

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA15/0542
Proposed development:	Torrens Title Subdivision x 14 Residential Lots & Public Road
Property address:	94 - 100 Explorers Way, ST CLAIR NSW 2759
Property description:	Lot 36 DP 239502
Date received:	5 June 2015
Assessing officer	Clare Aslanis
Zoning:	Zone R2 Low Density Residential - LEP 2010
Class of building:	N/A
Recommendations:	Approve

Executive Summary

Council is in receipt of a development application for a 14 lot residential subdivision on the 94-100 Explorers Way, St Clair and the proposal is a permissible land use with Council consent.

- The site is zoned R2 Low Density Residential, with a minimum lot size of 550m². Each resulting lot will be subject to future development applications for the construction of any dwelling;
- The street has been designed to comply with Council's controls for road widths;
- It has been recommended that Council's Water Sensitive Urban Design (WSUD) Policy is unreasonable to this application for reasons discussed later in the report;
- The application was notified to nearby and adjoining residents between 22 June and 6 July 2015;
- A previous subdivision application was approved under DA11/1364 for 7 residential lots and one residue lot with new road but has since expired.

Site & Surrounds

The subject site is situated at 94-100 Explorers Way, St Clair. It is 1.06Ha in area and is generally bound by Explorers Way to the south, the M4 Motorway to the north and existing residential areas and open space to the east and west.

An inspection of the site was undertaken and the site is currently occupied by a single two storey dwelling with ancillary outbuildings and vegetation. The site is effected by an overland flow path, which flows from the west of the site through to the open space land at the north east of the site

The surrounding area is characterised by low density residential development.

Proposal

The proposed development involves:

- Demolition of existing structures on the site
- 14 lot Torrens Title Subdivision
- Construction of new road, associated drainage works and utilities to service the 14 proposed residential lots.

Planning Assessment

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy No 55—Remediation of Land

A Preliminary Site Investigation prepared by Alliance Geotechnical (dated 28 April 2015, ref. 1842/ER-1-1) was submitted as a part of the application to address SEPP 55. The document concludes that the site is suitable for residential land use, and does not recommend any additional investigations. It does recommend that an unexpected finds protocol be implemented, and this has been incorporated into the attached conditions.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

An assessment has been undertaken of the application against relevant criteria within Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) and the application is satisfactory subject to recommended conditions of consent.

Clause 2.3 Permissibility

The site is zoned R2 Low Density Residential under the Penrith Local Environmental Plan 2010 and subdivision is permitted with Council's consent

An Indicative building envelope plan has been submitted with the application ensuring that future dwellings will be able to comply with Council's controls and the objectives of the LEP.

Clause 4.1 - Minimum subdivision lot size

<u>Standard</u>	<u>Required</u>	<u>Provided</u>
Minimum lot size	Standard Lot - 550m ² Battle-axe - 650m ²	a minimum of 550m ² has been provided for each standard lot and a minimum of 693m ² for lots with an access handle. It is noted that lots with an access handle are the result of the shape of the culdesac and the access handle has an increased width to give the appearance of a standard residential allotment.
Minimum lot width	15m	all lots provide between 16.95m and 27.93m lot width

Section 79C(1)(a)(ii) The provisions of any draft environmental planning instrument

There are no draft Environmental Planning Instruments that apply to the proposal.

Section 79C(1)(a)(iii) The provisions of any development control plan

Section 79C(1)(a)(iiia) The provisions of any planning agreement

There are no planning agreements applying to this application.

Section 79C(1)(b)The likely impacts of the development

The proposed subdivision is unlikely to result in any significant negative impact on the locality.

The applicant has demonstrated the site's ability to drain to Council's satisfaction to the M4 motorway. The application was referred to the RMS for comment and no fundamental objection was raised to this issue, however further information will be required to be provided to the RMS for approval prior to the issue of construction certificate.

A number of trees are required to be removed as a result of this development but several replacement trees will be planted and individual dwelling applications will provide landscape detail.

Section 79C(1)(c)The suitability of the site for the development

The site for the proposed subdivision is suitable as is it zoned R2 Low Density Residential and can accommodate the subdivision pattern, which is consistent with the surrounding land uses and character. The proposal demonstrates a satisfactory drainage system that discharges to the M4 motorway. As such, the proposal is considered to be suitable for the subject site.

The applicant has not complied with council's WSUD policy due to the restraints that would be enforced to each residential allotment. Following discussion with Council, the applicant removed the individual rain gardens on each site and instead the resulting lots will drain by gradient to the street. This policy was considered unreasonable for this particular development for the following reasons:

- Initially rain gardens were proposed for each individual lots. Following a meeting on 15/09/2015, the rain gardens were removed from the individual lots. Development Engineering did not support the restriction for the proposed lots to have compulsory rain gardens as rain gardens are not a requirement for individual residential lots. The GPT remained as part of the amended design submitted to Council, however additional issues have been raised.
- The GPT is only treating minimal water from the proposed development. The road and four of the fourteen lots are draining to the GPT and the remaining 10 lots are bypassing the water treatment system. It should also be noted that the full extent of the catchment that drains through this development site bypasses the proposed treatment system and the catchment does not pass through any other water quality system prior to discharging to the RMS land.
- The GPT will burden Council's City Works section as the GPT will require regular maintenance and cleaning of the water quality system. Due to the insignificant size catchment in which the GPT is treating, it is not feasible for Council to be maintaining this system.
- The GPT will require a heavy duty hardstand pad to allow for Council's maintenance trucks to be situated off the roadway when cleaning the GPT system. This hardstand pad will burden lot frontages of both lots 4 and 5.
- It is concluded that the requirements of the WSUD Policy are unreasonable and the objectives would not be met in this circumstance as a previous consent was issued for the site without this requirement and the policy would not generally apply to individual residential allotments.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Clause 4.4 of Appendix F4 of Penrith Development Control Plan 2014, the proposed development was notified to nearby and adjoining residents.

The application was placed on public exhibition between 22 June 2015 and 6 July 2015. Council has received no submissions in response.

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Development Engineer	No objections - subject to conditions
Environmental - Environmental management	No objections - subject to conditions
Environmental - Waterways	Not supported
Environmental - Biodiversity	No objections - subject to conditions
Waste Services	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions
Tree Management Officer	No objections - subject to conditions

Section 79C(1)(e)The public interest

The proposed development is unlikely to generate any significant issues of public interest.

Section 94 - Developer Contributions Plans

The following Section 94 plans apply to the site:

- Section 94 - District Open Space Facilities
- Section 94 - Cultural Facilities

The following Section 94 calculations apply to the proposed development.

Calculation for a 14 lot subdivision					
<i>Open Space</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
14	x	3.1	-	3.1	40.3
<i>City wide</i>					
No. of units	x	Rate	-	Credit for existing dwelling/s	Contribution rate
14	x	3.0		3.0	39
AMOUNT					
S.94 Contribution Plan	Contribution Rate x Calculation rate				Total
District Open Space	40.3 X \$1,853.00				\$74,677.00
Cultural facilities	39 X \$145.00				\$5,655.00
	NET TOTAL				\$80,332.00

Conclusion

In assessing this application against the relevant environmental planning policies, being Penrith Local Environmental Plan 2010 and Development Control Plan 2014, the proposal satisfies the aims, objectives and provisions of these policies.

In its current form, the proposal will have a positive impact on the surrounding character of the area as it will increase the available housing stock within St Clair.

The proposed design is site responsive, complies with key development standards and is in the public interest.

The site is suitable for the proposed development, the proposal is in the public interest, and there is unlikely to be negative impacts arising from the proposed development.

Therefore, the application is worthy of support, subject to recommended conditions.

Recommendation

1. That DA15/0542 for Torrens title subdivision of 14 residential allotments with a new public road at 94-100 Explorers Way, St Clair, be approved subject to the attached conditions.

General

1 A001

The development must be implemented substantially in accordance with the plans tabled below, and stamped approved by Council, the application form, and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan	Numbered	Drawn By	Dated
Plan of Subdivision	DA01 Rev B	Diversi Consulting	2 November 2015
Roadworks and Stormwater Drainage Layout Plan	DA03 Rev B	Diversi Consulting	2 November 2015
Road Longitudinal and Typical Sections	DA04 Rev B	Diversi Consulting	2 November 2015
Services Coordination Plan	DA05 Rev B	Diversi Consulting	2 November 2015
Stormwater Management Plan	DA06 Rev B	Diversi Consulting	2 November 2015
Erosion and Sediment Control Plan	DA07 Rev B	Diversi Consulting	2 November 2015
Earthworks Plan	DA08 Rev A	Diversi Consulting	2 November 2015

2 A046 - Obtain Construction Certificate before commencement of works

A **Construction Certificate** shall be obtained prior to commencement of any building works.

3 A Special (BLANK)

Detailed design plans and hydraulic calculations are to be submitted to Roads and Maritimes for approval **prior to the issue of a Construction Certificate.**

4 A special BLANK

Prior to the issue of the Subdivision Certificate, a positive covenant is to be registered against each new land title that refers to 'DA Acoustic Assessment - 94-100 Explorers Way, St Clair' prepared by Acoustic Logic Consultancy Pty Ltd dated 11 August 2015 (Ref. No. 20150462.1/1108A/R2/MF). The covenant is also to:

- stipulate the noise criteria as outlined in the above document.
- provide advice on the mechanisms required for each lot to meet the noise criteria, as outlined in the report.
- ensure that the noise criteria be achieved through the implementation of the recommendations of the 'DA Acoustic Assessment'.

5 A special BLANK

An Unexpected Finds Protocol (the Protocol) is to be developed by an appropriately qualified environmental consultant. Prior to the issue of the Construction Certificate, the Protocol is to be submitted to Council and approved. If Council is not the certifying authority for this development, the report is required to be provided to Penrith City Council for approval.

The Protocol is to address, at minimum, the management of any contamination found on the site during the excavation and construction phases of the development, including at minimum, contaminated soils, groundwater, buried building materials, asbestos, odour and staining.

The above Protocol is to be complied with at all times during the development.

Demolition

6 B002 - AS FOR DEMOLITION AND DISPOSAL TO APPROVED LANDFILL SITE

All demolition works are to be conducted in accordance with the provisions of AS 2601-1991 "The Demolition of Structures". **Prior to demolition**, all services shall be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements.

All demolition and excavated material shall be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site shall be provided to the Principal Certifying Authority **prior to commencement of demolition.**

7 B003 - ASBESTOS

Prior to commencement of demolition works on site, a portaloo with appropriate washing facilities shall be located on the site and the Principal Certifying Authority is to be satisfied that:

- Measures are in place so as to comply with the WorkCover Authority's "Short Guide to Working with Asbestos Cement" and
- The person employed to undertake the works is a licensed asbestos removal contractor and is holder of a current WorkCover Asbestos Licence.

Any demolition works involving the removal of all asbestos shall only be carried out by a licensed asbestos removal contractor who has a current WorkCover Asbestos Licence.

All asbestos laden waste, including asbestos cement flat and corrugated sheeting must be disposed of at a tipping facility licensed by the Environmental Protection Authority to receive asbestos wastes.

You should read Council's Fact Sheet titled "Handling and Disposal of Fibrous Cement Products" **before any demolition works commence on the site.**

8 B006 - Hours of work

Demolition and subdivision works will be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No demolition work is permitted on Sundays and Public Holidays.

In the event that the demolition relates to works inside the building and do not involve external walls or the roof, and do not involve the use of equipment that emits noise then the demolition works are not restricted to the hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

9 BA Special (BLANK)

The two fibro cottages, timber gazebo, steel carport and timber shed on the subject site are to be demolished as part of the approved works.

Environmental Matters

10 D001 - Implement approved sediment& erosion control measures

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

(Note: To obtain a copy of the publication, you should contact Landcom on (02) 98418600).

11 D002 - Spraygrass

All land that has been disturbed by earthworks is to be spray grassed or similarly treated to establish a grass cover.

12 D005 – No filling without prior approval (may need to add D006)

No fill material is to be imported to the site without the prior approval of Penrith City Council in accordance with Sydney Regional Environmental Plan No.20 (Hawkesbury- Nepean River) (No.2-1997). No recycling of material for use as fill material shall be carried out on the site without the prior approval of Council.

13 D009 - Covering of waste storage area

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

14 D026 - Liquid wastes

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.

15 D06A – Approval for bulk earthworks/major filling operations (Use for bulk earthworks/ major filling operations)

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

An appropriately qualified person/s (as defined in the Penrith City Council Contaminated Land Development Control Plan) shall:

- Supervise the filling works,
- (On completion of filling works) carry out an independent review of all documentation relating to the filling of the site, and shall submit a review findings report to Council and any Principal Certifying Authority,
- Certify by way of a Compliance Certificate or other written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment. A copy of the Compliance Certificate or other documentation shall be submitted to Council and any Principal Certifying Authority.

The contact details of any appropriately qualified person/s engaged for the works shall be provided with the Notice of Commencement.

If the Principal Certifying Authority or Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soils science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}

16 D - Dust

Dust suppression techniques are to be employed during demolition and construction to reduce any potential nuisances to surrounding properties.

17 D - Mud/Soil

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

18 D Special - Provision of amended site plan

Prior to the issue of a Subdivision Certificate, the applicant is to submit to Council for approval a site plan showing the proposed subdivision and all trees as identified in the Tree Assessment and Arborist Report prepared by Abel Ecology (2/6/2015). The Plan is to clearly show the retention of all trees outside of the subdivision works and future building footprints.

19 **D Special BLANK**

The new road is for the development to remain at 8m with an overall road reserve of 15.6m to allow waste services to access and service the development.

20 **D Special BLANK**

Bin bays to remain outside properties 10 & 5 with a minimum width of 6m and depth of 1m each.

Utility Services

21 **G001 - Installation of services and Service Clearances (subdivision)**

All services (water, sewer, electricity, telephone and gas) are to be installed within the proposed public roads before final inspection of the engineering works.

Prior to the release of the linen plan, the following service authority clearances shall be obtained:

- a Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. This is required prior to the issue of the Subdivision Certificate and
- a letter from Endeavour Energy stating that satisfactory arrangements have been made for electricity supply to all proposed allotments in the subdivision, including any necessary easements; and
- a letter from an approved telecommunications service provider that satisfactory arrangements have been made for underground telephone services to all proposed allotments in the subdivision, including any necessary easements.

These clearances are to be submitted to the Principal Certifying Authority.

22 **G006 -**

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:

- The requirements of the Telecommunications Act 1997:
- For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
- For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

Prior to the issue of an Occupation Certificate, written certification from all relevant service providers that the telecommunications infrastructure is installed in accordance with the requirements above and the applicable legislation at the time of construction, must be submitted to the Principal Certifying Authority.

Construction

23 **H001 - Stamped plans and erection of site notice**

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

24 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

25 H006 - Submission of and implement waste management plan

A completed waste management plan shall be submitted to Penrith City Council for consideration and approval. Council must approve the plan before works can commence on site.

The waste management plan shall be prepared in accordance with the Penrith Development Control Plan, and shall address all waste materials likely to result from the proposed development, with details of the estimated waste volumes, onsite storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and / or landfill site.

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development including demolition, with supporting documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

26 H041 - Hours of work (other devt)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

27 K101 - Works at no cost to Council

All roadworks, stormwater works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

28 **K201 - Infrastructure Bond**

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to the issue of any Construction Certificate. The bond and applicable fees are in accordance with Councils adopted fees and charges.

An application form together with an information sheet and conditions are available on Councils website.

Contact Penrith City Council's City Works Department on 4732 7777 or visit Penrith City Councils website for more information.

29 **K203 - S138 Roads Act – Works and structures - Roadworks requiring approval of civil drawings. CIVIL CONSTRUCTION IN THE ROAD RESERVE**

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with, and approved by Penrith City Council (being the Roads Authority under the Roads Act), for provision of

- Removal of two existing driveway laybacks along Explorers Way and restore with Kerb and Gutter to match existing.
- Four pram ramps to connect the existing path along the southern side of Explorers Way and the proposed footpath along the eastern and western side of Road 1.
- Removal of the existing barrier line on Explorers Way for proposed intersection of Road 1 and Explorers Way.

Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Austroads Guidelines and best engineering practice.

Contact Penrith City Council's Development Engineering Department on 4732 7777 or visit Penrith City Councils website for more information.

Note:

1. Where Penrith City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate.
2. All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate as applicable.

30 **K204 - Section 68 Local Government Act (Stormwater drainage works)**

Prior to the issue of a Construction Certificate, the Principal Certifying Authority and/ or Certifying Authority shall ensure that an application under S68 of the Local Government Act, including the payment of application and inspection fees, has been lodged with, and approved by Penrith City Council for:

- The stormwater drainage works and overland flowpath works from pit 8/A to pit 2/A.
- Remove existing pits and pipes downstream of pit 8/A within the easement registered under DP 808666 and within the development site (lot 36 DP 239502). The existing drainage pipeline and headwall within the RMS land shall be reconnected into proposed pit 2/A located in the north-eastern corner of proposed lot 6.

Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works and best engineering practice.

Note:

1. Contact Penrith City Council's **Engineering Services Department** on (02) 4732 7777 to ascertain applicable fees.

31 [K205 - Construction Certificate for Subdivision Works](#)

Prior to the issue of a Construction Certificate for subdivision works the Certifying Authority shall ensure that engineering plans are consistent with the stamped approved concept plan/s prepared by Diversi Consulting, reference 14140, sheets DA00 - DA09, revisions A and B, dated 02/11/2015 as amended in red and that all subdivision works have been designed in accordance with conditions of this consent, Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, any Roads Act approval issued, Austroad Guidelines and best engineering practice.

The subdivision works may include but are not limited to the following:

- Public roads
- Interallotment drainage
- Private access driveways
- Sediment and erosion control measures
- Overland flowpaths
- Flood control measures
- Traffic facilities including roundabouts, intersection treatments, car parks, bus stops, cycleways, pathways etc.
- Earthworks
- Bridges, culverts, retaining walls and other structures
- Landscaping and embellishment works

The Construction Certificate must be supported by engineering plans, calculations, specifications and any certification relied upon.

Note:

1. Contact Penrith City Council's **Engineering Services Department** on (02) 4732 7777 to ascertain applicable fees.

32 [K207 - Road design criteria table](#)

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the proposed roads have been designed in accordance with Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works and the following criteria:

Road No.	Road Reserve Width (m)	Carriageway Width (m)	Verge (m)	Footpath (1.5m wide)	ESA
1	15.6	8	3.8	Both the eastern and western side of Road 1 as per the plan by Diversi Consulting, reference 14140, sheet DA03, revision B, dated 02/11/2015	5 x 10 ⁴

A copy of the pavement design prepared by a suitably qualified geotechnical engineer must accompany the application for Construction Certificate

Note: Road 1 shall be in accordance with Penrith City Council Development Control Plan 2014 Figure C10.2 Local Road.

33 **K208 - Road Safety Audit**

A Stage 3 (detailed design) Road Safety Audit (RSA) shall be undertaken in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audit; on the proposed roadworks by an accredited auditor who is independent of the design consultant. A copy of the RSA shall accompany the design plans submitted with the Construction Certificate or Roads Act application.

Prior to the issue of the Construction Certificate or S138 Roads Act approval, the Certifying Authority shall ensure that the recommendations of the RSA have been considered in the final design, through review of the Road Safety Audit Checklist, including Findings, Recommendations and Corrective Actions.

A copy of the Road Safety Audit shall be submitted to Penrith City Council by the applicant or Certifying Authority for information purposes.

34 **K210 - Stormwater Management**

The stormwater management system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Diversi Consulting, reference 14140, sheets DA00 - DA09, revisions A and B, dated 02/11/2015 as amended in red and referenced in condition 1.

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) Policy.

35 **K212 - No loading on easements**

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the foundations of proposed structures adjoining the drainage and/ or services easement have been designed clear of the zone of influence.

36 **K213 - Flooding - Flood Report Recommendations**

Prior to the issue of any Construction Certificate the Certifying Authority shall ensure that the proposed development is compatible with the recommendations of the Flood Report prepared by Diversi Consulting, reference Flood Study Report, revision B, dated October 2015.

37 **K224 - Construction Traffic Management Plan**

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that a Construction Traffic Management Plan (CTMP) has been submitted and approved by Penrith City Council. Approval of the CTMP may require endorsement from the Local Traffic Committee. The CTMP shall include but not limited to the following, vehicle routes, number of construction vehicles, hours of operation, access arrangements, pedestrian management, parking management for patrons. The CTMP shall be certified by an appropriately accredited person and/or Roads and Traffic Authority Traffic Controller. The CTMP shall ensure that adequate parking is provided for the development and not severely impacted by the construction of this development.

38 **K225 - Performance Bond**

Prior to the issue of any Construction Certificate a performance bond is to be lodged with Penrith City Council for the works approved under the S138 Roads Act Approval and S68 Local Government Act Approval.

The value of the bond shall be determined in accordance with Penrith City Council's adopted Fees and Charges.

Note:

Contact Penrith City Council's Development Engineering Unit on 4732 7777 for further information relating to bond requirements.

39 **K301 - Sediment & Erosion Control**

Prior to commencement of any works associated with the development sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Managing Urban Stormwater series from the office of Environment and Heritage.

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

40 **K302 - Traffic Control Plan**

Prior to commencement of any works associated with the development a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Service's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note:

1. A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.

41 **K303 - Dilapidation report**

Prior to the Commencement of Works, a dilapidation report of all infrastructures fronting the development in Explorers Way is to be submitted to Penrith City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 15m either side of the development.

42 **K304 - Matters to be addressed prior to commencement of Subdivision Works**

Work on the subdivision shall not commence until:

- a Construction Certificate has been issued,
- a Principal Certifying Authority has been appointed for the project, and
- any other matters prescribed in the development consent for the subdivision and the Environmental Planning and Assessment Act and Regulation have been complied with.

A Notice of Commencement is to be submitted to Penrith City Council two (2) days prior to commencement of engineering works or clearing associated with the subdivision.

43 **K402 - Street Lighting**

Street lighting is to be provided for all new and existing streets within the proposed subdivision to Penrith City Council's standards.

44 **K404 - Soil testing - Subdivisions**

Soil Testing is to be carried out to enable each lot to be classified according to AS2870 "Residential Slabs and Footings". The results shall be submitted to Penrith City Council prior to the issue of the Subdivision Certificate.

45 **K405 - Turf to Verge**

Upon completion of all works in the road reserve all verge areas fronting and within the development are to be turfed. The turf shall extend from back of kerb to the property boundary with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.

46 **K501 - Penrith City Council clearance – Roads Act/ Local Government Act**

Prior to the issue of any Subdivision Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

47 **K502 - Completion of subdivision works**

Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority shall ensure that all subdivision works required by this consent have been satisfactorily completed or that suitable arrangements have been made with Penrith City Council for any outstanding works.

48 **K504 - Stormwater Compliance**

Prior to the issue of any Subdivision Certificate the Principal Certifying Authority shall ensure that the:

- a) Overland flowpath works
- b) Flood control works
- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
- Have met the design intent with regard to any construction variations to the approved design.
- Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

49 **K505 - Restriction as to User and Positive Covenant**

Prior to the issue of any Subdivision Certificate a restriction as to user and positive covenant relating to the:

- a) Overland flowpath works
- b) Flood control works
- c) Raingarden requirements and restrictions

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater Drainage for Building Development. Verification on raingarden wording will be provided upon request.

50 **K506 - Easement to Penrith City Council**

The applicant shall grant an easement to Penrith City Council for drainage and overland flow purposes on the location shown on the plan accompanying this consent and on the basis that no claim for compensation will be made and that the applicant will meet all associated survey and legal costs.

51 **K507 - Easements for Drainage - New Common Drainage Lines**

Prior to the issue of a Subdivision Certificate an easement for drainage and overland flow 6m wide shall be provided over the proposed pipe and overland flow path from pit 6/A to pit 2/A and evidence of registration of the easement with the Land and Property Information (LPI) shall be submitted to the Principal Certifying Authority and Penrith City Council, if Penrith City Council is not the Principal Certifying Authority. Easement widths shall be in accordance with Penrith City Council's adopted Design Guidelines.

52 **K509 - Linemarking & Signage**

Prior to the issue of a Subdivision Certificate, and installation of regulatory / advisory linemarking and signage, plans are to be lodged with Penrith City Council and approved by the Local Traffic Committee.

Notes:

1. Contact Penrith City Council's Engineering Services Department on (02) 4732 7777 for further information on this process.
2. Allow eight (8) weeks for approval by the Local Traffic Committee.
3. Applicable fees are indicated in Council's fees and charges

53 **K512 - Street Naming**

Prior to the issue of a Subdivision Certificate an application for proposed street names must be lodged with and approved by Penrith City Council and the signs erected on-site.

The proposed names must be in accordance with Penrith City Council's Street Naming Policy.

Notes:

1. Contact Penrith City Council's Engineering Services Department on (02) 4732 7777 for advice regarding the application process and applicable fees.
2. Allow eight (8) weeks for notification, advertising and approval.

54 **K513 - Bond for final wearing course**

Prior to the issue of the Subdivision Certificate a bond for the final layer of outstanding asphalt works (AC Bond) is to be lodged with Penrith City Council.

The final layer of asphalt on all roads shall not be placed without the written consent of Penrith City Council (Consent will generally be provided when 80% of the housing within the subdivision has been completed).

The value of the bond shall be determined in accordance with Penrith City Council's adopted fees and charges.

Note:

1. Contact Penrith City Council's Engineering Services Department on 4732 7777 for further information relating to bond requirements.

55 **K515 - Maintenance Bond**

Prior to the issue of a Subdivision Certificate a maintenance bond is to be lodged with Penrith City Council for all subdivision works. The value of the bond shall be determined in accordance with Penrith City Council's adopted Fees and Charges.

Note:

1. Contact Penrith City Council's Engineering Services Department on 4732 7777 for further information relating to bond requirements.

56 **K516 - Subdivision Compliance documentation**

Prior to the issue of a Subdivision Certificate the following compliance documentation shall be submitted to the Principal Certifying Authority. A copy of the following documentation shall be provided to Penrith City Council where Penrith City Council is not the Principal Certifying Authority:

- a) Work As Executed (WAE) drawings of all civil works. The WAE drawings shall be marked in red on copies of the stamped Construction Certificate drawings signed, certified and dated by a registered surveyor or the design engineer. The Work As Executed drawings shall be prepared in accordance with Penrith City Council's Engineering Construction Specification for Civil Works.
- b) The WAE drawings shall clearly indicate the 1% Annual Exceedence Probability flood lines (local and mainstream flooding).
- c) The WAE drawings shall be accompanied by plans indicating the depth of fill for the entire development site. The plans must show, by various shadings or cross hatchings, the depth of any fill within 0.3m depth ranges.
- d) CCTV footage in DVD format to Penrith City Council's requirements and a report in "SEWRAT" format for all drainage within future public roads and public land. Any damage that is identified is to be rectified in consultation with Penrith City Council.
- e) Surveyor's Certificate certifying that all pipes and services are located wholly within the property or within appropriate easements and that no services encroach boundaries.
- f) Documentation for all road pavement materials used demonstrating compliance with Penrith City Council's Engineering Construction Specification for Civil Works.
- g) A Geotechnical Report certifying that all earthworks and road formation have been completed in accordance with AS3798 and Penrith City Council's Design Guidelines and Construction specifications. The report shall include:
 - Compaction reports for road pavement construction
 - Compaction reports for bulk earthworks and lot regrading.
 - Soil classification for all residential lots
 - Statement of Compliance
- h) Structural Engineer's construction certification of all structures
- i) A slope junction plan for interallotment drainage lines indicating distances to boundaries and depths.
- j) Soil Testing for each lot to be classified according to AS2870 "Residential Slabs and Footings".

57 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, the Certifying Authority is to gain written approval from the RMS for the drainage works in the RMS land (M4 Motorway). The RMS shall grant written approval for the following works

- Surcharge of overland flows through RMS land.
- Construction of a tail out drainage path in the RMS land from the north eastern corner of the development site at pit 2/A to the existing drainage path downstream of the existing headwall.

58 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, the certifying authority shall ensure that the top of retaining wall levels and the natural ground surface levels are at or above the flood planning levels (standard flood level + 0.5m freeboard). The flood planning levels shall correspond with the approved flood levels from the cross-sections determined in the Flood Study Report, prepared by Diversi Consulting, revision B, Dated October 2015.

59 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, a plan is to be submitted to and approved by Council, which indicates the required size, general location and design requirements of raingardens for each allotment within the approved subdivision. The plan is to be prepared by a suitably qualified consultant which responds to Council's Water Sensitive Urban Design Policy and the concept stormwater drainage plans approved as part of this consent.

60 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure that the GPT or an equivalent system is to be removed from pit 1/B. Water quality treatment along Road 1 is not required.

61 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure that an easement is created over the pipe that crosses the north western corner of Council's land registered under Lot 10 DP 1001637. The easement width shall be in accordance with the requirements of Penrith City Council Design Guidelines for Engineering Works for Subdivisions and Developments.

62 **K Special Condition BLANK**

Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure open style pool fencing for a height of 300mm from ground level is to be detailed on the plans to permit the passage of overland flows. The extent of the open style fencing shall be for the full width of the drainage/overland flow easement along the western boundary of lot 10, the full width of the drainage/overland flow easement along the eastern boundary of lot 5 and the full width of the drainage/overland flow easement along the northern boundary of lot 6.
Note: Standard colour bond fencing or fencing of the like, can be placed above the open style pool fencing.

Landscaping

63 **L008 - Tree Preservation Order**

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprint or as shown on the approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

64 **L009 - Tree Preservation Order (subdivision)**

All trees within areas outside the identified building footprints and subdivision works are to be retained. Tree protection measures are to be implemented for all retained trees as outlined in Australian Standard AS 4970-2009 'Protection of trees on development sites'. Prior to the commencement of works, an inspection of tree protection measures implemented within the site may be undertaken by Penrith Council Officers if requested.

No native trees or other vegetation (including shrubs and other understory vegetation) are to be removed, ringbarked, cut, topped, lopped, slashed or wilfully destroyed (other than those within the proposed building footprints and locations of subdivision works) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

65 **L Special (Protection of trees to remain on site)**

All trees approved by Council for removal shall be removed in a manner so as to prevent damage to those trees that are to be retained

66 **L Special (Tree protection - Australian Standards)**

The tree/s must be retained and protected in accordance with Australian Standards, Protection of trees on development sites, AS 4970 -2009.

67 **L Special (Trees of public property)**

Trees on Public Property: All precautions shall be taken to adequately protect trees on public property (ie. footpaths, roads, reserves, etc.) against damage during construction. No trees on public property shall be removed, pruned or damaged during construction – this includes the erection of any fences, hoardings or other temporary works. The placement of construction materials beneath the canopy of street trees is prohibited.

Subdivision

68 **M001 - Prior to subdivision work (Applies to subdivision except strata)**

Work on the subdivision is not to commence until:

- a Construction Certificate has been issued,
- a Principal Certifying Authority has been appointed for the project, and
- any other matters prescribed in the development consent for the subdivision and the Environmental Planning and Assessment Act and Regulation have been complied with.

Penrith City Council is to be notified 48 hours prior to commencement of engineering works or clearing associated with the subdivision.

69 **M008 - Linen Plan**

Submission of the original Linen Plan and ten (10) copies. The Linen Plan must indicate that:

- a) "It is intended to dedicate all new roads to the public as road"

All drainage easements, rights of way, restrictions and covenants are to be included on the linen plan.

All dedications of roads/drainage are to be undertaken at no cost to Penrith City Council.

The following information is to be shown on one (1) copy of the plan.

- The location of all buildings and/or other permanent improvements shall comply with any statutory boundary clearances or setbacks as defined by the Building Code of Australia and Council's resolutions.
- All existing services are wholly contained within the lot served and/or covered by an appropriate easement.

70 **M009 - 88B Instrument**

The linen plan of subdivision is to be supported by an 88B instrument creating a Restriction as to User or easement regarding the following:

- a) No dwelling is permitted to be erected on any allotment without the provision of a rain garden to Penrith City Council's requirements.

Council shall be nominated as the only authority permitted to modify, vary or rescind such restriction as to user.

Development Contributions

71 **N001 - Section 94 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for Cultural Facilities. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$5,655.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for Cultural Facilities may be inspected at Council's Civic Centre, 601 High Street, Penrith.

72 **N001 - Section 94 contribution (apply separate condition for each Contribution Plan)**

This condition is imposed in accordance with Penrith City Council's Section 94 Contributions Plan(s) for District Open Space. Based on the current rates detailed in the accompanying schedule attached to this Notice, \$74,677.00 is to be paid to Council prior to a Construction Certificate being issued for this development (the rates are subject to quarterly reviews). If not paid within the current quarterly period, this contribution will be reviewed at the time of payment in accordance with the adopted Section 94 plan. The projected rates of this contribution amount are listed in Council's Fees and Charges Schedule.

Council should be contacted prior to payment to ascertain the rate for the current quarterly period. The S94 invoice accompanying this consent should accompany the contribution payment. The Section 94 Contributions Plan for District Open Space may be inspected at Council's Civic Centre, 601 High Street, Penrith.

Payment of Fees

73 **P001 - Costs**

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

74 **P002 - Fees associated with Council land (Applies to all works & add K019)**

Prior to the commencement of any works on site, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

Certification

75 [Q001 - Notice of Commencement & Appointment of PCA1](#)

Prior to the commencement of any earthworks, construction or demolition works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

76 [Q008 - Subdivision Certificate](#)

A Subdivision Certificate is to be obtained prior to the release of the linen plan of subdivision. The Subdivision Certificate will not be issued if any of the conditions in this consent are outstanding.

Operation of OSSM

77 [R113 - Decommission old system](#)

The contents of the existing septic tank are to be removed by a licensed waste contractor and deposited to an approved waste facility. The disconnected tank shall be removed. Documentation of the collection and disposal of waste are to be retained and provided to Council on request.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

The development has considered the Site Planning and Design Principles of the DCP 2014, taking into consideration the natural topography of the site and the surrounding community.

Building envelope plans have been provided to demonstrate the ability of these sites to accommodate future residential development.

Part C - City-wide Controls

Clause	Control	Compliance
C1	Site Planning and Design Principles	The proposed subdivision has a standard residential layout that is consistent with the existing character of the wider community with adequate drainage infrastructure, minimising negative impact. The site grading has been designed to match the existing topography of the site. The development provides clear sightlines between the roadways and lots, avoiding blind spots. Appropriate lighting/illuminating scheme for the roadway will be provided at CC stage.
C2	Vegetation Management	The proposal currently contravenes this section of the DCP in regards to vegetation clearing for a subdivision as it proposes to clear, and will eventually require the clearance of the entire site. A condition of consent requiring the retention of trees outside of the building footprint will be recommended.
C3	Water Management	The application does not comply with Council's WSUD policy as discussed previously in the report
C4	Land Management	A satisfactory Sediment and Erosion Control Plan has been submitted with the development application. A Preliminary Site Investigation prepared by Alliance Geotechnical (dated 28 April 2015, ref. 1842/ER-1-1) was submitted as a part of the application to address SEPP 55. The document concludes that the site is suitable for residential land use, and does not recommend any additional investigations. It does recommend that an unexpected finds protocol be implemented, and this has been incorporated into the attached conditions.
C5	Waste Management	The development provides adequate street width to cater for waste collection vehicles and provides bin bays for collection in the culdesac.
C6	Landscape Design	A further landscape plan shall be submitted to show retention of trees.
C7	Culture and Heritage	NA
C8	Public Domain	footpaths and street lighting shall be provided to the street. Details of street lighting shall be submitted prior to the issue of a construction certificate.
C9	Advertising and Signage	NA
C10	Transport, Access and Parking	The street width is proposed at 15.6m wide in accordance with this section.

C11	Subdivision	<p>The proposal has met minimum lot widths and sizes for each allotment. Services are able to be provided to these allotments and shall be required as a condition of consent.</p> <p>The proposed hydraulic dynamics of the drainage system were referred to Council's development engineer and the following comments were provided:</p> <ul style="list-style-type: none"> • The twin 1500 x 900 culverts that direct stormwater and overland flows through the development site connects into an existing 600mm diameter pipe that drains through the RMS land. Therefore the junction pit (2/A) between the twin culverts and the 600mm diameter pipe will have a high likelihood of surcharging due to the downstream pipe being significantly smaller. The surcharging water may pond in the yard of lot 6 as the surcharging water will be contained by boundary fencing in the north and a retaining wall to the east. A condition has been included to ensure that the northern fence for the full width of the easement is to have open style fencing to allow for the free flow of surcharging stormwater. • Tail out drainage works shall be undertaken in the RMS land to ensure overland flows are directed downstream. The applicant shall obtain written approval from the RMS to drain and undertake works within the RMS land. • The retaining wall and the surface level of the lots that adjoin the overland flow path shall be at or above the flood planning levels (1% AEP Flood Level + 0.5m Freeboard) to ensure the lots are not affected by flooding. The flood planning level shall be determined in accordance with the levels determined in the Flood Study Report, prepared by Diversi Consulting, revision B, Dated October 2015. • The GPT is not required for pit 1/B. Pit 1/B will be treating minimal stormwater from the site and minimal stormwater from Explorers Way. Should the GPT be implemented for pit 1/B, a heavy-duty hardstand area shall be provided to allow maintenance vehicles to access the GPT without blocking traffic of Road 1. Based on an analysis of the catchment areas the dominant stormwater flows are channeled to the drainage system to the west of the development site and drain through the overland flow culverts and into the RMS land. Therefore if any GPT system is to be provided, it shall treat the stormwater from the most dominant catchment. • The downstream existing 600mm diameter pipe (between pit 2/A and the headwall located in the RMS land), runs through Council land (Lot 10 DP 1001637). An easement shall be created over the portion of the pipe that passes through the north western corner of Council's lot.
C12	Noise and Vibration	<p>A condition of consent has been recommended regarding the creation of a positive covenant to ensure that the future dwellings are constructed with consideration of the recommendations of the Acoustic Assessment report submitted with this application so that the dwellings are not impacted by road traffic noise.</p>