

Date: 27 November 2015
Responsible Officer: Salli Pendergast
Location: 78-94, 96, 98, 100, 102-104, 106-110, 112-114, 116, 118 The Entrance Rd; 1,3 Glovers Lane; 19-21, 23 Taylor St; 112-114 The Entrance Road, THE ENTRANCE NSW 2261
 Lot 460 DP 738473, Lot 16 DP 1162334, Lot 1 DP 620550, Lot 2 DP 620550, Lot A DP 392342, Lot B DP 392342, Lot 31 DP 10294, Lot 341 DP 703997, Lot 342 DP 703997, Lot 33A DP 438600, Lot 33B DP 438600, Lot 32 DP 10294, Lot D DP 377416, Lot 30 DP 10294
Owner: The Entrance Plaza Pty Ltd - The Entrance and Dunnet Properties Pty Ltd
Applicant: Paradigm Planning & Development Consultants Pty Ltd
Date Of Application: 25 November 2014
Application No: DA/1080/2014
Proposed Development: Section 83B staged mixed use development comprising shop top housing (residential tower) a hotel tower with multi-purpose function space, a restaurant, a shopping centre & parking, including demolition of existing structures
Land Area: 21,357m²

PROPOSED CONDITIONS

Approved Plans

- The development is to be undertaken in accordance with the approved development plans and specifications listed below and supporting information except as modified by any conditions of consent and any amendments in red made to the approved plans:

Title	Drawing No.	Revision	Date	Drawn By
Site Plan	A002	D	24/11/15	Architectus
Stage Plan – Stage 1	A004	D	8/05/15	Architectus
Stage Plan – Stage 2 & 3	A005	D	8/05/15	Architectus
Basement 2	A006	F	8/05/15	Architectus
Basement 1	A007	G	8/10/15	Architectus
Ground Floor	A008	G	8/05/15	Architectus
Level 1	A010	F	8/05/15	Architectus
Level 2	A012	F	8/05/15	Architectus
Typical Tower Level	A013	F	8/05/15	Architectus
Typical Tower Residential Mid Rise	A014	D	8/05/15	Architectus
Typical Residential Floor Plan Tower 1	A015	E	8/05/15	Architectus
Typical Hotel Floor Plan	A016	E	8/05/15	Architectus
Typical Residential Floor Plan Tower 2	A017	B	11/05/15	Architectus

Typical Residential Floor Plan Building 3	A018	A	8/05/15	Architectus
Elevation North-East Denning Street	A020	F	8/05/15	Architectus
South-West Elevation Warrigal Street	A021	F	8/05/15	Architectus
North-West Elevation Entrance Road	A022	F	8/05/15	Architectus
South-East Elevation Taylor Street	A023	F	8/05/15	Architectus
Site Section 1	A030	G	8/05/15	Architectus
Site Section 2	A031	F	8/05/15	Architectus
Site Section 3	A032	F	8/05/15	Architectus
Site Section 4	A033	F	8/05/15	Architectus
Public Domain Plans	-	-	25/11/14	The Design Partnership

Limitation of this consent – DAs for subsequent stages

- 2 Consent is granted for the development in ‘**concept only**’ in accordance with Section 83B of the Act. This consent does not authorise or approve any physical works. In accordance with Section 80(5) of the Act, the following stages must be the subject of subsequent detailed development applications for final approval under the provisions of Section 78A of the Act:
- Stage 1 - For the south-western half of site as shown on the staging plan
 - Stage 2 - For the north-eastern half of the site as shown on the staging plan
 - Stage 3 - For the residential accommodation and works on the top of the podium level

Conceptual approval only for the above stages is implied through the granting of the staged consent. Separate development applications will need to be made for each future stage in order to obtain operational consents for construction purposes. All subsequent development applications for each of the above stages must be generally consistent with the approved plans and conditions contained in the consent.

Advisory note: Under Section 80(4) of the Act, a determining authority is able to grant a Staged Development Consent for a development, except for a specified part or aspect of that proposed development. In this Consent, the specified part of the proposed development that is not approved relates to the works nominated under Stages 1, 2 and 3.

Certification following further consent

- 3 A Construction Certificate is not to be issued for works under this consent as the works are approved in concept only and further development consent needs to be obtained for those works.
- 4 An Occupation Certificate is not to be issued for any building under this consent as the works are approved in concept only and further development consent needs to be obtained for all works.

Public Benefit

- 5 Stage 3 DA. Public Benefit is to be addressed under the development application for Stage 3 (being for the two towers for residential and hotel purposes) in accordance with Wyong DCP Chapter 6.1 (Key Sites) Clause 2.11 prior to the issue of consent for Stage 3.

Acid Sulphate Soils – Investigation and Reporting Requirements

- 6 All Stages - Prior to the lodgement of a development application, an Acid Sulphate Soils Assessment Report and Management Plan prepared by a suitably qualified person.

Roadworks - Design Requirements

- 7 Stage 1 – Prior to the lodgement of a development application, a detailed roundabout design for The Entrance Road. The submitted concept design by Henry & Hymas (refer Drawing No. 14624_SK_001, Revision 02, dated 1/5/2015) shall be updated to include design vehicle turning paths, existing services and safe pedestrian crossing movements. The design must consider overhangs, existing and proposed street furniture, existing line marking, existing pedestrian crossing, sight distances, safe harbour, splitter islands, road widening, parking restrictions, street lighting etc.
- 8 All stages - Prior to the lodgement of a development application, a detailed design Road Safety Audit for the works in the road reserve and internal carparks / circulation areas. An audit team with at least one (1) Level 3 Road Safety Auditor (recognised on the NSW Register of Road Safety Auditors) shall prepare the audit report. Any deficiencies identified within the audit must be resolved in consultation with Council.
- 9 Stage 1 - A detailed intersection design for The Entrance Road / Denning Street. Modifications as suggested by the Roads and Maritime Services in their correspondence dated 23/7/2015 shall be addressed.

Stormwater Drainage - Design Requirements

- 10 All stages - Prior to the lodgement of a development application, a detailed stormwater management plan featuring:
- The provision of an onsite stormwater detention system. The detention system must be designed to attenuate post developed flow rates to predevelopment flow rates for a full range of storm durations for the 5, 20 and 100 year average reoccurrence interval (ARI) design storms.
 - The provision of stormwater quality control facilities to treat stormwater in accordance with the Engineers Australia publication *Australian Runoff Quality – A Guide to Water Sensitive Urban Design* prior to entering Council's stormwater drainage system.
 - Full details of the holding tank capacity, pump type and system, discharge rate and the delivery line size for the basement drainage.

The plans must be prepared by a suitably qualified and experienced civil / hydraulic engineer in accordance with *AS/NZS3500.3:2004* and Council's *Civil Works Design Guidelines*.

Structural Design Requirements

- 11 All stages - Prior to the lodgement of a development application, a report prepared by a suitably qualified and experienced geotechnical / structural engineer concerning intended vibrations and vibration monitoring, dilapidation reporting, protection of adjoining properties (including public road), de-watering, excavation methods and excavation support (including shoring, propping and / or anchoring works).

Construction and Traffic Management Plan

- 12 All stages – Prior to the lodgement of a development application, a Construction and Traffic Management Plan (CTMP) is to be prepared by a suitably qualified and experienced traffic consultant including consideration of haulage routes, road restrictions, school zones, height limits, road safety etc.

Vehicle Access and Parking - Design Requirements

- 13 Stages 1 & 2 - Prior to the lodgement of a development application, a detailed car parking design featuring:
- Pavement marking, appropriate signage and physical controls detailed for the carpark, access driveway and circulation roads.
 - Amendment to parking spaces to achieve geometric compliance with AS/NZS 2890.6 (2009) – “Off-street parking for people with disabilities”.
 - Appropriate clearance heights.
 - Compliant blind aisle lengths.
 - Provision for waste collection vehicles.

- Vehicle templates demonstrating adequate turning area is available for the relevant design vehicles.
- Compliant sight distances.

The design drawings shall be certified by a suitably qualified and experienced civil / traffic engineer in accordance with the requirements of AS/NZS 2890 – Parts 1, 2 and 6 and Austroad Guidelines.

Water and Sewer Services - Design Requirements

- 14 Stage 1 - Prior to the lodgement of a development application, detailed structural design drawings and supporting information for structures within the zone of influence of the sewer main, prepared by a suitably qualified and experienced structural engineer. The design shall indicate the proposed method of protecting the sewer main in accordance with Council's *Requirements for Building Over or Adjacent to Sewer Mains* policy.

Waste Management Requirements

- 15 All Stages - Prior to the lodgement of a development application, a Waste Management Plan is to be prepared for each stage of development outlining the waste disposal, re-use and recycling (on and off site) for the relevant stages of the development (i.e. demolition, construction and ongoing use). This is to include the types and estimated volume of waste generated and waste minimisation strategies. This is also to include the details for the location of garbage storage areas and waste transfer and removal arrangements within the development at each stage.
- 16 All stages - Prior to the lodgement of a development application, detailed design plans are to be provided for the waste storage area/s servicing the development. The plans shall be designed to achieve compliance with Council's relevant controls.

Lot consolidation

- 17 The separate lots comprising the site are to be consolidated into one lot by registered subdivision at the completion of stage 2.

Contamination

- 18 Development Applications for Stages 1 and 2 - A detailed contamination assessment must be submitted for the DAs for Stage 1 & 2 of the development. The contamination assessment must address all the recommended actions outlined in the document titled "Preliminary Site Investigation – Proposed Lakeside Shopping Centre Development 78-118 The Entrance Road, The Entrance" dated 7 August 2014, project reference 84304 by Douglas Partners.

Safer by Design (CPTED)

- 19 All stages - Prior to the lodgement of a development application, a detailed crime risk assessment prepared by a suitably qualified person is to be submitted. The assessment shall identify how the proposal addresses the Crime Prevention Through Environmental Design (CPTED) Principles, including specific measures to be adopted as part of the development (of each stage).

Adaptable units

- 20 For Stage 3 – Prior to the lodgement of a DA for Stage 3, the plans are to nominate 10% of units to be designed as suitable for adaptation for occupation by disabled/aged persons. The plans shall include units of various sizes, with various outlooks and in various locations within each of the three residential buildings.

Public Domain Improvements

- 21 Stage 2 DA - The development application for Stage 2 is to be accompanied by a Public Domain Works Plan detailing the proposed improvements to the public domain adjoining the site. The plan is to provide details of the treatment of these areas, including paving, seating, awnings, litter receptacles, lighting, tree and other planting, bus hub, drainage, shade structures and other features. The improvement of the public domain is in addition to any Section 94A Contributions.

Architectural and Urban Design Report

- 22 DA for Stage 3 - The shop top residential accommodation is to be accompanied by a detailed statement identifying how the detailed design for each one of the three shoptop housing buildings addresses State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development and the provisions of the Residential Flat Design Code. The design is to demonstrate compliance or fully justify any non-compliance with SEPP 65. The detailed design of the buildings is to be consistent with the concept approval.

External Finishes

- 23 DA for Stages 1, 2 and 3 are to be accompanied by information fully detailing the external finishes and materials for each stage of the development and are to be generally compliant with the elevation plans A020, A021, A022 and A023.

Basix

- 24 DA for Stage 3 is to be accompanied by Basix Certificates for the shop top residential accommodation and an ecologically sustainable development report that details the 'green building solutions' in accordance with Clause 7.11 Wyong LEP 2013 for each of the shop top residential buildings.

Water Conservation and Energy Efficiency & Sustainability commitments

- 25 All Stages - Prior to the lodgement of a development application, details are to be provided for each stage of the development outlining the specific water conservation and energy efficiency measures proposed as part of the development. Information is also to be provided at each stage of the development further detailing how the development will achieve a 'green building solution' as defined under Clause 7.11 of WLEP 2013.

Public Art

- 26 Stages 1 and 2 are to address the requirements for public art as an interim in advance of Stage 3.
- 27 DA for Stage 3 is to be accompanied by comprehensive details for the proposed public art on the tower soffit.

Motorcycle and Bicycle Parking

- 28 DA for stages 1 and 2 shall include on the plans motorcycle parking within the basement levels and bicycle parking and storage and end of trip facilities within the development.

Sun control measures

- 29 Details of sun protection and glare control measures for north and west facing residential units are to be provided with the DA for Stage 3 for the shoptop residential accommodation. The measures are to maximise internal amenity for occupants.

Landscape Plan

- 30 DA for Stage 3 is to be accompanied by a detailed Landscape Plan, prepared by a Landscape Architect or Landscape Designer, for the internal podium open space areas. Detailed landscape plans and specifications shall address the following:
- Selection of tree and plant species that will suit the climatic and physical conditions of the site.
 - Specifications for the growing of trees to achieve the landscape goals of the proposed development.
 - Provision of adequate root zone volumes to allow the trees and plants to reach their landscape potential, without conflicting with other elements of the proposal such as pavement and services.
 - Provision of irrigation and drainage to all landscaped areas.
 - Development of maintenance programs for the proposed landscaping.

Landscaping

- 31 DA for Stage 1 – Deep soil planting and landscape screening is to be provided along the full length of the southern boundary. This is to allow for a satisfactory setback for planting along the section of the boundary adjoining the residential development (facing Warrigal Street).

Acoustic

- 32 DAs for all stages are to be accompanied by a detailed *Noise Impact Assessment* addressing the requirements of any plant, equipment, vehicles (traffic movement on and off the site) and any other noise associated with the operation of the proposal that may have an impact upon the surrounding environment.
- 33 DAs for Stage 1 and Stage 2 - Detailed plans for the suitable acoustic treatment and enclosure of the loading docks are to be provided with the DA's for Stages 1 and 2.

Communal open space – Residential

- 34 Stage 3 DA - The communal open space for each one of the three podium residential buildings within the development are to be clearly nominated on the plans.

Street Facade Details

- 35 Stages 1 and 2 – Detailed elevations are to be provided for the podium (street) levels of the building. The plans are to detail the design of the street façades at ground level and first floor along The Entrance Road and Taylor Street. Blank walls are to be avoided and details to activate these frontages are to be provided. The facade elevations are to be designed to provide a high quality, visual interesting street presentation and maximise public amenity.

Accessibility

- 36 An accessibility report is to be provided for the future DAs of each stage identifying the provision of accessible facilities and paths of travel within the development for each stage, in accordance with AS 1428.

Section 94

- 37 Section 94 contributions are applicable to the future stages of the development.

DA Fees

- 38 All fees applicable to each future stage shall be paid in full with lodgement of each development application.

Bus Hub

- 39 Further details regarding the proposed bus hub are to be provided with the DA for Stage 2. This should include the type of works and embellishments proposed.

Basement levels

- 40 The basement levels are not to extend outside the site boundaries.

Loading areas

- 41 DAs for stages 1 and 2 are to include architectural treatments and landscape treatments to improve the appearance of the proposed loading dock access points along Taylor Street and The Entrance Road. The loading docks are to be secured to prevent access outside of operating hours. Details of the access control arrangements are to be provided and should not detract from the overall appearance of the development.
- 42 Operational restrictions shall be placed on the loading docks under the DA's for stages 1 and 2 to ensure residential amenity of neighbours and within the development is not compromised. This will require further acoustic assessment and inclusion of design measures on the plans to mitigate potential impacts.

Overlooking and privacy

- 43 DAs for all stages are to include planting and design measures to satisfactorily address potential overlooking and privacy impacts to surrounding residents including those along Taylor Street (opposite the site), along Warrigal Street, along The Entrance Road and along Denning Street in the vicinity of the site.

Height

- 44 DA for Stage 3 - The tower buildings are not to exceed the maximum allowable height under Council's LEP controls and this shall be verified on the plans using existing survey levels. Site section plan A030 – D shows the building to a height just exceeding 113.8m. Any exceedance of the WLEP 2013 height limit is not permitted and the plans are to be revised.

Odour nuisance - Waste

- 45 DAs for Stages 1 and 2 - Details are to be provided for the ventilation arrangements for the waste storage and collection areas. The design of such areas shall minimise any potential for odour nuisance to surrounding residential activities.