

1. TABLE OF PROPOSED AMENDMENTS TO DA No. 506/2013

No.	Current condition	Proposed Change & Justification
6.1	The pylon sign is to be reduced to be a maximum height of 8 metres above adjacent finished ground level. Details shall be provided with the application for the Construction Certificate.	<p>Amendment of condition as follows:</p> <p>The pylon sign is to be reduced to be a maximum height of 8 metres above adjacent finished ground level. Details shall be provided with the application for the Construction Certificate (Building works).</p> <p>Reason:</p> <ol style="list-style-type: none"> 1. The pylon sign is not a matter pertinent to the design and documentation relevant for the Construction Certification for excavation and shoring works.
6.2	The exit driveway of the loading dock on to Richland Street is to be widened to ensure the safe movement of heavy rigid vehicles. Details shall be provided with the application for a Construction Certificate.	<p>Amendment of condition as follows:</p> <p>The exit driveway of the loading dock on to Richland Street is to be widened to ensure the safe movement of heavy rigid vehicles. Details shall be provided with the application for a Construction Certificate (Building works).</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The detailed design of the driveway is not a matter pertinent to the design and documentation relevant for the Construction Certification for excavation and shoring works.
7	A dilapidation report/photographic survey of the adjoining properties at 2 St. Albans Road, 25-27, 29-31, 28, 35, 37 and 39 Richland Street, and 164, 165, 166, 167, 168, 170, 172, 174, 176, 178 and 180 Kingsgrove Road detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items,	<p>Amendment of condition as follows:</p> <p>A dilapidation report/photographic survey of the adjoining properties at 2 St. Albans Road, 25-27, 29-31, 28, 35, 37 and 39 Richland Street, and 164, and 165, 166, 167, 168, 170, 172, 174, 176, 178 and 180 Kingsgrove Road, and the pavement, verge and footpath in Richland Street adjoining the site, detailing the physical condition of those properties, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items, shall be submitted</p>

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	<p>shall be submitted to the Principal Certifying Authority and Canterbury City Council if Council is not the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate. On completion of the excavation and building works and prior to the occupation of the building, a certificate stating to the effect that no damage has resulted to adjoining premises is to be provided to the Principal Certifying Authority and Canterbury City Council if Council is not the Principal Certifying Authority. If damage is identified which is considered to require rectification, the damage shall be rectified or a satisfactory agreement for rectification of the damage is to be made with the affected person(s) as soon as possible and prior to the occupation of the development. All costs incurred in achieving compliance with this condition shall be borne by the persons entitled to act on this Consent.</p>	<p>to the Principal Certifying Authority and Canterbury City Council if Council is not the Principal Certifying Authority, prior to the issue of the relevant Construction Certificate. On completion of the excavation and building works and prior to the occupation of the building, a certificate stating to the effect that no damage has resulted to adjoining premises is to be provided to the Principal Certifying Authority and Canterbury City Council if Council is not the Principal Certifying Authority. If damage is identified which is considered to require rectification, the damage shall be rectified or a satisfactory agreement for rectification of the damage is to be made with the affected person(s) as soon as possible and prior to the occupation of the development. All costs incurred in achieving compliance with this condition shall be borne by the persons entitled to act on this Consent.</p> <p>Reason:</p> <ol style="list-style-type: none"> 1. The extent of survey is excessive and includes the entire School property to the north of Richland Street which is extensive and unreasonable and beyond what could potentially be impacted by the proposed works. 2. J & K Geotechnical Engineers who have provided geotechnical advice which accompanied the DA submission, have considered the proposed condition, the depth of excavation and the zone of influence of such excavations and in their letter dated 11 April 2014 identify a more accurate and targeted scope for the undertaking of a dilapidation surveys in and around the development site.
10	<p>This condition has been levied on the development in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and in accordance with Canterbury City Council's Section 94 Contributions Plan 2005, after identifying the likelihood that this development will require or increase the demand on public amenities, public services and public facilities in the area. The monetary contribution of \$316,000 shall be paid to Canterbury City Council before a Construction Certificate can be issued in relation to the development, the subject of this Consent Notice. The amount payable is based on the following components: Contribution Element Contribution Section 94A \$316,000</p>	<p>Amendment of condition as follows:</p> <p>This condition has been levied on the development in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and in accordance with Canterbury City Council's Section 94 Contributions Plan 2005, after identifying the likelihood that this development will require or increase the demand on public amenities, public services and public facilities in the area. The monetary contribution of \$316,000 shall be paid to Canterbury City Council before a Construction Certificate (Building Works) can be issued in relation to the development, the subject of this Consent Notice. The amount payable is based on the following components: Contribution Element Contribution Section 94A \$316,000</p> <p>Note: Council's Section 94 Contributions Plan 2013 may be inspected at Council's Administration Centre, 137 Beamish Street, Campsie or from Council's website www.canterbury.nsw.gov.au. A copy of the Plan may be purchased from Council's Administration Centre, 137 Beamish Street,</p>

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	<p>Note: Council's Section 94 Contributions Plan 2013 may be inspected at Council's Administration Centre, 137 Beamish Street, Campsie or from Council's website www.canterbury.nsw.gov.au. A copy of the Plan may be purchased from Council's Administration Centre, 137 Beamish Street, Campsie during office hours.</p>	<p>Campsie during office hours.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. Deferring the payment until the later CCs, minimises the financial burden on the project and facilitates delivery of a job generating project.
17	<p>The trading hours being confined to between 6:00am and 10:00pm Mondays to Fridays, 6:00am to 7:00pm Saturdays, Sundays and Public Holidays. No vehicles delivering to or picking up goods from the premises before 7:30am and after 5:30pm with no delivery vehicles standing in the street prior to this time.</p>	<p>Amendment of condition as follows:</p> <p>The trading hours being confined to between 6:00am and 10:00pm Mondays to Fridays, 6:00am to 7:00pm Saturdays, Sundays and Public Holidays. No vehicles delivering to or picking up goods from the premises before 7:3000am and after 5:30pm with no delivery vehicles standing in the street prior to this time.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. A 7.00am start is reasonable given the existing noise in the local area generated by substantial early morning traffic on Kingsgrove Road (which is a main access road linking the M5; numerous industrial neighbours; a bus depot whose buses travel north or south long Kingsgrove Road; an Australia Post depot in Richland Street whose trucks also use Kingsgrove Road; amongst many other businesses active from 7am or earlier. 2. The source of what may be considered "noisy activity" in a Bunnings Warehouse with unloading is confined to the Goods Inwards which is situated on the south-western side of the site, ie on the opposite side of the site to the residents. 3. A wider range of times minimise congestion in the Good Inwards access..
35	<p>The submitted landscape plan (drawn by John Lock and Associates, drawing no. 2020 LP – 0, no. 2020 LP – 02 and no. 2020 LP – 03 and submitted to council on 22nd November 2013) shall be amended to address the following items:</p> <p>35.1. The proposed species of street trees for Kingsgrove Road shown on the submitted landscape plan are to be substituted for <i>Callistemon viminalis</i> (common name</p>	<p>Amend condition as follows:</p> <p>The submitted landscape plan (drawn by John Lock and Associates, drawing no. 2020 LP – 0, no. 2020 LP – 02 and no. 2020 LP – 03 and submitted to council on 22nd November 2013) shall be amended to address the following items:</p> <p>35.1. The proposed species of street trees for Kingsgrove Road shown on the submitted landscape plan are to be substituted for <i>Callistemon viminalis</i> (common name Weeping Bottlebrush).</p> <p>35.2. A Maintenance Schedule is to be included:</p>

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	<p>Weeping Bottlebrush).</p> <p>35.2. A Maintenance Schedule is to be included:</p> <ul style="list-style-type: none"> · replacement strategy for failures in plant materials and built works, · maintenance schedule for watering, weeding and fertilizing during the establishment period · the maintenance period for the landscaping must be set for 6 months. <p>This amendment must be submitted to Council or certifier prior to the issue of the Construction Certificate</p>	<ul style="list-style-type: none"> · replacement strategy for failures in plant materials and built works, · maintenance schedule for watering, weeding and fertilizing during the establishment period · the maintenance period for the landscaping must be set for 6 months. <p>This amendment must be submitted to Council or certifier prior to the issue of the Construction Certificate (Building Work).</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The provision of landscape detail is relevant to the later CCs in the project.
49	<p>A Works-as-Executed plan must be submitted to Canterbury City Council at the completion of the works, the plan must clearly illustrated dimensions and details of the site drainage and the OSD system. The plan shall be prepared by a registered surveyor or an engineer. A construction compliance certification must be provided prior to the issuing of the Occupation Certificate to verify, that the constructed stormwater system and associate works has been carried out in accordance with the approved plan(s), relevant codes and standards. The required certification must be issued by an accredited professional in accordance with the accreditation scheme of the Building Professional Board issued 1st March 2010. An appropriate instrument must be registered on the title of the property, concerning the presence and ongoing operation of the OSD system as specified in Councils DCP 2012, Part 6.4.</p>	<p>Amend condition as follows:</p> <p>A Works-as-Executed plan must be submitted to Canterbury City Council at the completion of the works, the plan must clearly illustrated dimensions and details of the site drainage and the OSD system. The plan shall be prepared by a registered surveyor or an engineer. A construction compliance certification must be provided prior to the issuing of the Occupation Certificate (Building Work) to verify, that the constructed stormwater system and associate works has been carried out in accordance with the approved plan(s), relevant codes and standards. The required certification must be issued by an accredited professional in accordance with the accreditation scheme of the Building Professional Board issued 1st March 2010. An appropriate instrument must be registered on the title of the property, concerning the presence and ongoing operation of the OSD system as specified in Councils DCP 2012, Part 6.4.</p> <p>Reason:</p> <ol style="list-style-type: none"> 1. The WAE is relevant to the later CC/OC in the delivery phase for this development.
60	<p>Proposed driveway grades and longitudinal sections shall be submitted with the Construction Certificate. The driveway widths and grades shall be in accordance with Australian Standard AS 2890.1 – 1993 “Off-street Parking Part 1 – Carparking Facilities” and with Council document “Guidelines for Design of Vehicular Crossings”.</p> <p>The driveway longitudinal section must be drawn at a</p>	<p>Amend condition as follows:</p> <p>Proposed driveway grades and longitudinal sections shall be submitted with the Construction Certificate (Building Work). The driveway widths and grades shall be in accordance with Australian Standard AS 2890.1 – 1993 “Off-street Parking Part 1 – Carparking Facilities” and with Council document “Guidelines for Design of Vehicular Crossings”.</p> <p>The driveway longitudinal section must be drawn at a scale of 1:20 (both vertical and horizontal)</p>

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	scale of 1:20 (both vertical and horizontal) and indicate the appropriate height clearances above the driveway. The existing street levels are to be included in the design of the driveway. (The existing street levels which include kerb, gutter, footpath and boundary line levels, cannot be altered.)	<p>and indicate the appropriate height clearances above the driveway. The existing street levels are to be included in the design of the driveway. (The existing street levels which include kerb, gutter, footpath and boundary line levels, cannot be altered).</p> <p>Reason:</p> <ol style="list-style-type: none"> 1. The detail for grades and long-sections is relevant to the CCs for the building phase of the development.
71	The site is to be treated with anti-graffiti paint to deter graffiti offenders targeting the building and its perimeter. This will preserve the building and increase a sense of maintenance and ownership of the site.	<p>Delete condition.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The appearances of Bunnings Warehouses are a key element of the corporate image and graffiti if/when it occurs is very quickly dealt with the very next day (if it occurs overnight). 2. Bunnings engages security companies to patrol its premises to minimise the potential for this vandalism/graffiti to occur. 3. Evidence suggests that existing Bunnings Warehouses are able to maintain a good standard of appearance and maintenance without the need to implement costly (and largely ineffective) solutions.
72	The development shall be provided with proactive security measures such as CCTV cameras to ensure that the site is monitored at all times. Details shall be provided with the application for a Construction Certificate.	<p>Amend condition as follows:</p> <p>The development shall be provided with proactive security measures such as CCTV cameras to ensure that the site is monitored at all times. Details shall be provided with the application for a Construction Certificate.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. Bunnings Warehouses maintain a substantial inventory of stock in each building and security is a very high consideration for its operations. The detail or use of such security systems are implemented by a dedicated department within Bunnings' organisation. It would be inappropriate to include this detail on publicly accessible documents that accompany a construction Certificate. 2. In a similar way to Council's interests, Bunnings will implement and maintain a security

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		system (including use of CCTV) for its buildings especially access/egress points.
86	Adequate storage space must be provided on the premises either by the provision of storerooms or cupboards for the proper storage of all foodstuffs and other goods used in connection with the business and details of these must be submitted to the Principal Certifying Authority with the application for a Construction Certificate.	<p>Amend condition as follows:</p> <p>Adequate storage space must be provided on the premises either by the provision of storerooms or cupboards for the proper storage of all foodstuffs and other goods used in connection with the business. and details of these must be submitted to the Principal Certifying Authority with the application for a Construction Certificate.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. Condition 81 already requires details that demonstrate compliance with relevant Foods Standards and Codes. The need to separately specify this requirement with a the CC is unnecessary.