

SAILORS BAY GARDENS CONDITIONS OF CONSENT

Condition 11 and 28 – double up

Condition 19 and 52 – double up

Condition 12 - Road Pavement – Engineering Details

The applicant shall submit, for approval by Council as the road authority, full engineering design plans and specifications prepared by a suitably qualified and experienced civil engineer for the pavement reconstruction of half of **Sailors Bay Road** including kerb, gutter, footpath all associated works fronting the subject site in the event of any damage.

Comment [MSOffice1]: This condition should apply only in circumstances where the public infrastructure is damaged and requires reconstruction. Having regard to the Newbury Principles there is no planning purpose for the reconstruction of half of Sailors Bay Road.

The required plans must be designed in accordance with Council's Specifications (AUS-SPEC). Approval must be obtained from Willoughby City Council as the road authority under the Roads Act 1993 for any proposed works in the public road.

(Reason: Protection of public asset)

Condition 28 - Site & Construction Management

A Site and Construction Management Plan shall be submitted to and approved by the Principal Certifying Authority prior to the commencement of any work, including demolition. The site and construction management plan shall include the following measures as applicable.

- Details and contact telephone numbers of the owner, builder and developer;
- Location and construction details of protective fencing to the perimeter of the site;
- Location of site storage areas, sheds and equipment;
- Location of stored building materials for construction;
- Provisions for public safety;
- Dust control measures;
- Site access location and construction;
- Details of methods of disposal of demolition materials;
- Protective measures for tree preservation;
- Provisions for temporary sanitary facilities;
- Location and size of waste containers and bulk bins;
- Soil and Water Management Plans (SWMP); comprising a site plan indicating the slope of land, access controls, location and type of sediment controls and storage/control methods for material stockpiles;
- Construction noise and vibration management.
- Construction vehicles access to and egress from the site. No construction vehicle is to access the site from Baringa Road. Parking for construction vehicles.
- ~~No construction vehicle is to park on Baringa Road.~~
- Locations of site office, accommodation and the storage of major materials related to the project
- Protection of adjoining properties, pedestrians, vehicles and public assets
- Location and extent of proposed builder's hoarding and Work Zones
- Tree protection management measures for all protected and retained trees.

Comment [MSOffice2]: Having regard to the Newbury Principles there is no planning purpose for restricting registered vehicles from parking on a public road. Delivery of construction materials will however be done by Sailors Bay Road.

The site and construction management measures shall be implemented prior to the commencement of any site works and maintained during the construction period. A copy of the approved Site and Construction

Management Plan shall be conspicuously displayed, maintained on site and be made available to the PCA/Council officers upon request.
(Reason: Environment protection, public health and safety)

Condition 30 - Dilapidation Report of Adjoining Properties

Submit a photographic survey and report of the adjoining properties at No 182 Sailors Bay Road (Lot 18 Section 3 DP7122/ SP 10737), No. 160 Sailors Bay Road (Lot 13 Section 3 DP7122 & Lot 2 SP321), No 45 Baringa Road (Lot 27 Section 3 DP7122), & No 53 Baringa Road (Lot 31 & 32 Section 3 DP 7122) to the PCA and all owners of these adjoining properties. Such photographic survey and report shall be prepared by a suitably qualified person, detailing the physical condition of these properties, both internal and external including items as walls, ceilings, roof, structural members and other items as necessary. Copies of all report must be submitted to Council if Council is not the PCA.

In the event of a property owner refusing to allow access to carry out the photographic survey, the proponent must demonstrate in writing to the PCA, and provide a copy to Council, that the purpose of the survey was made clear to the property owner and that reasonable attempts to obtain access were made.
(Reason: Protection of adjoining owners)

Comment [MSOffice3]: Condition 29 and Condition 30 appears inconsistent with Condition 41 which requires a Geotechnical assessment prior to excavation which includes identifying the need for a dilapidation survey.

This conditions should be deleted and Condition 41 retained.

Condition 48 Safer by Design – recommended by Chatswood Police

Comment:

To minimise the opportunity for crime and in accordance with CPTED principles, the development shall incorporate the following:

- a) In order to maintain a safe level of visibility for pedestrians within the development, adequate lighting to AS1158 is to be provided to all common areas including the basement car park, common open space and any common stair access to these areas and pedestrian routes, including the waste storage areas. This lighting shall ensure consistency to avoid contrasts between areas of shadow/illumination and preferably be solar powered and with an automatic/timed switching mechanism, motion sensor or equivalent for energy efficiency.

Such lighting shall be installed and directed in such a manner so as to ensure that no nuisance is created for surrounding properties or to drivers on surrounding streets. Car parking lighting system is to be controlled by sensors to save energy during periods of no occupant usage.

- b) The roof of the basement parking area shall be painted a ~~gloss white~~light colour (or equivalent) in order to ensure good visibility, surveillance and less reliance on artificial lighting lux levels.
- c) The design, installation and maintenance of landscaping (and associated works) within pedestrian routes around the site (and adjacent to mailboxes) shall not impede visibility and clear sight lines along the pedestrian footway from one end to the other.

Comment [MSOffice4]: Many of the issues raised by this conditions is not for a planning purpose and conflict with requirements of the Department of Health and Aging or are unreasonable having regard to the Newbury Principles. Notwithstanding, we would suggest the following changes:

d) Appropriate level of lighting must be provided within the approved internal courtyard area suitable for residents to freely move between indoor and outdoor areas.

~~e) Only one entry to each of the secured courtyard area be available for access by residents. Alternative entries to secured courtyards must be locked with access control by staff only.~~

~~f) The means to isolate visitors and residents/staff components of the building shall be incorporated into the development, including the security keying of lifts and doors and other measures for access control.~~

~~g) Adequate signage within the development to identify facilities, entry/exit points and direct movement within the development.~~

~~h) All medical stores must be locked and alarmed.~~

~~i) All doors that give external access to the streets are to be locked and alarmed.~~

~~j) Mobile panic alert alarms are to be provided to staff and fixed panic alarms are to be provided throughout the premise.~~

~~k) CCTV is to be installed to monitor the approved courtyards, and car parking areas.~~

~~l) Access from Baringa Road frontage of the site is limited to emergency exits only. Appropriate signs must be permanently affixed to all pedestrian gates/entries on the Baringa Road frontage of the site, stating "Emergency exit only. Entrance on Sailors Bay Road".~~

(Reason: Safety and surveillance, energy efficiency, amenity)

Condition 62 - Construction of Kerb & Gutter

~~In the event of any damage the applicant shall reCconstruct the new~~ kerb and gutter for the full frontage to Sailors Bay Road together with any necessary associated pavement restoration in accordance with Council's specification for the full frontage of the development site with associated half road pavement restoration.

(Reason: Public amenity)

Condition 63 - Concrete Footpath

~~In the event of any damage, the applicant shall reCconstruct~~ a 1.2m wide concrete footpath 600mm off the alignment of the property boundary for the full frontage of the development site in Sailors Bay Road. All works shall be carried out In accordance with Council's standard specifications and drawings.

(Reason: Public amenity)

Comment [MSOffice5]: Alarming all medical stores is considered unreasonable and unnecessary and would hinder the effective and efficient management of RACF.

Comment [MSOffice6]: This is considered unreasonable and not for a planning purpose.

Comment [MSOffice7]: This is considered unreasonable and not for a planning purpose.

Comment [MSOffice8]: This condition should apply only in circumstances where the public infrastructure is damaged and requires reconstruction. Having regard to the Newbury Principles there is no planning purpose for the construction of new kerb and gutter for the full frontage to Sailors Bay Road.

Comment [MSOffice9]: This condition should apply only in circumstances where the public infrastructure is damaged and requires reconstruction. Having regard to the Newbury Principles there is no planning purpose for the construction a 1.2m wide footpath for the full frontage of the development site in Sailors Bay Road.