

## DRAFT CONDITIONS OF CONSENT

MODIFICATION APPLICATION NO. 533.2/2012

JOINT REGIONAL PLANNING PANEL NO. 2013SYW087

### PROPERTY:

Lot 102 DP 1034345, No. 561-583 Polding Street, Prairiewood

### DESCRIPTION OF DEVELOPMENT:

Alterations and additions to Stockland Wetherill Park Shopping Centre comprising 5,664m<sup>2</sup> of additional gross leaseable floor area (GLFA) located at ground level and three (3) levels of deck car parking above, and associated works (Stage 2).

The subject Section 96(2) Modification Application proposing to modify DA No. 533.2/2012, which includes amendments to the approved building elevations and internal layout, provision of a supermarket replacing the existing Franklins and previously proposed 'mini major' store, amendments to the approved carpark layout and extension to the construction hours at Stocklands Shopping Centre, is recommended for approval. Accordingly, Development Consent 533.2/2012 has been amended as follows:

1. Condition No. 1 is amended to read as follows:

1. **Compliance with Plans**

Dwg No.	Rev	Title	Prepared By	Date
DA-000-C	C	Location Plan & Drawing List	Stockland	29.08.2013
DA-001-A	A	Survey Plan	Stockland	Undated
DA-002-C	C	Demolition - Basement Plan	Stockland	01.08.2013
DA-003-C	C	Demolition - Ground Floor Plan	Stockland	01.08.2013
DA-004-C	C	Demolition - Level 1 Plan	Stockland	01.08.2013
DA-005-C	C	Demolition - Level 2 Plan	Stockland	01.08.2013
DA-201-F	F	Stage 2 - Basement Floor Plan	Stockland	29.08.2013
DA-202-N	N	Stage 2 - Ground Floor Plan	Stockland	29.08.2013
DA-203-G	G	Stage 2 - Level 1 Plan	Stockland	15.08.2013
DA-204-F	F	Stage 2 - Level 2 Plan	Stockland	01.08.2013
DA-205-F	F	Stage 2 - Level 3 Plan	Stockland	01.08.2013
DA-206-C	C	Stage 2 - Proposed Roof Plan	Stockland	01.08.2013
DA-207-A	A	Shadow Diagram	Stockland	Undated
DA-301-D	D	Elevations/Sections Sheet 1	Stockland	01.08.2013
DA-302-E	E	Elevations/Sections Sheet 2	Stockland	01.08.2013
DA-401-A	A	Stage 2 DA - Perspectives Sheet	Stockland	Undated
DA-501-B	F	Landscape Plan	Stockland	01.08.2013
		Perspective (South - East Corner View)	Stockland	Undated

2. Condition No. 25 is amended to read as follows:

**25. During Construction or Demolition**

During the construction or demolition period, the applicant must ensure that any building work is to be carried out within the following hours.

- Monday to Friday: between 7.00am and 6.00pm and Saturday between 8.00am to 3.00pm in all zones. No work may be carried out on Sundays or public holidays.
- Activities which don't cause 'offensive noise' as defined by the Protection of the Environment Operations Act 1997 can take place outside the above hours.

**Note:** On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement.

3. Condition No. 45 is amended to read as follows:

**45. Landscaping to be Completed**

The provision and maintenance of landscaping in accordance with the approved landscape plan prepared by Stockland, Drawing Number DA501-B, Issue B dated 1 August 2013, including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

4. Condition No. 46 is amended to read as follows:

**46. Carparking**

The following car parking shall be provided in accordance with Chapter 12 of the Fairfield City Wide Development Control Plan, 2013:

- a. 2637 off-street car parking spaces for staff and visitors; including
- b. 53 off-street car parking spaces for disabled persons (minimum width 3.8m).

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

5. Condition No. 60 has been added to now read as follows:

**60. Car Wash Facility**

Prior to the issue of a Construction Certificate, detailed site and internal floor plans of the carwash facility are to be submitted to and approved by Council, which demonstrates that the new car wash facility will not cause any contravention of the Protection of the Environment Operations Act 1997.

6. All other conditions of the subject consent remain unchanged.