

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT MANLY WARRINGAH LEAGUES CLUB ON THURSDAY 28 OCTOBER, 6PM

PRESENT: John Roseth (Chair)
David Furlong
Julie Savet Ward
David Stray
Paul Stein

IN ATTENDANCE

Nayeem Islam	Principal Planner
Chris Hallam	Independent Traffic Consultant

APOLOGY: Nil

The meeting commenced at 6.09pm. The Chair welcomed everyone to the panel meeting.

1. Declarations of Interest

Nil

2. Business Items

ITEM 1 ***2010SYE021 – Manly - 107/2010 - Demolition of existing buildings and construction of Woolworths - 17-29 Roseberry Street, Balgowlah.***

3. Public Submissions

Cathy Griffin	Addressed the panel against the item
John P Mangraviti	Addressed the panel against the item
Trudy Van der Straaten	Addressed the panel against the item
David Hazelden	Addressed the panel against the item
Herve G. Boutin	Addressed the panel against the item
Peter Smith	Addressed the panel against the item
Linda Nelson	Addressed the panel against the item
Nick Juradowitch	Addressed the panel against the item
Ray Townsend	Addressed the panel against the item
Joe Maccioni	Addressed the panel against the item
Kathryn Hales	Addressed the panel against the item
Simone Hawkins	Addressed the panel against the item
Anthony Sergas	Addressed the panel against the item
Kathy Gordan	Addressed the panel against the item
Brad Newton	Addressed the panel against the item

Vahe Mosefessian	Addressed the panel against the item
Stephen Garmston	Addressed the panel in favour of the item on behalf of applicant – Senior Development Manager
Tim Rogers	Addressed the panel in favour of the item on behalf of applicant – Consultant Traffic Engineer

4. Business Item Recommendations

2010SYE021 – Manly - 107/2010 - Demolition of existing buildings and construction of Woolworths - 17-29 Roseberry Street, Balgowlah

- 1) The Panel resolves by a majority of 4:1 (for: John Roseth, David Furlong, Julie Savet-Ward and Paul Stein; against: David Stray) to accept the recommendation of the planning assessment report to approve the application, subject to conditions that are, in part, different from those recommended in the report.
- 2) The Panel notes that, until recently, a supermarket was not permissible on this site; and that the council has changed this by making a supermarket permissible. Therefore, to refuse the application merely on the grounds that it is a supermarket would not be reasonable.
- 3) The Panel's principal objectives in altering the recommended conditions are:
 - a) To preserve the 16 existing kerbside parking spaces on Condamine Street and Balgowlah Road that would be lost if the intersection were upgraded beyond just providing for a right-hand turn phase at the lights. The Panel is aware that this will result in a less efficient intersection than the one recommended by the applicant's traffic experts; however, the Panel gives greater weight to the residential amenity of retaining the kerbside spaces than to traffic efficiency;
 - b) To preserve the existing left-hand turn from Condamine Street into Hayes Street and to improve the slip lane;
 - c) To preserve the maximum possible number of kerbside parking spaces in Hayes Street and Roseberry Street; and
 - d) To provide the maximum number of parking spaces, which compensate for those kerbside spaces around the site that are unavoidably lost, at grade within the Woolworths site. These spaces should be unrestricted in perpetuity and at all times.
- 4) David Stray voted to refuse the application for the following reasons:
 - a) The proposal is an overdevelopment of the site with unacceptable impacts on the locality in terms of loss of on-street parking and impact on traffic movements;
 - b) The increased traffic movement and traffic volume will impact on the efficiency and safety of Condamine Street and Balgowlah Road;
 - c) The proposed building fails to comply with the minimum 4.5m setback from the Roseberry Street frontage;
 - d) The proposal fails to provide sufficient landscape open space; and
 - e) The treatment at the intersection of Condamine Street and Hayes Street is unresolved.

CONDITIONS OF CONSENT - ANS01 – ANS49

ANS 01

The planting of five (5) Eucalyptus ficifolia (Red Flowering Gum) proposed on Council road reserve along Hayes Street are to be deleted and replaced with either five (5) Angophora hispida or Callistemon sp. The Landscape Plans are to be amended accordingly prior to the issue of Construction Certificate.

Reason: In keeping with Council's Preferred Street tree species.

ANS 02

The proposed species of *Fraxinus griffithii* (Evergreen Ash), *Raphiolepis indica* (Indian Princess Hawthorn) and *Philodendron xanadu* (Philodendron) as noted on the Master Plan schedule of the submitted Landscape Plan No. LDA-001 Issue DA3 dated 15 September 2010 are to be deleted and replaced with native species from Council's list of Endemic Plants from the Manly Locality. The Landscape Plans are to be amended accordingly prior to the issue of Construction Certificate.

Reason: In keeping with Council's policy on native trees.

ANS 03

Tree Nos. 32 and 33 (both *Melaleuca quinquinervia*) located on adjoining property are to be protected as per the tree protection measures detailed in Appendix E of the submitted Arboricultural Impact Assessment Report prepared by Redgum Horticultural dated 6 July 2009 and received by Council on 20 April 2010.

Reason: The trees are in good health and located on adjoining property. These trees are required to be protected during construction.

ANS 04

Tree No 11 *Cupaniopsis anacardioides* (Tuckeroo) is to be retained and protected during construction. Landscape Plans are to be notated accordingly prior to the issue of Construction Certificate.

Reason: The tree is in good health and condition and contributes towards streetscape/amenity.

ANS 05

The proposed *Cupaniopsis anacardioides* (Tuckeroo) trees along Roseberry Street frontage, on Council's nature strip, are to be of an advanced size of 200 litres pot size and where possible are to be double staggered row plantings. Plans are to be notated accordingly prior to the issue of Construction Certificate.

Reason: To provide adequate screening to the street frontage.

ANS 06

The following are to be taken into consideration in regards to landscaping:

- Newly planted trees on Roseberry and Hayes Street frontages must attain a height of 10 metres on maturity.
- Grass must be provided on both street frontages to the development and maintained.

Landscape Plans are to be notated accordingly prior to the issue of Construction Certificate.

ANS 07

Food Premises – Plan Mezzanine

All plant mezzanines are to be used for the storage of mechanical plant equipment only, no food or food contact items are permitted to be stored within mechanical plant rooms at any stage.

Reason: To ensure compliance with legislation and to protect public health.

ANS 08

Food Premises – Hand wash basins:

Exclusive hand basins must be installed for use of food handler/operators within each food preparation area. Handwash basin(s) are to conveniently located and accessible to all food handlers in food preparation areas. Handwash basins must be located no further than 5m from any food preparation area.

Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS 09

Food Safety – Floor waste

The floor of the coolroom(s) shall be graded to the door with floor gully located outside the coolroom as near to the door opening as practicable in accordance with Australian Standard AS 4674-2004.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 10

Food Premises – Airborne contaminants

A self closing device and separate mechanical ventilation in accordance with the Building Code of Australia and AS 1668.2-1991 must be installed to the following locations:

- Mens toilet
- Ladies toilet

Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS 11

Toilet Hygiene

Hand basins must be installed to the mens, ladies and disabled toilet facilities to ensure hands may be washed immediately after use of the facilities. Hand basins must be provided with an adequate supply of warm water available out of a single spout, soap and paper towel at all times.

Reason: To ensure compliance with legislation and to protect public health and amenity.

ANS 12

Food Safety – Supermarket mezzanine Offices

The preparation and storage of food and/or food contact items associated with food for sale within the supermarket mezzanine offices area is prohibited.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 13

Site Contamination – Remedial Action Plan Occupational Health and Safety

A Remedial Action Plan is to be provided to the Accredited Certifier/Council prior to the issue of any Construction Certificate. The remedial action plan must be developed in accordance with the *Contaminated Land Management Act, 1997* and consider all risks to Occupational Health and Safety, the land, public health and surrounding community. The RAP must be approved by an accredited site auditor under *the Contaminated Land Management Act 1997* and a copy is to be submitted to Council's satisfaction prior to commencement of any works. All works carried out on site must be in accordance with an approved RAP and OH&S plan and any additional Workcover NSW requirements.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 14

Ground Water

A Groundwater Management Plan is to be provided to the Accredited Certifier/Council prior to the issue of Construction Certificate. The Plan must demonstrate how contaminated groundwater resulting from the construction dewatering will be appropriately disposed of. This plan should include any proposed treatment to be applied to the water prior to being discharged and copies of any relevant approvals from the respective authorities. Council requires the groundwater at this site to be sampled and analysed for pH and any contaminants of concern. The analytical results must comply with ANZECC Guidelines for 95% Protection of Freshwater. This Groundwater Management Plan shall be received by the consent authority and approved prior to the issue of Construction Certificate. A copy is to be submitted to Council.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 15

Site Contamination - General

All works associated with the contaminated land must be in accordance with the requirements of:

- Contaminated Land Management Act, 1997
- Protection of the Environment Operations Act, 1997
- Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation, 2008
- State Environmental Planning Policy 55 *Remediation of Land*
- Occupational Health and Safety Act, 2000
- Requirements of Workcover NSW.

The recommendations of the Phase I Environmental Site Assessment Report prepared by Geo_Logix Pty Ltd dated March 2010 and received by Council on 20 April 2010 are to be fully complied with.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety and to comply with the Consultants report

ANS 16

Site Contamination – Validation Report Review

No Works in terms of footings, scaffold, structures or the like are permitted to commence until the land appurtenant to the consent has been remediated and validated in accordance with the Remedial Action Plan and associated Stage 1 Construction Certificate. An accredited site auditor under the *Contaminated Land Management Act 1997* shall review the Validation Report prepared by the contaminated land consultant and issue a Statutory Site Audit Statement that clearly states that the site is suitable for the proposed development. The accredited auditor shall consult with Council prior to finalising and issuing the Site Audit Statement. The accredited site auditor shall provide Council with a copy of the Site Audit Report and Statutory Site Audit Statement, confirming the suitability of the site for the proposed development prior to the issuing of a Stage 2 Construction Certificate for the proposed construction works post demolition and remediation.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 17

Site Contamination – Underground Petroleum Storage Systems

All Underground Petroleum Storage Tanks must be removed in accordance with the:

- *Protection of the Environment Operations Act, 1997*
- *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation, 2008*

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 18

Site Contamination – Additional Information

Any new information that comes to light during demolition or construction which has the potential to alter previous conclusions about site contamination and remediation must be notified to the Principal Certifying Authority (PCA).

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 19

Site Contamination – Remediation Variation

The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to commencement of any variations to remediation works.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 20

Site Contamination – Remediation Monitoring Results

Results of the monitoring of any field parameters such as soil, groundwater, surface water, dust or noise measurements shall be made available to Council Officers on request throughout the remediation works.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 21

Site Contamination – Offsite disposal of soil

Any soil disposed of offsite shall be classified in accordance with the procedures in the NSW EPA Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes (1999).

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 22

Potential Acid Sulphate Soils:

Works must cease if sediments suspected of acid sulfate generation are encountered during excavation or construction activities. An Acid Sulphate Soil Management Plan prepared by a suitably qualified and experienced Environmental Scientist is to be submitted to Council.

The Acid Sulphate Soil Management plan must be in accordance with:

- The Acid Sulfate Manual 1998, *published by the Acid Sulphate Soil Management Advisory Committee, August 1998.*
- Acid Sulfate Soils Laboratory Methods Guidelines 2004, *published by Department of Natural Resources, Mines and Energy, Indooroopilly, Queensland, Australia, June 2004*

Reason: To protect public health and the surrounding natural environment.

ANS 23

Potential Acid Sulphate Soils - Materials:

Precautionary measures must be considered and implemented in accordance with the Cement and Concrete Association of Australia Technical Note TN57.

Reason: To ensure compliance with legislation and to protect public and environmental health and safety.

ANS 24

At the intersection of Condamine Street and Hayes Street, the existing left turn slip lane into Hayes Street shall be extended on its approach from Condamine Street, within the road reserve. The works shall be designed in accordance with the Roads and Traffic Authority's (RTA) Road Design Guide. The design shall be submitted to the RTA for consideration and approval prior to the issue of the Construction Certificate for the building by the Accredited Certifier/Council and commencement of any road works. This permits demolition and remediation etc while the road designs are finalised.

The proposed slip lane works shall be fully constructed and operational prior to the release of any Occupation Certificate by the Principal Certifying Authority. All costs relating to the slip lane is to be borne by the applicant.

Reason: To improve traffic movement in the surrounding streets as a result of the proposed development.

ANS 25

The existing signalised intersection of Condamine Street/Balgowlah Road shall be modified to provide a leading right turn phase for the north bound movement on Condamine Street. The leading right turn phase will not allow filter movements during the through phase while the existing trailing right turn phase for south bound movements will allow filter movements during the through phase. These design changes to the signals shall be designed to meet RTA's requirements and endorsed by a suitably qualified and chartered Engineer. The design requirements shall be in accordance with the RTA's Road Design Guide and other Australian Codes of Practice. The

certified copies of the traffic signal design plans shall be submitted to the RTA for consideration and approval prior to the issue of the Construction Certificate for the building by the Accredited Certifier/Council and commencement of any road works. This permits demolition and remediation etc while the road designs are finalised. The applicant will be required to fully fund the change to the phasing and associated works at the intersection.

Reason: To improve traffic movement in the surrounding streets as a result of the proposed development.

ANS 26

The proposed modification to the signalised intersection of Condamine Street/Balgowlah Road shall be designed in accordance with the RTA's Road Design Guide, RTA's Traffic Signal Design Manual and other Australian Codes of Practice and endorsed by a suitably qualified Engineer (i.e. who is registered with the Institute of Engineers, Australia).

The certified copies of traffic signal design and civil design plans as well as swept path analyses shall be submitted to the RTA for consideration and approval prior to the issue of the Construction Certificate for the building by the Accredited Certifier/Council and commencement of any road works. This permits demolition and remediation etc while the road designs are finalised.

The RTA fees for administration, plan checking, signal works inspection and project management shall be paid by the developer prior to the commencement of works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned traffic signal and civil works. The Works Authorisation Deed (WAD) will need to be executed prior to the RTA's assessment of the detailed traffic signal design plans. The Construction Certificate shall not be released by PCA until such time the WAD is executed.

The proposed traffic signal works shall be fully constructed and operational prior to the release of any Occupational Certificates by the PCA.

Reason: To comply with the requirements of the Roads and Traffic Authority.

ANS 27

The relocation of the existing bus stop, including the bus shelter on the eastern side of Condamine Street adjacent to the site on the approach to the traffic signals at Condamine Street and Balgowlah Road, to the departure side of the intersection south of Balgowlah Road. This will require consideration by the Manly Traffic Committee and endorsement by Council. The applicant is to fully fund the bus stop relocation. These works need to be undertaken prior to the opening and operation of the Woolworths development.

Reason: To improve traffic movement in the surrounding streets as a result of the proposed development.

ANS 28

The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by various public utility authorities and /or their agents.

All road works/regulatory signposting associated with the proposed development shall be at no cost to the RTA.

Reason: To comply with the requirements of the Roads and Traffic Authority.

ANS 29

To slow all traffic movements and increase the safety of pedestrians crossing Roseberry Street, a raised intersection platform shall be constructed at the intersection of Roseberry Street and Hayes Street. The design and construction are to be to the satisfaction of Council's Urban Services.

Reason: To improve the safety of pedestrians as a result of the proposed development.

ANS 30

The layout of the carparking areas associated with the subject development (including driveways, grades, aisle widths, turning paths, sight distance requirements and parking bay dimensions) are to be in accordance with AS 2890.1 – 2004, AS2890.2 – 2002 and AS/NZS 2890.6:2009 Parking facilities Part 6: Off-street parking for people with disabilities.

Reason: To comply with the requirements of the Roads and Traffic Authority and relevant legislation.

ANS 31

Hours of Operation

The hours of operation of the premises (i.e. hours open for business), for both the supermarket and café, must not exceed: 7:00am to 10:00pm seven (7) days a week, without the prior approval of Council.

Reason: To ensure amenity of the surrounding locality is maintained and the hours of operation are consistent with those in the surrounding locality.

ANS 32

Servicing Management Plan

All deliveries to the site and all waste collection from the site must be contained within the hours of 7:00am and 7:00pm, Monday to Sunday, without the prior consent of Council. All deliveries to the site and waste collection from the site must not use Roseberry Street between Balgowlah Road and Hayes Street. Truck movements are restricted to Condamine - Kenneth - Roseberry Streets for approaching the site and Roseberry – Kenneth – Condamine Streets on departing the site.

Reason: To ensure amenity of the surrounding locality is maintained and the hours of deliveries are consistent with those in the surrounding locality.

ANS 33

A Construction Management Plan (CMP) is to be submitted to Council prior to any works commencing on site, including any demolition works. The CMP is to include issues of construction traffic management, parking of workers vehicles, street parking and employment of traffic controllers during construction.

Reason: To minimize disruption of traffic on local roads.

ANS 34

Plastic bags

'Plastic bags' may be used within the proposed development, provided that Woolworths operate in accordance with a plan (setting out how Woolworths intend to reduce plastic bag usage by increasing usage of alternatives to plastic bags, training staff, educating customers and encouraging recycling of plastic bags and environmentally friendly packaging). The educational part of this is to be included a 'Green Scheme' plan for the development.

For the purpose of this condition a plastic bag means:

- a. A carry bag, the body of which comprises (in whole or in part) polyethylene with a thickness of less than 35 microns; and
- b. that includes handles.

But does not include;

- a. a biodegradable bag certified to Australian standard AS 4736; or
- b. a plastic bag that constitutes, or forms an integral part of, the packaging in which goods are sealed prior to sale.

Reason: To reduce the environmental impact of the use and reduce its carbon footprint.

ANS 35

Food and beverage packaging

All takeaway food and beverage packaging used at the premises shall be recyclable packaging or biodegradable packaging.

For the purposes of this condition;

Recyclable packaging is packaging for which collection or drop off facilities are available to a reasonable proportion of purchases, potential purchasers or users of the product in the area which the product is sold (Standards Australia, 1999).

Biodegradable packaging is packaging which is able to be broken down by micro-organisms in the presence of oxygen (aerobic) to carbon dioxide, water biomass and mineral salts or any other elements that are present (mineralisation). Alternatively, the breakdown of organic substances by micro-organisms without the presence of oxygen (anaerobic) to carbon dioxide, methane, water and biomass (Standards Australia, 2006)

Takeaway food and beverage packaging is packaging used for food and beverages prepared and/or packed on the premises and excludes:

- a. Packaging that constitutes, or forms an integral part of, the packaging in which goods are sealed prior to sale ; and
- b. Barrier packaging which is essential for health and/or food safety (for example cling wrap, bags for barbecued chicken, or packaging to meet food safety requirements).

Reason: To reduce the overall environmental impact of the use

ANS 36

A direct accessible entry is to be provided to the retail supermarket from Roseberry Street in accordance with the Access Report, prepared by Morris-Goding Accessibility Consulting dated 2 March 2010 and received by Council on 20 April 2010. Plans are to be amended accordingly prior to the issue of Construction Certificate.

Reason: To comply with the requirements Council's DCP for Access, Australian Standards and DDA Access Code.

ANS 37

The Final Building Code of Australia report is to address the issue of egress to the relocated Office Block on the roof top (RL 13.95). The proposed development is to fully comply with the Building Code of Australia.

Reason: Compliance with the Building Code of Australia.

ANS 38

A new concrete footpath to the site fronting Hayes and Roseberry Street is required. The design, construction and paving of the footpath are to be to the satisfaction of Council's Urban Services Division. All cost associated with the footpath is to be borne by the applicant.

Reason: To comply with Council's policy on footpath fronting developments.

ANS 39

All external lighting is to comply with AS4282-1997 - The Control of Obtrusive Effects of Outdoor Lighting. Details of the external lighting scheme are to be submitted to the Principal Certifying Authority (PCA) prior to the issue of any final Occupation Certificate.

Reason: To protect the amenity of surrounding developments.

ANS 40

A Parking Management Plan is to be prepared and submitted to Council for approval prior to the issue of any Occupation Certificate to include the following elements:

- The public parking area is to be the ground level parking accessed off Hayes Street. This parking area shall at all times maintain a minimum of 56 car parking spaces. This parking area and its pedestrian access is to be provided with adequate lighting for security reasons.
- The public parking area at ground level shall remain open 24 hours a day, seven (7) days a week with no boom gate controls. This public parking area is to be provided free of charge with no time limit and appropriate restrictions on the title.
- Access to the basement and roof top parking areas are to be available during the hours of business operation. These parking areas are to provide at least three (3) hours free

parking. Any reduction to these hours or installation of any boom gate or similar is to be the subject separate development application to council.

Roseberry Street and Hayes Street On-street Parking

The arrangement of the on-street parking on Roseberry Street and Hayes Street are to be as follows:

- The car parking on the western side of Roseberry Street shall be retained, except for the vehicular crossings and sufficient turning space therefrom.
- The car parking on the eastern side of Roseberry Street shall be removed to facilitate sufficient width of roadway for two (2) vehicles to pass.
- All on-street parking in Hayes Street except directly adjacent to the subject site shall be retained.

Plans are to be amended accordingly and submitted to the Accredited Certifier/Council prior to the issue of Construction Certificate.

Reason: To effectively manage impacts on traffic flows and minimise congestion and provide safe and secure public parking.

ANS 41

The design of the wall between the service area driveway and rooftop ramp should not restrict sight lines for at least 5.0m inside the site, as measured from the property boundary. The proposed wall is to be cut back to achieve sight lines. Plans are to be amended accordingly prior to the issue of Construction Certificate.

Reason: To achieve clear sightlines such that a truck driving into the service area would see and be seen by cars on the car park ramp.

ANS 42

All cost associated with the restrictions relating to the removal of parking from Roseberry Street between Hayes Street and Kenneth Road, and on the northern side of Hayes Street are to be borne by the applicant. These restrictions are to be on a full time basis.

Reason: To effectively manage impacts on traffic flows and minimise congestion on the street.

ANS 43

The development should provide 1 bicycle parking space for every 10 car spaces provided in the development. Based on this methodology, 32 bicycle parking spaces should be provided. Further the applicant should also consider the provision of minimum 20% of the spaces allocated to supermarket staff with provision made to secure bicycle storage accessible showers and change facilities.

Shopper bicycle parking should be clearly identified by directional signage to the satisfaction of the Council and should preferably be located at ground floor level and not require access via steps and should be located adjacent to areas of pedestrian or vehicle movement to allow casual surveillance. The bicycle parking facility should be weatherproof and must not obstruct pedestrian movement or other activities such as the delivery of goods and opening of car doors.

Bicycle parking bays should be wide enough to allow adequate space to manoeuvre the bike in and out of the space without causing congestion or damage to other bicycles in adjacent bays. As a guide bicycle parking bays should generally be 1.2m wide and 1.7m long.

Council prefers the use of stainless steel bicycle hoops due to its high strength and durability. It also allows the bicycle frame and one wheel to be locked to the rack and can withstand vandalism and theft.

Plans are to be amended to include the above prior to the issue of Construction Certificate.

Reason: To comply with Council's policy and encourage the use of bicycles.

ANS 44

The recommendations of the Flood Study & Flood Level Predictions for Burnt Bridge Creek, prepared by Richmond + Ross Pty Ltd, Job Ref: 05-0511 dated March 2010 and received by Council on 16 June 2010 are to be fully complied with.

Reason: To protect the development from floods.

ANS 45

Plans are to be amended to reflect the following:

- Delete the proposed Pylon Sign (S12) on the western side of the roof top carpark level.
The proposed sign is considered to be unnecessary and will have an adverse impact on the locality.
- Signs S7 & S8 are to be deleted and replaced with S2 & S3 similar to the south facing sign.
This is to match the amended plans and elevations.
- The proposed sign S9 is not to protrude over Council land.

Amended signage plans are to be submitted to the Accredited Certifier/Council prior to the issue of Construction Certificate.

Reason: To reduce the impact of the proposed signs on the amenity of the neighbourhood.

ANS 46

The proposed signs are to be illuminated during the supermarket opening hours only. The illumination is to be switched off each night at the closing of the supermarket.

Reason: To reduce the impact of the signs on the amenity of the neighbourhood.

ANS 47

The height of the building is not to exceed 11.0 metres above the existing ground level, with the exception of the lift overrun. Plans are to be notated accordingly prior to the issue of Construction Certificate.

Reason: to comply with the requirements of the DCP.

ANS 48

The proposed ramp from the basement level to Roseberry Street is to be used for egress of vehicles from the basement only. Plans are to be notated accordingly prior to the issue of Construction Certificate.

Reason: To comply with the recommendations of the Traffic Consultant.

ANS 49

The application requires the provision of a corner splay as per Council's Policy on corner splays. A corner splay of 3.0m x 3.0 m is to be provided on the south-eastern corner of the subject site, at the junction of Hayes and Roseberry Street. The corner splay is to be dedicated at no cost to Council. The design of the proposed café is to be amended accordingly prior to the issue of Construction Certificate.

Reason: To comply with Council's Policy on corner splay and improve sightlines.

MOTION CARRIED

The meeting concluded at 10.20pm

Endorsed by

John Roseth
Chair
4 November 2010