with consent only in the R3 – Medium Density Residential portion of the site under SEPP (SRGC) 2006 subject to compliance with the other relevant planning policies.

State Significant Development (SSD)

The proposed development is a SSD as a result it being a development for the purpose of a new school (regardless of the capital investment value) subject to Clause 15 of Schedule 1 State significant development—general under the State Environmental Planning Policy (State and Regional Development) 2011. In this case, the Department of Planning Industry and Environment would be the consent authority.

Key issues arising from the PAM

Council will not support the SEARS for the current design of the school as a result of matters including, but are not limited to:

1. Non-compliance with land zones and encroachments of the proposed school in the RE1 Public Recreation and SP2 Drainage areas

Educational establishments are not permitted within SP2 (Infrastructure – Local Drainage) and RE1 (Public Recreation) under State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Furthermore, the RE1 and the SP2 portions of the subject site are to be acquired by Council for recreation and drainage purposes respectively. Any development for a school on this site will first require approval of Council to excise the RE1 and SP2 Drainage portions of the land to enable their separate sale to Council of these portions.

2. Indicative Layout Plan (ILP) Road variation

There are concerns regarding the proposed variation to the adopted ILP roads for the proposed development, in particular the deletion of the ILP road which runs east to west on the southern portion of the site and the ILP road that runs south to north on the western portion of the site. Please note that Council does not support the deletion of these ILP roads as a result of the impact on access and traffic circulations to adjoining developments of the subject site. The ILP road shown on the site are to be constructed and dedicated to Council by the developer as part of any development on the subject site. In the meeting the applicant presented a plan showing a road layout and the relationship of traffic access and circulation between their site and adjoining site to the east. Please note that Council has not approved any revised road pattern in this area in the manner presented in the meeting.

3. Bus routes and traffic safety

Where proposed bus routes will be located, the carriage way is to be 13 metres wide. For the purpose of this development the carriageway of all the perimeter roads for the proposed school are to be 13 metres wide to accommodate for buses.

The location of the proposed vehicle and bus 'pick-up and drop -off' area is not considered safe for school children. You are to engage a traffic consultant to determine a safe place on the subject site to locate the vehicle and bus 'pick-up and drop -off' area.

Orderly development

Council strongly objects to the current design of the proposed school and it must to be revised to comply with the key matters raised in this report for compatibility with adjoining and surrounding development. The proponent is also to demonstrate that all the necessary requirements for the primary school to operate in an orderly way can be met exclusively on the residue R3 portion of the site. This includes,

though is not limited to; required carparking based on the capacity of the school, drainage, landscaping, playground space, traffic, road circulation, bus stops, services, acoustic performance, and also overflow carparking for any special events.

Development Contributions

- Section 7.11 Contributions are applicable. Note: the applicable S7.11 contribution plan is Contribution Plan No 22 – Rouse Hill. For details, contact Council's Manager Development Contributions, Dennis Bagnall.
- Any works in kind (WIK) proposed to offset the Section 7.11 contributions should be addressed to Dennis Bagnall, Manager Development Contributions.
- There may be a Special Infrastructure Contribution (SIC) levy applying to the development. You are to contact the Department of Planning, Infrastructure and Environment (DPIE) to confirm amounts payable.

Development standards and key affectations

Maximum building height:	The R3 (Medium Density Residential) portion of site has a height limit of 12m. (HOB_009).
Native vegetation protection:	Part of the site to the North-West is identified as not being bio-certified. Please contact Council's Senior Biodiversity Officer, David Brennan for further detailed information.
Biodiversity:	Part of the site to the North-West is identified as 'Native Vegetation Retention Area'. Trees are to be retained where practicable according to Council's resolution in May 2018. Please contact Council's Senior Biodiversity Officer, David Brennan for further detailed information.
ILP Roads:	The site is identified as containing ILP roads.
Land reservation acquisition:	Parts of site zoned RE1 and SP2 – Drainage are to be acquired by Council for Open Space, Drainage and Local Road Purposes (LRA_009). Please contact Council's Property Acquisition Officer Rajendra Kumar on 9839 6000 for further details.

Note: You are advised to carefully check all relevant development controls to ensure all relevant matters and documentation are included in any application.

Any departures from development controls and standards must be accompanied by a comprehensive written justification for consideration by Council at the time of the assessment.

For developments in the North West Priority Growth Area:

- You must address Clause 6.1 of the relevant Precinct Appendix to State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Council cannot grant consent to a DA unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required (this relates to the supply of water, electricity and the disposal and management of sewage). If this information is not submitted at the time of lodgement, determination of your DA will be delayed.
- If the proposal is located in an area in, or adjacent to, a transport investigation area, the dimensions and location of that area must be shown on the plans submitted with the DA.
- The plans must also depict the location of any ILP road pattern.
- Lodgement of DAs must include all of the relevant documentation required by Blacktown City Council Growth Centre Precincts Development Control Plan as well as by the relevant Council checklist and the DA form.

3. Will any NSW legislation cause the proposal to be integrated development (under the Environmental Planning & Assessment Act 1979)?

	Yes	No
Fisheries Management Act 1994 <i>(*Note: the development will become integrated development if any permit under the Fisheries Management Act 1994 is required)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Heritage Act 1977 <i>(*Note: the development will become integrated development if any works are proposed to an item on the State Heritage Register)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Mine Subsidence Compensation Act 1961 <i>(*Note: the development will become integrated development if approval is sought to alter or erect improvements within a mine subsidence district or to subdivide land therein)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Mining Act 1992 <i>(*Note: the development will become integrated development if the proposal relates to the granting of a mining lease)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
National Parks and Wildlife Act 1974 <i>(*Note: the development will become integrated development if a grant of Aboriginal heritage impact permit is required)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Petroleum (Onshore) Act 1991 <i>(*Note: the development will become integrated development if a grant of production lease is required)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Protection of the Environment Operations Act 1997 <i>(*Note: the development will become integrated development if an environmental protection licence under POEO Act 1997 is required)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Roads Act 1993 <i>(*Note: the development will become integrated development if it is proposed to erect a structure or carry out a work in, on or over a public road; or dig up or disturb the surface of a public road; or remove or interfere with a structure, work or tree on a public road; or pump water into a public road from any land adjoining the road; or connect a road, whether public or private to a classified road)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Rural Fires Act 1997 <i>(*Note: the development will become integrated development if authorisation under section 100B of RF Act 1997 is required)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Water Management Act 2000 <i>(*Note: the development will become integrated development if water use approval, water management work approval or a controlled activity approval under Part 3 of Chapter 3 of the Water Management Act 2000 is required). If the proposal is integrated development, additional fees of \$140 (payable to Blacktown City Council) and \$320 (payable to the referral agency) are required to be submitted with the DA.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/> *

Note: It is the applicant's responsibility to identify whether the proposed development is 'integrated' development. Detailed reports accompanying the development application may confirm the application is 'integrated' and requires approval from other approval bodies.

4. Physical characteristics of the site:

Configuration of Educational Establishment in the North West Priority Growth Area requires careful and skilful execution of site planning and building layout. Site planning must: –

- Ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- Ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.

Particular issues which should be addressed include, though are not limited to: –

Flooding	Portions of the site to the east and north are identified as flood prone land. The proponent is to obtain the flood advice letter from floodadvice@blacktown.nsw.gov.au .
Contamination	State Environmental Planning Policy No 55 – Remediation of Land Clause 7 'Contamination and remediation to be considered in determining development applications' applies. A stage 2 site contamination report

	prepared by a suitably qualified accredited and EPA recognised geotechnical engineer must be submitted in accordance with SEPP 55 with the DA. SEPP 55 is to be addressed within the Statement of Environmental Effects (SEE). If any preliminary report recommends further testing further reports will be necessary and a remediation action plan (RAP) prepared if it identifies any remediation work to National Environment Protection Measure (NEPM) 2013 Guidelines, necessary to make the site suitable for the end use.
Salinity	A salinity report prepared by a suitably qualified professional is required to be submitted with the EIS.
Easements	It is the responsibility of the applicant to conduct a Property Title Search through NSW Land and Registry Services (LRS) for any easements affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must be clearly indicated on plans submitted with the EIS.
Landscape Plan	A landscaping plan is to be submitted with the EIS
Trees and vegetation	Trees located on site are to be retained where practicable in accordance with Council's resolution in May 2018.
Heritage and archaeology	A Due Diligence archaeological report under the National Parks and Wildlife Act 1974 is required for all new development in the Growth Centres. This is to be prepared by a suitably qualified aboriginal heritage consultant and must be submitted with the EIS.
Traffic	A comprehensive traffic impact report prepared by a suitably qualified traffic professional is to be submitted with the EIS.
Crime Prevention Through Environmental Design (CPTED)	A CPTED report is to be submitted with the EIS.
Acoustics	A comprehensive acoustic report addressing construction and operational noise prepared by a suitably qualified professional is to be submitted with the EIS.
Cut and fill and retaining walls	Details of any cut and fill are to be verified on a separate cut and fill plan. All retaining wall details (e.g. location, top-of-wall height, bottom-of-wall height, sections, elevations etc.) are to be clearly shown on plans and must be constructed of masonry material. The cut and fill plan and details of retaining walls are to be submitted with the EIS.
Street trees	Street tree planting is required. In the event of the necessity to remove street trees or to locate aspects of the development within the drip-line of any street trees, it is strongly advised that you make early contact with Council's Open Space Policy & Tree Management Coordinator.
Waste management	A waste management plan (WMP) is to be submitted with the DA. A template for a WMP can be found at: https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete
Signage	Any signage proposed must be accompanied by a SEPP 64 Schedule 1 Assessment.
Compliance tables	Compliance Tables are required to be included in the EIS that demonstrate compliance with the relevant environmental planning instruments, development control plans and guidelines

5. The proposed development within the context of the site:

The SSD application must address the contextual aspects influencing urban form such as: -

- Neighbourhood/locality context, street layout and hierarchy and prevailing development densities
- Open space distribution and quality, topography, views and built form rhythm

- Heights, alignments and massing of surrounding buildings
- Prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details

The SSD application must be accompanied by a context analysis of the existing prevailing built and natural features of the site/in the streetscape and provide a suitable design response.

You are therefore required to submit a context/site analysis in the form of a scaled plan addressing the specific details and format requirements identified in the DA checklist.

6. Issues identified by the applicant:

- Access arrangements
- Vehicle and bus drop off/pick up
- SP2 drainage land on the site and Council's intention for that
- Any other key items Council would like to raise

7. Issues discussed at PAM:

General:

- The proposal is a State Significant Development (SSD) application for the construction of a new primary school. The proponent did not confirm the proposed number of staff and students for the proposed school.
- Council strongly recommends that the proponent should revise the current design to address all the keys matters raised in 'Page 2' of this report for the development.
- The proponent is to ensure that all necessary requirements for the primary school to operate in an orderly way are met exclusively within the R3 portion of the site. This includes, though is not limited to; carparking, drainage, landscaping, playground space, traffic, road circulation, bus stops, services, acoustic performance, and also overflow carparking for any special events.

Orderly development

- The proposal is to address how the development relates to, and is compatible with, adjoining and surrounding development. This is to include, though is not limited to:
 - Compliance with the ILP;
 - Compliance with the existing and proposed road pattern;
 - Compliance with any road continuation, levels and approvals for construction; and
 - The relationship between other development and subdivision approvals in the context of the proposed development
- You are to liaise with the adjoining owners for integration and orderly development in terms of access to and from the site.

Planning:

Compliance

- The applicant is advised to address the requirements of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 when preparing the application and in the EIS.
- Compliance with the Department of Education and Training schools requirements for playground space for students.

Design and amenity

Details of external building materials finishes and colours are to be submitted with the EIS.

A comprehensive acoustic report addressing construction and operational noise prepared by a suitably qualified professional is to be submitted with the EIS and any acoustic measures recommended that are required to be implemented.

The proponent must address Crime Prevention Through Environmental Design (CPTED) in the EIS. This must include recommendations for improved safety and security for the development including its ongoing operation. The report should identify suitable measures to be used to deter vandalism and theft once the school is operational such as fencing, lighting, promoting visual surveillance, signage with after-hours contacts for future residents to report crime etc.

Carparking

Carparking must comply with the rates as indicated in the GCDGP 2020 for primary and secondary schools:

- 1 space per staff member Plus 1 space per 100 students

The carpark must be designed to achieve forwards ingress and egress. There must be sufficient space for a service vehicle to unload for deliveries (ie canteen) and for waste collection vehicle to be able to collect the waste. The location of the waste vehicle space and truck delivery space should be in a location which does not entail reversing manoeuvres in areas where children/students are likely to use/walk by.

Waste Management

- A waste management plan must be submitted with the EIS for storage plus disposal of waste during construction and the on-going use of the site for the proposal. Waste storage areas are to be provided on site in an appropriate location and to a size that caters for the waste demands of the use. For further information on waste collection matters, please contact Council's Sustainable Resources Project Officer, Peta Golla on 98396000.

Plan of management

- A plan of management should be prepared that provides details for the operations of the site as a school and for staff to follow. This includes, but is not limited to:
 - Waste management;
 - Hours and days of operation;
 - Noise and odour management;
 - Car parking management,
 - Emergency response;
 - Signage (directional and advertising);
 - Access and lighting.

Landscaping

- A landscape plan with fencing details must be submitted with the EIS.

Waste management

- A waste management plan is to be submitted with the DA. Please refer to 'waste' requirement within this section of this report.

Cut and fill/batters/retaining walls

- Details of any cut and fill are to be shown on a separate plan including details of any retaining walls. This includes top of wall and bottom of wall height.
- There are to be no batters or retaining walls on the RE1 portion of the site. Batters (if any) should be contained within the lot boundaries.

Integrated development

- The site is identified as flood prone land. Second Pond Creek is identified as a stream running pass the site. Consequently, any works such as filling or excavation within 40 metres of the

creek bank or stormwater discharge into the Creek will trigger the development application (DA) to be 'integrated' development under Section 4.46 of the Environmental Planning and Assessment Act 1979 requiring an activity approval with NSW Natural Resources Access Regulator (NRAR).

- As Schofields Road is a SP2 Infrastructure Classified Road and under the management of Roads and Maritime Services, any proposed connection to a classified road will trigger the development application (DA) to be 'integrated' development under Section 4.46 of the Environmental Planning and Assessment Act 1979 requiring concurrence from RMS for the proposal.
- Please contact the Department of Planning, Industry and Environment (DPIE) regarding matters related to integrated development process.

Information

You are encouraged to make a request for relevant Development Applications and associated modifications by completing an application under Government Information (Public Access) Act (GIPA) 2009 through the following link: <https://www.blacktown.nsw.gov.au/About-Council/How-we-work/Access-to-our-information>

Zone boundaries

For any required clarification of boundaries or mapping from Council (including, though not limited to zones, ILP, and lot boundaries), or for additional detail than that shown in maps within relevant planning legislation, GIS information can be requested from Council. That which can be requested, fees payable and the format of data is as follows:

- Council's GIS data content such as Cadastre, Land Zone, Proposed Subdivision Road Pattern, Bushfire and Flood can be provided in DWG format
- Fees and charges for 1 square KM tile = \$114
- Data format = ESRI Shape or DWG
- Map Projection = MGA Zone 56 GDA 94
- Delivery time = 5 to 7 working days
- Prefer Payment method = Credit card

For any matters relating to Land Information, please contact Win Min SWE on 9839 6000. Should clarification be required for policies that have not been created by Council, you are encouraged to confirm zone boundary information with the author of the relevant policies.

Zone boundary variations

Any proposed zone boundary variations proposed in any application must be clearly shown on the plans and supported with a Clause 5.3 variation request giving reasons for the variations. There is no guarantee that these zone boundary variations will be supported and unless they are in council's best interest they will not be supported. If they are supported then the applicant will have to lodge a Planning proposal with the Development application to enable the PP to progress concurrently at full cost to the applicant. Applicants must have the written approval of the section of Council whose zoned land they are changing i.e. Drainage section if its SP2 or Rec planning if its RE1. Unless the written support of these section/s are given council not progress a Clause 5.3 variation or a PP over this site.

Recreational Planning and Design (RPD):

- The school development must not encroach into RE1, ENV & NVP area.
- The applicant must demonstrate:
 - Transition from the development to RE1 area;
 - Community access to the proposed courts and hall in accordance with the department's Share our Space policy;
 - Fencing and gate layout to enable community after hours use of the courts and hall;

- Future use and landscape design of the northern area shown as Free Play Area;
- No level changes to adjacent RE1 area;
- Streetscape design.

For further information on recreational planning and design matters for the proposed development Please contact Council's Landscape Architect, Anita Ng on 98396000

Building

- All proposed works are to comply with the Building Code of Australia (BCA). A BCA compliance report is to accompany the EIS.
- Fire safety and evacuation plan are to be addressed in the EIS.
- An Accessibility Report prepared by a suitably qualified Access Consultant is to be provided that demonstrates compliance with relevant codes and standards.

For further information on building matters, please contact Jim Garland, Council Team Leader Building on 98396000.

Drainage Engineering:

- The school is to provide their permanent stormwater quality treatment onsite. Provided they obtain an easement from the downstream owner, OSD is not required if direct discharge is made to Second Ponds Creek.
- Local road adjacent to the school will need to be graded from Schofields Road towards the SP2 (next to Sydney Metro Viaducts).
- Furthermore, please direct applicant to obtain flood advice letter from floodadvice@blacktown.nsw.gov.au.
- Portions of the site to the east and north are identified as flood prone land. The proponent is to obtain the flood advice letter from floodadvice@blacktown.nsw.gov.au.

For information on development engineering matters, please contact Council's Drainage Officer, Laith Almoil on 9839 6000

Development Engineering:

For information on development engineering matters, please contact Council's Team Leader Development Engineering, Danny Zabakly, on 9839 6000

Traffic Engineering:

- Wombat crossing required on every road frontage to the school.
- There is concern that the 'kiss and ride' parking will create congestion on the adjacent streets.

For information on traffic engineering matters, please contact Council's Coordinator Traffic Management Officer, Nadeem Shaikh, on 9839 6000.

8. Further consultation recommended?

YES ☒ NO ☐

Council strongly recommends that the proponent should revise the current design to address all the keys matters raised in this report and request for a follow-up PAM for discussion.

9. DA submission and supporting documentation:

Should you proceed with a DA, the information requirements are included with the DA form and must also include the following specific documentation: -

- Owner's consent
 - The owner's names must match those recorded on Council's rates system. If the names differ, then proof of change of ownership must be provided. If there is more than one owner on Council's rates system, then all owners must sign. Where the owner is a company, owner's consent must be provided in the form of a letter on the company letterhead or stamped by the company seal and be signed by a Director of the company.
 - Where the owner is a strata corporation, owner's consent must be on the strata corporation letterhead or stamped by the strata seal.
 - If the owner company does not have company letterhead or a company seal, the owner's consent must be executed in accordance with Corporations Act 2001 (Cth) Section 127 – Execution of Documents. This requires the signature of two directors of the company, or a director and a company secretary, or by the sole director.
 - If the owner's consent is signed on the owner's behalf by their legal representative, documentary evidence (eg Power of Attorney, Executor or Trustee) must be provided.
 - Important: Applications lodged without complete owner's consent will be rejected.
- Statement of environmental effects - a comprehensive statement of environmental effects outlining the proposal's compliance with relevant planning controls and the anticipated impacts of the proposal (including any means to mitigate such impacts) must be submitted with any DA for the site, including a detailed table indicating compliance with the relevant numerical standards. DAs lodged without a statement of environmental effects will be rejected.
- DA submission will require all plans, elevations and cross-sections. If these plans are not drawn to scale or are illegible, the DA will be rejected.
- A survey plan of the property indicating existing levels to Australian Height Datum (AHD). Location and roof ridge and eave levels of dwellings on adjoining properties must also be indicated on the plans. Existing trees on site must be identified on the survey plan.
- Details of proposed external colours, materials and finishes (for new buildings).
- Proposed and existing ground level (including levels of adjoining properties), natural ground level and finished ground levels to AHD must be clearly indicated on the submitted plans (including all elevations and sections). DAs lodged without this information will be rejected.
- Shadow diagrams must be submitted with any DA and must focus on existing and proposed shadows cast by the development on the site during the critical stages as outlined in the DCP (i.e. between 9am and 3pm on 21 June). The shadow diagrams must not include shadows cast by existing structures on the subject and surrounding sites. However, a supplementary plan in addition to the required shadow diagrams to demonstrate the extent of the existing shadowing may assist in the assessment of the extent of additional overshadowing caused.
- In some instances, elevation shadow diagrams may be required in order to determine the extent of overshadowing on existing/proposed north facing elevations of buildings to be affected by a proposal.
- Detailed landscape calculations as part of a comprehensive landscape plan indicating suitable communal outdoor space with a component of deep soil which is capable of accommodating the planting of more substantial trees. Relevant landscaping calculations (overall and permeable) must be provided to demonstrate compliance against numerical controls.
- Should the elevation of a proposed building be within close proximity of the side setbacks, window treatment/operation (for BCA and fire safety considerations) must be shown in detail at DA stage as this may have an impact on ventilation and subsequent internal amenity.
- Retaining wall and boundary fencing details (if applicable) to be constructed on site as part of the development shall be submitted at DA stage, including proposed use of materials and RLs to AHD for the top of the walls. Please note that Council requires the construction of masonry retaining walls (i.e. no timber walls) on property boundaries. Any retaining walls must comply

with the requirements of Blacktown Growth Centre Precincts Development Control Plan 2018 (as applicable).

- Detailed stormwater plans (to the standards required by Council's drainage engineers) prepared by a qualified hydraulic engineer. This may necessitate separate discussions with the engineers.

Estimated Cost of Works

The DA must nominate the estimated cost of development (which includes consultant fees and GST) as defined in Clause 255 of the *Environmental Planning and Assessment Regulation 2000*.

Please note this must be accompanied by either a Cost Summary Report for development costs less than \$3,000,000 or a Registered Quantity Surveyor's Detailed Cost Report for development costs more than \$3,000,000. The report templates can be downloaded off Council's website.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Where the cost of works exceeds a capital investment value of \$50,000, BASIX certification is required to be obtained for the proposal and submitted in support of the application. All relevant commitments listed in BASIX Certificates must be shown on the drawings.

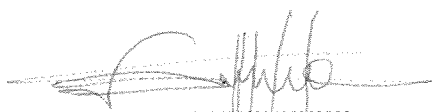
10. Limitation on the information provided in PAM minutes:

- (a) This report is not a zoning certificate. Such a certificate can be purchased from Council by completing the relevant application form and payment of the appropriate fee.
- (b) To confirm all the relevant environmental planning instruments applicable for a particular development site, a Section 10.7 Certificate will need to be purchased from Council.
- (c) It is the responsibility of the applicant to ensure that a DA adequately addresses all relevant environmental planning instruments and DCPs.
- (d) Council has provided the information in this report in response to the material provided by the prospective applicant. An applicant who requires independent professional advice must engage a consultant who is qualified to provide such advice.
- (e) Information in this report concerning the permissibility of a particular form of development is provided in good faith at the time these minutes were prepared. Should the permissibility of the proposal be in doubt or the interpretation of development controls be unclear, you must seek guidance from a legal or town planning consultant.
- (f) You are advised that any proposal must fully comply with the applicable planning controls. Applicants must substantiate compliance with the objectives of all prevailing planning controls.
- (g) Council cannot pre-determine its position in regard to the merits of a development. Council's final decision regarding a development can only be made upon the lodgement of a DA and following Council's full and proper evaluation and determination of that application under Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended. This report can in no way infer or imply that development consent may be granted.
- (h) All local and State planning controls are constantly under review. While this report reflects the controls operating at the time of the meeting, the relevant policies and controls may alter between the time of this meeting and the lodgement of a DA. Assessment of any DA must be on the basis of the controls in force at the time the application is evaluated and determined.

PAM Number: N/A

- (i) The information provided at the PAM and in this report is intended to assist in the preparation and lodgement of a DA. Although it is preliminary information, Council provides this service at no cost with the expectation that a prospective applicant will respond positively and take account of the information provided.
- (j) Further investigation of the proposal and the site, as well as comments by statutory authorities and local residents as part of the assessment of the DA, may necessitate amendments to any proposed plans for development. Conditions will be applied to any development consent. Furthermore, Council may refuse to issue development consent for a DA which is considered unsatisfactory following an evaluation under Section 4.15 of the Environmental Planning and Assessment Act 1979.
- (k) This meeting or the minutes provided do not guarantee that any variations sought to Council's controls will be granted. Such variations are proposed at the applicant's own risk and may result in a longer DA processing time.
- (l) No guarantee can be given that this proposal will be approved until a full assessment of a DA has been made by the assessing town planner and development consent is granted, as other issues may be identified during the assessment process.
- (m) Your DA will be delayed should inadequate information be lodged. It is in your interests to provide as much information as possible to assist in Council's assessment of the DA. Applications lodged without key documentation such as a statement of environmental effects, stormwater plans, owner's consent, plans drawn to scale and other specific information highlighted either in these minutes or within the relevant checklist will be rejected. There are no appeal rights under the EPA Act 1979 for rejected DAs.
- (n) Please note that the information provided within these minutes are valid at the time of issue. Please arrange a follow up PAM should you wish to discuss any changes to the proposed development.

11. Acknowledgement of minutes:


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Gateway Town Planner


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Manager – Development Assessment.

31/08/2020
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Date

31/8/2020
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Date