

DUSTIN LEANEY HOMES & ARCHITECTURE
20 Batar Creek Rd
KENDALL NSW 2439

Our Reference: DA-89/2016 DP:LK

Contact: Mr David Pirie
Telephone: 02 6591 7260

3 May 2017

Dear Sir/Madam

**DEVELOPMENT APPLICATION NO. DA-89/2016
LOCATION: LOT 8 DP 806667, 19 GREENVIEW CLOSE, FORSTER NSW 2428 - PROPOSED
MULT-DWELLING HOUSING DEVELOPMENT (5) AND STRATA SUBDIVISION.**

I refer to the Notice of Determination granting Deferred Commencement Consent to the abovementioned Development Application determined by Council on 7 December 2016.

This is a Notice given under Clause 100(4)(b) of the Environmental Planning and Assessment Regulation 2000. The applicant in respect of Development Application No.DA-89/2016 has satisfied the Council as the consent authority in respect to the Deferred Commencement Condition Nos A1, A2, A3, A4, A5, A6 and A7 by the provision of the following material:

- Plans with Project No. 0837-DP:
 - Sewer and Stormwater Management Plan C01, Bioretention Plan and Sections C02 both Issue 6 dated 16/3/17 prepared by Dennis Partners. Calculations provided by Joshua Dennis from Dennis Partners on 7/3/17 that informed these plans.
 - Plans with Project No. 0837-DP Overland Flow, Longitudinal Section and Cross Sections C03, Issue 1 dated 21/12/2016, prepared by Dennis Partners.
- Detail & contour Survey - Lot 8 DP 806667 Forster; BCAD No. 5117; date 10/05/15; Sheet 1 of 1.
- Survey Plan, prepared by Base Surveying showing Levels of Stormwater Pipe at 19 Greenview Cl, Forster Date 19-12-16 Ref 16-130.
- The operation and maintenance plan titled 'Maintenance tasks and check list' provided by Joshua Dennis from Dennis Partners on 17/3/17.
- Landscape Plans Page 1 and Page 2, prepared by Melanie Ledgett dated January 2017.
- BASIX Certificate No, 633502M_03 dated 1 August 2016.

- Strata Concept Plan, Drawing No. A-08 Revision B dated 1/05/2017, prepared by Dustin Leaney Homes & Architecture.

- Condition 1 of the consent has been amended by the satisfaction of Deferred Commencement Conditions as follows:

1. Development in accordance with approved plans

The development must be implemented in accordance with the plans and supporting documents set out in the following table except where modified in red and by the satisfaction of Deferred Commencement Conditions A6 and A7 of this consent and any conditions of this consent.

Plan type/Supporting Document	Plan No. & version	Prepared by	Dated
Title Page	A-01 Revision B	Dustin Leaney Homes & Architecture	1/05/2017
Site Plan	A-02 Revision E	Dustin Leaney Homes & Architecture	1/05/2017
Earthworks Plan	A-04 Revision A	Dustin Leaney Homes & Architecture	1/05/2017
Strata Concept Plan	A-08 Revision B	Dustin Leaney Homes & Architecture	1/05/2017
Dwellings 1 & 2 Ground Floor Plan	A-10 Revision A	Dustin Leaney Homes & Architecture	1/05/2017
Dwellings 1 & 2 Roof Plan	A-11 Revision B	Dustin Leaney Homes & Architecture	1/05/2017
Dwellings 1 & 2 Elevations	A-12 Revision C	Dustin Leaney Homes & Architecture	1/05/2017
Dwellings 3,4,5 Basement & Ground	A-13 Revision B	Dustin Leaney Homes & Architecture	1/05/2017
Dwellings 3,4,5 Upper Floor & Roof	A-14 Revision C	Dustin Leaney Homes & Architecture	1/05/2017
Dwellings 3,4,5 Elevations	A-15 Revision D	Dustin Leaney Homes & Architecture	1/05/2017
Section Through Site	A-16	Dustin Leaney Homes & Architecture	1/05/2017

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Reason: Information and to ensure compliance.

- Condition 38 of the consent has been amended by the satisfaction of Deferred Commencement Conditions as follows:

38. Stormwater Treatment System

Prior to issue of any occupation certificate, the infiltrating rain garden must be constructed in accordance with the approved Stormwater Strategy and plans (Stormwater Management Plan C01 and Bioretention Plan and Sections C02, both issue 6 dated 16/3/17), including any amendments contained in these plans and conditions. The infiltrating rain garden must meet the following criteria:

- Have a minimum filter surface area of 53m² and positioned along the contours. The rain garden is to receive overflow from a 5 x 1.5KL (total storage capacity 7.5KL) rainwater tanks collecting 100% of the roof area. 100% of the driveway area runoff is to be collected via a series of grated drains and collection pits and connected to the rain garden.
- Have a minimum of 800mm fall from the rain garden inlet to the outlet discharge point into the stormwater system.
- Be consistent with the specifications contained in Great Lakes Council's Fact Sheet 'Designing a rain garden: Water Sensitive Design section, Great Lakes Development Control Plan' (April 2014) containing (from the base) 150mm of washed 5mm gravel housing a slotted drainage pipe, 100mm of coarse washed sand with particle size of 1mm, 400mm of sandy loam filter media and 275mm of depth for water detention. The top of the garden is to be finished a minimum of 325mm (freeboard) above the maximum water level water collection.
- The bio-retention filter media shall be of uniform sandy loam texture and be consistent with the specifications contained in Adoption Guidelines for Stormwater Biofiltration Systems, Facility for Advancing Water Biofiltration, (Monash University, June 2009).
- The bio-retention filter media shall be installed consistent with WSUD Engineering Procedures (Melbourne Water, 2005). Filter media shall be a minimum depth of 0.4m. Filter media must be tested after installation to confirm infiltration rates are consistent with Adoption Guidelines for Stormwater Biofiltration Systems, Facility for Advancing Water Biofiltration, (Monash University, June 2009).
- Slotted drainage pipes at the base of the rain garden are to be laid on a 0.5% grade and connected to the inter-allotment drainage system via an overflow pit. All drainage works must be installed by a suitably qualified person and in accordance with the requirements of Australian Standard AS/NZS 3500.3: Plumbing and drainage – Stormwater drainage.
- Contain an overflow pit finished 215mm above the sandy loam filter media and topped with a grated cap so that the rain garden retains min 215mm of water following rainfall.
- The mulch layer on top of the filter media will be no deeper than 75mm.
- Inlet pipes to the rain garden from tank overflow and driveway runoff to be connected to the inlet area, the rock rip area is to be 0.5m wide by 3m long.
- Have 50% of the rain garden area planted with a minimum of 2 species from Great Lakes Council's Fact Sheet 15 'Local Plant Selection for Rain Gardens, Guidance for Water Sensitive Provisions of the Great Lakes Development Control Plan' (April 2014), at densities indicated in the fact sheet. The remaining area is to be planted with species of the owners choosing which are suited to intermittently dry and wet conditions.

- k) Be protected by sediment and erosion control measures during construction and be connected to the stormwater and planted after all hardstand areas have been paved / sealed and cleaned.
- l) Be fully lined with a HDPE impermeable liner or equivalent to avoid exfiltration of water into surrounding soils

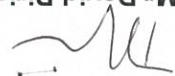
Reason: To ensure water quality requirements as contained in the Water Sensitive Design section of the Great Lakes Development Control Plan are met.

The date from which the development consent operates is 3 May 2017, the development consent lapses five (5) years from this date.

Please attach this Notice to the Notice of Determination (Consent) issued on 8 December 2016.

If you have any further enquiries in relation to this matter please contact Mr David Pirie on ☐ 02 6591 7260 between 8:30 am and 10:00 am Monday to Friday.

Yours faithfully



Mr David Pirie
Senior Development Assessment Planner
Planning & Natural Systems