

2014SYE073 – 471 Captain Cook Drive Woollooware
DA14/0598

ASSESSMENT REPORT APPENDICES

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DRAFT CONDITIONS OF DEVELOPMENT CONSENT
Development Application No. DA14/-598

1. Approved Plans and Documents (UNI2005)

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings:

Architectural Plans by Turner			
Drawing No.	Revision	Name of Plan	Date
A-DA-100-020	C	Site Plan/Staging Plan	28.5.14
A-DA-110-001	O	Lower Ground Level	12.11.14
A-DA-110-002	S	Upper Ground Level	12.11.14
A-DA-110-010	N	Level 1	05.11.14
A-DA-110-020	L	Level 2	22.08.14
A-DA-110-030	N	Level 3	22.08.14
A-DA-110-040	M	Level 4	22.08.14
A-DA-110-050	L	Level 5	22.08.14
A-DA-110-060	L	Level 6	22.08.14
A-DA-110-070	M	Level 7	06.11.14
A-DA-110-080	L	Level 8	10.11.14
A-DA-110-090	J	Level 9	22.08.14
A-DA-110-100	J	Level 10	22.08.14
A-DA-110-110	J	Level 11	22.08.14
A-DA-110-120	K	Level 12	06.11.14
A-DA-110-130	H	Level 13	10.11.14
A-DA-110-140	H	Roof	06.11.14
A-DA-210-010	E	North Elevation	05.11.14
A-DA-210-020	I	South Elevation	05.11.14
A-DA-210-030	G	East Elevation	05.11.14
A-DA-210-040	G	West Elevation	05.11.14
A-DA-310-010	G	Section AA	22.08.14
A-DA-310-020	F	Section BB	05.11.14
A-DA-310-030	F	Section CC	05.11.14
A-DA-320-010	C	Façade Sections- Section 01	29.05.14
A-DA-320-020	C	Façade Sections- Section 02	29.05.14
A-DA-320-030	C	Façade Sections- Section 03	29.05.14
Landscape Drawings by ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
11017RESDA2-01	A	Residential Site Plan	June 2014
11017RESDA2-02	A	Residential Landscape Plan	June 2014
11017RESDA2-03	A	Residential Landscape Plan	June 2014
11017RESDA2-04	A	Residential Landscape Section and Precedents.	June 2014
11017RESDA2-05	A	Residential Planting Strategy	June 2014
Civil Infrastructure Drawings by AT&L			

Drawing No.	Revision	Name of Plan	Date
DAC01	P2	Notes and Legends	20.03.13
DAC02	P2	Roadworks and Stormwater Drainage Plan- Sheet 1	20.03.13
DAC03	P2	Roadworks and Stormwater Drainage Plan- Sheet 2	20.03.13
DAC05	P2	Road 01 Cross Sections	20.03.13
DAC07	P2	Typical Cross Sections	20.03.13
DAC10	P2	Road 01 Longitudinal Section	20.03.13

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

- i) A Construction Certificate.
- ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
- iii) Notification of the commencement of building and with a minimum of 2 days notice of such commencement.

Note: This consent does not approve the detailed operation and fitout of the cafe. Separate approvals (except where Exempt Development applies) must be obtained for the use/fitout.

Note: In accordance with Condition 29 Concept Approval No. MP_0229, the two replacement playing fields shall be completed prior to the commencement of any works relative to the residential component of the Concept Approval.

2. Staged Development (UNI2010)

A. Staged Development

Under Section 83B of the Environmental Planning and Assessment Act, Development Consent is granted for Stage 2 of the residential development only. Subsequent development applications must be submitted to obtain approval for further stages.

B. Construction Certificate

Notwithstanding any other condition of this consent, the consent permits separate staged Construction Certificates to be issued provided that all conditions of consent relevant to the development incorporated within each of such stages have been complied with prior to the release of the Construction Certificate for that stage.

3. Requirements of Authorities (UNI2030)

A Requirements from Other Authorities (UNI2030)

The development must be undertaken in accordance with the requirements of the following authorities:

i) Sydney Water

The works, including the following, shall be designed and constructed as per the

Sydney Water letter dated 9 July 2014:

Water:- A 200mm main frontage as specified in the WSA code (Minimum Pipe Size Section 3.1.2/table 3.1). The developer must provide a water servicing concept design at the Section 73 Application stage to enable Sydney Water to determine detailed requirements.

Wastewater:- the wastewater main available for connection is the 225mm main constructed under WO47356. The proposed wastewater infrastructure shall be sized and configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

A Water Servicing Coordinator shall be engaged to obtain a Section 73 Certificate and manage the servicing aspects of the development.

ii) Ausgrid

Electrical supply kiosks shall be designed and constructed as per the requirements of Ausgrid, including any land dedications or access easement/s required by that Authority.

iii) Roads and Maritime Services

Details of the proposed internal road shall be submitted to Roads and Maritime Services for approval. The design drawings and documents relating to any excavation of the site and support structures shall be submitted to Roads and Maritime Services for assessment, in accordance with Technical Direction GTD2012/001.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to the Roads and Maritime for approval, prior to the commencement of any works. Details should be forwarded to:-

The Sydney Asset Management
PO Box 973
Parramatta CBD NSW 2124

A plan checking fee may be payable and a performance bond may be required before the Roads and Maritime's approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime's Project Engineer, External Works Ph: 88492114 or Fax: 8849 2766.

All works/regulatory signposting associated with the proposed development are to be at no cost to the Roads and Maritime.

4. Detailed Flood Mitigation Works Design and Construction (UNI9001)

A fully detailed design is to be prepared to achieve the outcomes of the Flood Study shown in at Appendix G of the report prepared by WMA water dated March 2013 and as amended by the letter from AT&L dated 22 August 2014 (Ref: 11-59-10-001_1) and further amended by the Flood Assessment Report and Evacuation Plan for the Residential Site Stage1 and Stage 2 prepared by WMA Water dated 13October 2014 and the "Staging of Works" proposed in the letter of AT&L dated 18 November 2014 (Ref: 11-59-10-001_2).

The design shall be submitted to Sutherland Shire Council's Director - Shire Infrastructure for approval prior to the commencement of any site works. The design is to include full details of the proposed flood mitigation works required for Stage 2.

No Occupation Certificate shall be issued until the Flood Evacuation Route is fully constructed and the Flood Response Plan has been prepared and formally adopted in accordance with the report prepared by WMA Water dated 13 October 2014.

5. High Flood Risk Areas (UNI9002)

Footpaths and other publically accessible areas identified in, or immediately adjacent to, high flood risk areas shall be rendered safe by ensuring that the velocity/depth is less than 0.4m or that suitable fencing and warning signs are in place. In high flood risk areas in roads, suitable bollards across the floodway shall be installed to ensure that vehicles are not washed into the floodway or onto pedestrian access.

6. Public Place Environmental, Damage & Performance Security Bond (FIN1015)
A. Before Construction

Prior to the issue of a Construction Certificate, the person acting on this consent must provide security to Sutherland Shire Council against damage caused to any Council property and / or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non refundable inspection / administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least two (2) days prior to the commencement of works.

In the event that the dilapidation report is not submitted two days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and / or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and / or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is \$100,000.

Note: Bond amount includes a non refundable administration fee which must be paid separately.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount / bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiply bank guarantees to be lodged.

B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed and received a satisfactory Final Inspection. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

SECTION 94 CONTRIBUTIONS (FIN3000)

The following dedication of land and/or monetary contributions have been levied in relation to the proposed development pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

The Contributions Plan may be viewed on line on Council's web page (search for S94 Contributions Plan). A copy may also be viewed or purchased at the Customer Service Counter in Council's Administration Centre, Eton Street, Sutherland during office hours.

7. Monetary Contribution for Shire-Wide Open Space and Recreational Facilities (FIN2005)

A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council's Contributions Plan - Shire Wide Open Space and Recreation Facilities 2005, a monetary contribution of \$1,483,599.74 must be paid to Sutherland Shire Council toward the cost of land identified for acquisition and works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Shire Wide Open Space and Recreation Facilities 2005, Contribution Plan on the basis of 178 proposed residential apartments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate, unless Sutherland Shire Council's Director – Planning and Environment accepts and approves a deferred or periodic payment and/or works in kind in accordance with the Plan.

8. Community Facilities, Shire Wide 2003 Plan (FIN2010)

A. Before Construction

A monetary contribution of \$245,239.50 must be made for the cost of providing community facilities.

This contribution has been assessed pursuant to s.94 of the Environmental Planning and Assessment Act, and the Sutherland Shire Contributions Plan - Community Facilities in the Sutherland Shire, after identifying the likelihood that this development will require or increase the demand for community facilities within the shire. It has been calculated on the basis of 178 proposed residential apartments.

The contribution will be indexed on 1 July in each year in accordance with the Implicit Price Deflator for Gross Fixed Capital Expenditure - Private Dwellings, with amended rates being available from Council.

Payment must be made prior to the issue of the Construction Certificate, unless Sutherland Shire Council's Director – Planning and Environment accepts and approves a deferred or periodic payment and/or works in kind in accordance with the Plan.

9. Occupation/Use or Works on Public Lands (ENG1005)

A. Before Construction

No occupation or works are to be carried out on public land (including any road, footpath, Solander Fields and the adjacent carpark) adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier.

10. Design and Construction of Works in the Central Road (ENG2005)

The proposed development generates a need for the following works, largely in the 'central road', to be designed and carried out. The design will generally comply with the approved architectural design drawings, except where amended by this Consent and shall address the following;

- i) Establish the property alignment levels and crossing profiles;
- ii) Construct pedestrian footpaths, road pavement and kerb and gutter;
- iii) Construct planter beds/gardens where required;
- iv) Alter/install street signage where required,
Note: Although this is a private road it is defined as a Public Place and shall therefore be signposted to comply with the requirements of the NSW Motor Traffic Regulations.
- v) Install public services infrastructure where required, including telecommunications and cable television conduits;
- vi) Construct stormwater drainage infrastructure;
- vii) Install street trees, together with protective surrounds where required; and
- viii) Ensure there are adequate transitions between newly constructed and existing infrastructure.

A Before Construction

Establish the property alignment levels and crossing profiles.

B Before Occupation

All works within the road and the flood evacuation route detailed within the WMA Water report must be completed to the satisfaction of the Supervising Engineer before any occupation of the development:

Certification must be provided from a Registered Surveyor to the effect that all civil engineering works required by this development consent have been carried out in accordance with the terms of the development consent and the approved engineering drawings with regard to location and level.

Certification shall be provided from the Supervising Engineer, to the effect that:

- i) All civil engineering works associated with development have been carried out in accordance with the terms of the development consent, the approved engineering drawings, and in the case of any public works, Council's "Specifications for Civil Works associated with Subdivisions and Developments". Prior to any occupation or use of the building the applicant/owner shall submit to Council a copy of the aforementioned letter of certification.
- ii) The construction of the road works, including any drainage system for the proposed development, has been carried out generally in accordance with the

requirements of the approved drawings, stormwater drainage plans and all relevant Conditions of development consent.

The Supervising Arborist/Landscape Designer/Landscape Architect must certify the street trees are the correct species and were installed in accordance with the Development Consent. Prior to any occupation or use of the building the applicant/owner shall submit to Council a copy of the aforementioned letter of certification.

Works-as-Executed drawings certified in the above manner and containing all relevant information as required by Council's "Specification for Civil Works Associated with Subdivisions and Developments" shall be included with the Occupation Certificate. The Works-As-Executed drawings must also include all relevant levels, reduced to Australian Height Datum, dimensions and locations including:

- i) invert levels,
- ii) surface and pavement levels.

11. Construction Management Plan and Construction Traffic Management Plan (ENG2010)

A. Before Commencement of Works including Demolition

The Environmental Management Plan dated February 2013, and Construction Site Management Plan dated 16 April 2014 prepared by Parkview Constructions must be implemented and amendments made prior to release of the Construction Certificate to incorporate the following:

- i). Recommendations from the Gas Management Plan prepared by DLA Environmental dated February 2013 with regard to gas monitoring, WHS procedures for working in gas affected areas and construction management actions;
- ii) Recommendations from the Acid Sulfate Soils Management Plan prepared by DLA Environmental dated February 2013 with regard to construction management;
- iii) Recommendations from the Site Asbestos Management Plan prepared by DLA Environmental dated February 2013 with regard to asbestos monitoring, WHS procedures for working in asbestos contaminated soils and construction management actions.
- iv) Recommendations from the Civil Infrastructure Report prepared by AT&L dated March 2013 with regard to sedimentation and erosion control.

The amended Environmental Management Plan and Construction Site Management Plan must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2006 relating to environmental site management and must incorporate the following throughout demolition and construction:

- i) safe access to and from the site during construction and demolition;
- ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting;
- iii) location of and method of loading and unloading excavation machines, building materials;
- iv) how and where, construction materials, excavated and waste materials will be stored;

- v) methods to prevent material being tracked off the site onto surrounding roadways;
- vi) erosion and sediment control measures surrounding and within the site;
- vii) location and reach of tower cranes;
- viii) location and extent of any required work zones, concrete pump and concrete truck locations within or external to the site;
- ix) location of site management sheds, toilets and the like.

B. Before Construction

Prior to the issue of any Construction Certificate, a Construction Traffic Management Plan shall be prepared by a suitably qualified practitioner in traffic management. The plan shall comply with all relevant standards and industry practices and detail all temporary signposting and linemarking and applicable traffic management devices, traffic signals, traffic co-ordinators and the like. The plan shall be submitted to the Accredited Certifier for inclusion with the Construction Certificate. The Private Certifying Authority must ensure that the plan has been implemented prior to any site works being commenced.

C. During Works

The site, traffic and construction management measures set out in the above plan must remain in place and be maintained throughout the period of works or modified as required by the issue of subsequent plans until the site has been stabilised and landscaped or until those parts of the works detailed on the plans have been completed. Amended plans reflecting any changes in the site plan to suit the construction planning shall be submitted to the aforementioned practitioner, the Accredited Certifier, the PCA and Sutherland Shire Council as required.

12. Pre-commencement Inspection (ENG3015)

A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Civil Assets Unit, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

- i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements;
- ii) Check the installation and adequacy of all traffic management devices;
- iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

Note: An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Council's Adopted Schedule of Fees and Charges.

13. Supervising Engineer (ENG4005)

A. Before Construction

The applicant must engage an appropriately qualified Supervising Engineer to supervise construction of any:

- i) road works;
- ii) construction/ installation of stormwater drainage;
- iii) rainwater harvesting;
- iv) rainwater reuse facilities;
- v) all other works that may form part of a future subdivision.

B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

- i) Council's current "Specification for Civil Works Associated with Subdivisions and Developments" for works in the public area;
- ii) Any frontage works design approved by Council and/or others;
- iii) All relevant conditions of development consent;
- iv) Any Consent issued under the Roads Act for this development;
- v) Appropriate design parameters in applicable Australian Standards.

C. Before Occupation

The Supervising Engineer must certify the Works-as-Executed drawings or provide a separate certification that the requirements of this condition and the relative conditions of consent have been met.

14. Car Parking and Access (ENG4020)

A. Design

All vehicular access, parking and manoeuvring areas including loading areas must be designed and constructed to comply with AS2890.1, AS2890.3, AS2890.2, AS2890.6, and AS4299. The following specific requirements must be incorporated into the design:

- i) All "one way" traffic aisles in the car parking area must be clearly identified by signposting and pavement marking.
- ii) An accessible path of travel from all adaptable dwelling parking spaces to the nearest lift lobby is to be provided in accordance with the Requirements of Australian Standard AS4299-1995.
- iii) All parking spaces abutting walls of residential apartments shall be fitted with wheelstops in accordance with Australian Standard AS2890.1.
- iv) All 'stacked' parking spaces shall be signposted clearly to delineate the units to which they have been allocated.
- v) Visibility for pedestrians accessing/egressing the garbage storage area shall be provided in accordance with the requirements of Australian Standard AS2890.1-2004 Figure 3.3.
- vi) All storage areas, lift lobbies, plant rooms, maintenance access points and the like having direct access from a vehicle access aisle shall be signposted "No Stopping".
- v) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct, service conduit or fire extinguisher head, or to the underside of any door including a security door and fittings when those doors are in an open position.
- vi) Any garage must have a minimum width of 3m with a minimum door opening of 2.75m wide x 2.2m high clear of any necessary hinges, jambs or fixtures required for the operation of garage doors or any services within the garage area.

- vii) The minimum height clearance for all vehicular parking spaces for Adaptable and Disability Parking shall be 2.5m

B. Prior to the Issue of Construction Certificate

Details shall be provided by a qualified traffic engineer certifying that all of the requirements for vehicular access, parking and manoeuvrability for the development are provided as per the requirements of "A" above and are designed and constructed to comply with Australian Standards AS/NZS 2890.1-2004, AS2890.2-2002, AS2890.3, AS/NZS2890. 6 and AS4299.

C. Prior to Occupation

Prior to the issue of any Occupation Certificate, the following shall be implemented:

Parking must be allocated to individual strata lots as part of their unit entitlement and linemarked and signposted as follows:

Residential Dwellings	199 spaces
Residential Visitors	36 spaces
Car Wash Bay	1 common space
Retail/Commercial (Cafe)	2 spaces
Bicycle Parking	53 spaces

C. Prior to the release of any Subdivision Certificate

Visitor parking facilities and car wash bays must be designated as common property on any strata plan.

D. Ongoing

To ensure that the car parking area satisfies the demands of the development:

- i) the car-parking provided must only be used in conjunction with the dwellings and/or tenancies contained within the development and not for any other purpose.
- ii) it must be made available on an unrestricted basis and free of charge at all times for employees' and visitors' vehicles
- iii) any parking nominated as visitor parking or common property must be continually available as common property.

15. Drainage Design - Requirements (ENG5005)

A. Design

A detailed drainage design must be prepared in accordance with Sutherland Shire Development Control Plan 2006 (Chapter 8 - Ecologically 'Sustainable Development'; Section 6 - 'Stormwater Management') "Australian Rainfall and Runoff (1987)", Council's Drainage Design Manual and Council's "On-site Stormwater Detention Policy and Technical Specification, Australian Standard AS3500.3:2003 and the BASIX Certificate issued against this development.

The design must include;

- i) An Easement to Drain Water through the site and, if required, adjoining downstream properties to the point of discharge at the existing stormwater drainage headwall. The easement width should be sufficient to cater for the modelled overland flows for the 1% AEP event and the velocity/depth must be less than 0.4.

Notwithstanding these criteria, the minimum width of the easement shall not be less than 3.0m. The walls or supports of any structure adjoining the easement must be designed to withstand all necessary forces should excavation to the depth of the pipe invert levels be required.

- ii) A detailed drainage design supported by a catchment area plan and drainage calculations (including a Hydraulic Grade Line Analysis).
- iii) A layout of the drainage system showing existing and proposed pipe sizes, type, class, grades, lengths, invert levels, finished surface levels and location of all pipes with levels reduced to Australian Height Datum. Impacts on existing trees must be indicated on the plan.
- iv) A longitudinal section of the pipeline within the road reserve including existing natural surface levels, design surface levels, design invert levels of the proposed pipeline and the location, size and reduced level of all services to AHD where those services cross the proposed drainage line.
- v) A physical barrier (eg. concrete kerb or earth mound within the landscaping) must be provided around the perimeter of the site to prevent the discharge of surface water flows onto adjoining properties or the road reserve other than to drainage systems constructed as part of this consent.
- vi) Water from pathways and access drives must be prevented from entering the road reserve as surface flow. This can be achieved by constructing a box drain at the boundary equipped with a 300mm wide grate and frame to collect the flow or directing the flow to a sag pit within the property.
- vii) The rate of discharge of stormwater from the site to a drainage system under Council's control must be controlled so that it does not exceed the pre-development rate of discharge. Specific certification from the designer to this effect must be incorporated in the submitted drainage plans / details.
- viii) The design floor level, including the level of any opening in the wall adjacent to the drainage easement, must be set above the level of the overland flow of stormwater generated by a storm of design recurrence interval of 1 in 100 years, flowing along the drainage swale within the easement within or adjacent to the site and in accordance with the requirements of the flood assessment report undertaken by WMA water. Specific certification from a designer to this effect must be incorporated in the submitted drainage design / details.
- x) Where underground service lines (ie water, drainage, sewerage and gas) are required which are in conflict with the location of the root zone of trees and significant vegetation to be retained, the lines must be excavated by hand or by directional or underboring techniques to reduce any adverse impact on the root zone of the trees.
- xi) The design drawings are to indicate the alignment, sizes, type, class, grades and lengths of all the pipelines, rainwater tanks, irrigation system, overland flow path within the easement and associated structures,
- xii) The drainage from the western side of the 'central road' carriageway and adjacent footpath areas shall be directed to the Easement to Drain Water.
- xiii) A stormwater treatment measure shall be constructed to service Stage 2.

B. Before Construction

Certification issued by an appropriately accredited person to the effect that the above design requirements have been met must accompany the Construction Certificate.

C. Before Occupation

- i) Evidence that an Easement to Drain Water in favour of Sutherland Shire Council has been created over the site and adjoining properties (under the provisions of

Section s.88B of the Conveyancing Act) shall be provided to Sutherland Shire Council. The required easement must be created, or a bond in the amount of \$35,000 must be paid to Council, prior to the issue of the Construction Certificate. Where the option of the bond is pursued, creation of the easement, and evidence of that easement, shall be finalised prior to issuing of the Final Occupation Certificate.

- ii) Certification from a Registered Surveyor shall be provided with the Occupation Certificate to the effect that:
 - a) All civil engineering works required by this development consent have been carried out in accordance with the terms of the development consent and the approved engineering drawings with regard to location and level.
 - b) All pipes, pits and detention facilities lay within their relevant existing or proposed easements.
 - c) All rights-of-way required or proposed by conditions of this development consent have been provided.
- iii) Certification from the Supervising Engineer shall be provided with the Occupation Certificate, to the effect that:
 - a) All civil engineering and stormwater works associated with development have been carried out in accordance with the terms of the development consent, the approved engineering drawings and in the case of public works Council's "Specifications for Civil Works associated with Subdivisions and Developments".
 - b) The construction of the drainage system for the proposed development has been carried out generally in accordance with the requirements of the approved stormwater drainage plans, Council's Stormwater Management Specification and On-site Detention Policy and has been carried out in order that stormwater runoff downstream is not increased as a result of the development.
- iv) Works-as-Executed drawings certified in the above manner and containing all relevant information as required by Council's "Specification for Civil Works Associated with Subdivisions and Developments" shall accompany the application for the Occupation Certificate. The Works-As-Executed drawings must also include all relevant levels, reduced to Australian Height Datum, dimensions and locations including:
 - a) invert levels,
 - b) surface and pavement levels,
 - c) floor levels, including adjacent property,
 - d) maximum water surface level for a 1% AEP storm event,
 - e) floor levels and freeboard, the location, volume and dimensions of the basin and level and dimensions of overflow weir, distances from boundaries and buildings.

Note: Upon approval of the stormwater management designs a notation will be added to the s.149 certificate in relation to any required detention facility or stormwater treatment device.

D. Ongoing

The stormwater drainage swale shall be:

- i) Kept clean and free from silt, rubbish and debris.
- ii) Be maintained so that it functions in a safe and efficient manner.
- iii) Not be altered without prior consent in writing of the Council.

Note: Council has the ability to enforce conditions of consent and may inspect the facility, and issue fines or orders if these requirements are not being complied with.

16. Stormwater Treatment (ENG5025)

A. Design

Appropriate stormwater treatment measures, selected from the Environment Protection Authority's document "Managing Urban Stormwater - Treatment Techniques, November 1997", and also in compliance with the Residential Civil Infrastructure Report, prepared by AT&L dated March 2013 must be provided as part of the permanent site stormwater (water quality) management system.

Details must accompany the Construction Certificate. The measures must also comply with the requirements of the Lower Georges River Catchment Management Plan.

Separate treatment facilities for the treatment of all stormwater flows originating in Captain Cook Drive shall be employed for the pipeline within the required Easement to Drain Water.

B. Before Construction

Prior to the issue of any Construction Certificate, detailed stormwater, erosion and sediment control plans and maps must be submitted to Sutherland Shire Council's Director Planning and Environment for approval demonstrating the following:

- i) Details of Sediment and Erosion controls that will be implemented during the construction phase to minimise any potential environmental impacts.
- ii) Compliance with the Construction Management Plan submitted to Council, prepared by Parkview Constructions dated 16 April 2014.

C. During Construction

The Stormwater and Erosion Management Plan detailed in the Construction Management Plan prepared by Parkview Constructions, dated 16 April 2014 must be implemented under the supervision of an appropriately qualified environmental consultant.

D. Before Occupation

The above work must be completed in accordance with 'A' above to the satisfaction of the Supervising Engineer before the issue of any Occupation Certificate.

E. Ongoing

The stormwater treatment measure must be maintained in accordance with the manufacturers' specification.

Note: Upon approval of the stormwater management designs a notation will be added to the 149 certificate in relation to any required detention facility or stormwater treatment device.

17. Noise Control During Construction (ENG6010)

A. Prior to Construction

A detailed Construction Noise and Vibration Management Plan (CNVMP) must be included with any Construction Certificate. The CNVMP shall be based on the recommendations contained in the Noise Impact Assessment prepared by Acoustic Logic, dated 8 April 2014 and the Review of Noise, Light and Bird Strike Potential, dated 22 August 2014 with regard to noise.

B. During Works

To minimise the noise impact on the surrounding environment the development shall be undertaken in accordance with the noise recommendations contained in the Review of Noise, Light and Bird Strike Potential, dated 22 August 2014. Works from construction activities are not permitted within 50m of habitat areas during October to January.

Building and demolition work must be carried out between the hours of 7:00am to 5:00pm Monday to Friday so that peak fauna foraging periods at dawn, dusk and night-time are avoided, and between 8:00am and 4:00pm Saturday.

No work must be carried out on Sundays and Public Holidays.

18. Public Utilities (ENG7005)

This condition is imposed to facilitate the provision of services to the subdivision and reduce conflicts between services and lot boundaries, buildings or associated facilities.

A. Before Construction

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications and the like, and any necessary underground conduits are provided.

19. Acid Sulfate Soil Management (ENV1005)

A. During Works

The Acid Sulfate Soil Management Plan (Stage 2), prepared by DLA Environmental dated February 2013, must be adopted and adhered to for the duration of works. All works must be carried out under the supervision of a suitably qualified environmental scientist.

B. Before Occupation

The supervising environmental scientist must certify in writing that the management of acid sulfate soil was undertaken in accordance with the above plan prior to the issue of any Occupation Certificate.

20. Detailed Landscape Plan - Greenweb Support (ENV2015)

A. Design

A detailed landscape plan must be prepared by a qualified landscape designer or Landscape Architect and included as part of the Construction Certificate.

Note: A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

The plan must be prepared in accordance with Sutherland Shire Development Control Plan 2006 and the Sutherland Shire Environmental Specification 2007 (Landscaping Parts 1-5).

As the site is identified as being within a Greenweb Support area, all new tree plantings in the central road and the access road to Solander Fields must be 100% indigenous species and 80% of understorey plants must be indigenous species, to create a strong link with the foreshore park. On the podium level 50% of tree species must be indigenous species. All indigenous species must be selected from Sutherland Shire Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au <<http://www.sutherlandshire.nsw.gov.au>> and search for Native Plant Selector).

The detailed landscape plan must be based on the Concept Landscape Plan Dwg. No. RES DA2 01-05, Rev A, dated June 2014 and prepared by Aspect Studios and must also include the following:

- i) Rationalisation of the main path in the central courtyard and the smaller paths to Units G.1.03 - G.1.07 to reduce fragmentation of the planted and grassed areas;
- ii) Creation of one larger raised grassed space in the central courtyard (approx 20m x 12m);
- iii) Provision of at least five (5) small indigenous canopy trees in enlarged planter boxes along the eastern edge of the ground floor gardens in the central road (Units G.G.01 and G.G.02) to provide connectivity with the podium level plantings;
- iv) The location of pool fencing and gates;
- v) The communal open space areas including all planter boxes/planting areas on slab must be provided with a water-efficient irrigation system and taps at 25m spacings, connected to a pump and the rainwater tank /OSD tank, to enable effective landscape maintenance;
- vi) A 12 months maintenance programme.

B. Before Construction

The Detailed Landscape Plan required to comply with 'A' above must accompany the documentation forming part of the Construction Certificate.

C. During Construction

During any works the applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee the landscape works. This person must check the landscape construction works at regular intervals and oversee any design changes due to unforeseen circumstances.

If indigenous tree and shrub species are unavailable at the time of planting, alternative species that grow to the same height must be selected from Council's 'Native Plant Selector' available on Council's website (www.sutherlandshire.nsw.gov.au) and search for Native Plant Selector).

D. Before Occupation

The landscape works must be completed prior to any Occupation Certificate or occupation of the premises. Certification must be provided by a qualified Landscape Designer or Landscape Architect that all landscaping works have been carried out in accordance with 'A' above and that all new indigenous plants on the site and within the road reserve are the correct species.

E. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months or until the trees are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDP Chapter 4).

21. Tree Retention and Protection(ENV2040)

A. Before Works

Before the commencement of any works on the site a supervising Arborist must be engaged to oversee the measures for the protection of existing trees as listed below. Note: An Arborist is a person with current membership of the National Arborists Association of Australia at a grade of General Member, Affiliate Member or Life Member or alternatively a person who has obtained a TAFE Certificate in Horticulture (Arboriculture) Level 5.

Before the commencement of any works on the site the following trees as marked on Landscape Plan titled Dwg. No. 11017 RES DA2 01-05 (Revision A), prepared by Aspect Studios, dated June 2014 and Tree Protection Plan contained in Appendix 7 of the Arborist report prepared by Earthscape Horticultural Services (Dwg No, T13-02032 Sheets 7-8, dated 28/03/2013) must be retained and protected:

Tree No.	Tree Species (botanical and common name)	Location on site
90-97, 99, 102-105, 108	Mixed <i>Corymbia maculata</i> and <i>Casuarina glauca</i> ,	Western boundary, Solander Fields carpark area (Council land)

The tree protection measures identified in Appendix 2 of the Development Impact Assessment Report prepared by Earthscape Horticultural Services (May 2014) shall be adhered to, in addition to the following:

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".
- ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.
- iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- iv) Any approved works within this tree protection zone must be under the direction and to the satisfaction of an Arborist.

- iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

B. During Construction

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) If the trees identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.

22. Remedial Works (ENV3005)

To ensure that any contamination on site is properly remediated and that the site is suitable for the proposed use:

A. Design

The development must be modified as necessary to accommodate the requirements of the Remedial Action Plan (RAP) prepared by DLA Environmental and dated February 2013, including the Methane Gas Management Plan, Acid Sulphate Soil Management Plan and Asbestos Management Plan included in this report. The RAP is to address the Enviroview Pty Ltd letter dated 4 March 2013 that requires the submission of an amended Gas Management Plan following a resolution of the design construction methods. Any variations to the approved RAP must be approved by an Accredited Site Auditor and the Principal Certifying Authority prior to being undertaken.

B. Before Construction

The remedial works detailed in the approved RAP shall be completed under the supervision of an Accredited Site Auditor prior to the commencement of works associated with the built form of the development approved by this consent.

C. At Completion of Remediation

A Statutory Site Audit Statement prepared by an appropriately qualified person verifying that the site has been fully remediated in accordance with the recommendations of the Remedial Action Plan and the site is suitable for the proposed use, shall be completed and submitted to the PCA and to Sutherland Shire Council within 30 days of the completion of the remedial works.

D. Ongoing

Any ongoing monitoring required by the RAP or Site Audit Statement must be undertaken under the supervision of an appropriately qualified Environmental Scientist. Copies of all monitoring results are to be submitted to Sutherland Shire Council.

Note: Contaminated land involves serious ongoing risk to human and environmental health. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site

contamination must be immediately notified to the Council and the Principal Certifying Authority.

23. Imported 'Waste Derived' Fill Material (ENV3010)

In order to ensure that imported fill is of an acceptable standard for environmental protection purposes:

A. Design

The only waste derived fill material that may be received at the development site must be:

- i) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997).
- ii) Any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

B. Prior to Commencement / Issue of Construction Certificate

Any waste-derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

24. Disposal of Site Soils (ENV3015)

A. During Works

All soils excavated from the subject site are to be classified under the NSW Department of Environment and Climate Change Waste Classification Guidelines (2009). Testing is required prior to off site disposal.

In accordance with DECC Waste Classification Guidelines (2009) materials identified for off site disposal must be removed by a suitably qualified contractor to an appropriately licensed waste facility

Note: Attention is drawn to Part 4 of the NSW DECC Waste Classification Guidelines (2009) which makes particular reference to the management and disposal of Acid & Potential Acid Sulfate Soils.

B. Prior to Occupation or Commencement of Use

Evidence that the requirements specified in 'A' above have been satisfied must be provided to the Principle Certifying Authority prior to the issue of an Occupation Certificate. Where an Occupation Certificate is not required this evidence must be provided to the satisfaction of Council's Manager Environmental Science.

25. Shuttle Bus

A. Before Occupation

A shuttle bus shall be provided to service the development 7 days per week commencing from the issue of the first Occupation Certificate until the day of the first timetabled public bus service stopping at the new bus bays in Captain Cook Drive.

The bus shall operate as described below:

- i) Minimum capacity: 22 seats
- ii) Minimum hours & frequency as follows:

	Monday to Friday				Saturday	Sunday
Time	6am-9am	9am-4pm	4pm-7pm	7pm-9pm	8am-9pm	9am-2pm
Min Frequency	30min	30min	30min	60min	60min	60min

- iii) Set down and pick up points: from the development to Woollooware, Caringbah and Cronulla Railway Stations.
- v) Link with train timetable: bus services shall align with the train timetable between 6am-8pm Monday to Friday.

26. Environmental Management

A. Before Construction

Prior to the issue of the Construction Certificate, the following information is to be submitted to Sutherland Shire Council's Director - Planning and Environment Division for approval demonstrating that the development has incorporated (including details of how they will be implemented):

- i) The mitigation measures recommended in the Microbat Monitoring Report (prepared by Eco Logical Australia dated 22 August 2014).
- ii) The recommendations and measures of the Review of Noise, Light and Bird Strike Potential (prepared by Eco Logical Australia dated 22 August 2014).
- iii) The recommendations and guidelines proposed in the Vegetation Management Plan (prepared by Eco Logical Australia dated 27 February 2013).

B. During Construction

The works detailed in the above reports must be implemented under the supervision of an appropriately qualified and experienced Environmental Scientist or Ecologist.

C. Before Occupation

A monitoring and reporting framework shall be established which operates until such a time that the above recommendations/mitigation measures have been complied with.

D. Ongoing

Any ongoing monitoring and management must be undertaken under the supervision of an appropriately qualified Environmental Scientist or Ecologist. Copies of all monitoring results are to be submitted to Sutherland Shire Council's Environmental Science Unit.

27. Groundwater Protection (ENV9006)

The development must protect the groundwater present in the vicinity of the site including but not limited to the following:

- i) Implementation of the Remedial Action Plan prepared by DLA Environmental dated February 2013 including implementation during and post construction works;

- ii) Implementation of the Acid Sulphate Soil Management Plan prepared by DLA Environmental dated February 2013 during construction works;
- iii) Implementation of the Construction and Management Plan prepared by Parkview Constructions dated April 2014 pre and during construction works; and
- iv) Implementation of the Residential Civil Infrastructure Report prepared by AT&L dated March 2013 during and post construction works.

28. Transmission Lines (ENV9007)

A. Before Construction

To ensure construction activity does not place construction workers or the security of the electrical network at risk, access provisions required by Ausgrid shall be addressed regarding the overhead power lines. The following information shall be submitted to Ausgrid prior to the commencement of work:

- i) Restrictions on the proposed use of cranes and other such moveable construction plant near the transmission easement;
- ii) Safe work method statements and a Construction Safety and Environmental Management Plan.

B. Before Occupation

Evidence shall be provided that the recommendations of Magshield Products (Aust.) International Pty Ltd report dated 7 June 2012 in relation to the EMF mitigation measures comprising reversal of two outer phases of feeder 917 have been implemented prior to the issue of any Occupation Certificate.

29. Ecologically Sustainable Design Measures

A. Before Construction

In accordance with the Ecologically Sustainable Development Report (ARUP, June 2014), the following ESD measures shall be incorporated into the design:

- i) Implementation of energy monitoring systems to enable each household to track energy usage.
- ii) The use of recycled or FSC - Forestry Stewardship Council certified timber.
- iii) Incorporation of Photovoltaic Cells at the dedicated rooftop PV panel zones to power services provided within the communal areas.

Details shall be included with the Construction Certificate.

30. Green Travel Plan

A. During Works

A Green Travel Plan shall be prepared and submitted to Sutherland Shire Council's Director - Planning and Environment for approval. The Plan shall include the following:

- i) The responsibility of the Plan implementation and review.
- ii) Quantify and measurement of mode share for bus and active transport.
- iii) The setting of quantifiable mode share timeframes, targets and milestones.

- iv) Mode share target reporting, measuring, and auditing.
- v) Frequency of reporting (and where reports will be sent) .
- vi) Demonstrate how targets will be met, and how residents and commercial/ retail tenants will be compelled to participate in achieving the set mode share targets.
- vii) Plan review and amendment procedure.

B. Before Occupation

The approved Green Travel Plan shall be implemented prior to occupation and thence made readily available to all residents, visitors and any employees of the development.

31. Car Wash Bay (HLT2005)

To prevent contamination of the stormwater drainage system a car-wash bay must be provided on site:

A. Design

The wash-bay must be graded to an internal drainage point and connected to the sewer.

B. Before Construction

Details of the design satisfying 'A' above must accompany the application for any Construction Certificate.

C. Before Occupation

The Principal Certifying Authority must be satisfied that

- i) 'A' above has been complied with and
- ii) any discharge to the sewer from the premises is in accordance with the requirements of Sydney Water.

D. Ongoing

All car-wash, engine degreasing and steam cleaning must be conducted in the wash-bay detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

32. Garbage, Recycling and Green-waste Storage Area (HLT3015)

To ensure the proper storage of waste from the premises:

A. Design

The development shall be designed and operated to achieve the measures and recommendations contained in the Waste Management Plan prepared by Leigh Design, dated 3 April 2014.

The garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the

requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

- i) Prior to the issue of a Construction certificate for any works (including excavation), details are to be provided that demonstrate the recommendations included within the Waste Management Plan prepared by Leigh Design dated 4 March 2013 have been incorporated.
- ii) Details of compliance with 'A' above must form part of the documentation accompanying the applications for any Construction Certificate.

C. Before Occupation

The works must be completed prior to the issue of any Occupation Certificate.

D. Ongoing

- i) The Waste Management Plan is to be adhered to at all stages of the development.
- ii) All waste and recycling bins must be stored wholly within the approved waste storage area. Immediately prior to pick-up, the bins are to be transported to the garbage holding area (within the loading dock) for collection.
- iii) Waste avoidance, reuse and reduction initiatives shall be developed and promoted to residents as per the sustainability and waste avoidance/reuse/reduction initiatives contained in the Waste Management Plan prepared by Leigh Design, dated 3 April 2014.

33. External Lighting - (Amenity) (HLT3025)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

34. Noise Control - Residential Air Conditioning Units (HLT4005)

To minimise the noise impact on the surrounding environment:

A. Design

The units must be designed and/or located so that noise generated does not cause an LAeq (15min) sound pressure level in excess of 5 dB(A) above the ambient background level when measured on or within any residential property.

B. Ongoing

- i) The units must be operated in accordance with 'A' above.
- ii) Between the hours of 10.00pm and 8.00am on weekends and public holidays and 10.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

35. Noise Control - Design of Plant and Equipment (HLT4010)

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

A. Design

All plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Occupation

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

C. Ongoing

All plant and equipment must be operated and maintained in accordance with 'A' above.

36. Noise from Road Traffic (HLT4050)

A. Design

To minimise the impact of noise from the adjoining major road corridor on residential occupants the building design must be in accordance with the recommendations of the Noise Impact Assessment prepared by Acoustic Logic dated 8 April 2014 and details of the acoustic attenuation treatments of the building to mitigate road noise must accompany the documentation forming part of the Construction Certificate.

B. Before Occupation

Certification from the Acoustic Consultant to the effect that the acoustic treatments to mitigate road noise have been installed must be included with the Occupation Certificate and must include all post construction validation test results.

37. Noise and Vibration Control - Residential Car Park (HLT4060)

To minimise noise and vibration from the use of any security door/s in the car park, such door/s must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns.

38. Car-Park Ventilation - Alternate System (HLT5010)

To ensure adequate ventilation for the car park:

A. Design

As the car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -1991, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -1991 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at anytime it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

Details of compliance with 'A' above must form part of any Construction Certificate.

C. Before Occupation

Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with 'A' above.

39. Design Requirements for Disabled Access (ORD4005)

A. Design

Details shall be included with the Construction Certificate, demonstrating compliance with the recommendations of the Access Review Report, prepared by Morris-Goding Accessibility Consulting, dated 10 April 2014.

40. Design Requirements for Adaptable Housing (ORD4010)

A. Design

A report prepared by a suitably qualified Adaptable Housing Specialist must be included with the Construction Certificate, demonstrating that a minimum of 36 dwellings and 36 allocated vehicular parking spaces have been designed within this stage of the development. These are to comply with the requirements of AS4299 - Adaptable Housing. The report must contain a completed checklist (Appendix A - AS4299) demonstrating compliance with the requirements of a Class C Adaptable Dwellings.

41. Verification of Design for Construction - SEPP 65 (ORD4015)

A. Design

Design verification must be provided by a registered Architect pursuant to SEPP 65 stating that the design intent approved by the Development Consent has been

maintained in the architectural plans submitted with the Construction Certificate. This design verification must accompany the application Construction Certificate.

B. Before Occupation

Prior to the issue of the Final Occupation Certificate, design verification must be provided in accordance with SEPP 65.

42. Certification Requirement of Levels (ORD4035)

A. During Construction

At the following stages of construction a Registered Surveyor must provide the Principal Certifying Authority with certification that the stage of structure/ground lines complies with the development consent in respect of levels.

- i) Prior to the pouring of the two carpark floor slabs, the podium floor slab and the roof slabs and;
- ii) Reinstatement of the external ground lines to the building's perimeter.

B. Before Occupation

The certification referred to above must form part of any Occupation Certificate.

43. Sydney Water - Notice of Requirements (ORD4040)

A. Before any Occupation

- i) The Applicant must obtain a Notice of Requirements under the Sydney Water Act 1994, and submit the Notice to the Council.
- ii) A Compliance Certificate under s73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges.

Advice from Sydney Water:

An application must be made through an authorised Water Servicing Coordinator. For details see the Sydney Water web site at www.sydneywater.com.au/customer/urban/index/ or by telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water / sewer extensions can be time consuming and may impact on other services as well as building, driveway or landscaping design.

44. Dial Before You Dig (ORD4050)

A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

45. Toilet Facilities (ORD5010)

A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993

46. Complaints handling procedure

A. Before Construction

Prior to the issue of any Construction Certificate, a Complaints Handling Plan is to be prepared by a suitably qualified person and shall be submitted to and approved by the Accredited Certifier. Details addressing, but not limited to, how to prevent or minimise any complaint from the public or government authority, how to keep site employees up to date with accurate information and in a caring manner, and how to manage the complaint in a thoughtful and respectful manner, by understanding the concerns or needs of the person or authority.

The Complaints Handling Plan, information on the progress of the development and contact details of the Stage 2 Project Manager shall be communicated on the Cronulla Sutherland Leagues Club and developer's websites.

47. Pedestrian Wind Environment (ORD9002)

A. Before Construction

Prior to the issue of any Construction Certificate for the building/s, the proponent shall demonstrate compliance with the recommendations of the Pedestrian Wind Environment Study prepared by Windtech dated 1 April 2014.

48. Crime Prevention Through Environmental Design

A. During Construction

Security lighting and/or a security company shall be incorporated to protect the site during the construction phase.

B. Before Occupation

To minimise the opportunity for crime, and in accordance with Crime Prevention Through Environmental Design (CPTED) principles, the development shall incorporate

the mitigation measures identified in the CPTED Assessment prepared by JBA dated June 2014, in addition to the following:

- i) Access control shall be installed to the car parking area and residential foyers to permit admission of authorised persons only (including employees of the commercial premises and residents). An intercom system shall be installed to enable controlled access for visitors.
- ii) Security lighting shall be installed to the entry and exit points, pathways, footpaths and car parking areas. External Lighting must satisfy AS1158.3.1.
- iii) The ceiling of the parking areas shall be painted white and the concrete floor shall be shined to increase light bounce.
- iv) A CCTV system shall be installed with a focus on monitoring the parking and storage areas and access points to the buildings.
- iv) Signage shall be installed to assist in way finding through the development.
- vi) Garage doors designed and installed to the Australian Standards with locks to any individual garages.
- vii) All graffiti is removed as soon as is practical from the time of reporting.

49. Aboriginal Archaeological Investigation

To ensure the aboriginal heritage is managed appropriately through the development, the recommendations of the La Perouse Local Aboriginal Land Council, dated 15 February 2013 must be implemented, including the following:

- i) Additional research and documentation is undertaken to identify the Aboriginal cultural heritage values of Woollooware Bay.
- ii) Interpretive signs are implemented throughout the development to promote the Aboriginal cultural heritage values of the area, in particular the heritage values of Woollooware Bay.
- iii) Should any Aboriginal objects (such as human or animal bone, shell material or stone artifacts) be unearthed during the works, all works must cease and the NSW Office of Environment and Heritage and La Perouse Local Aboriginal Land Council must be contacted immediately.

Attached are the prescribed conditions that must be complied with under the Environmental Planning and Assessment Regulations 2000.

PRESCRIBED CONDITIONS

Division 8A of the Environmental Planning and Assessment Regulation Prescribes the following conditions of development consent

S98 Compliance with Building Code of Australia and insurance requirements under the [Home Building Act 1989](#)

(cf clauses 78 and 78A of EP&A Regulation 1994)

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
 - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.
- (2) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:
 - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note. There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

S98A Erection of signs

- (1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

- (c) stating that unauthorised entry to the work site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a development consent granted before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

S98B Notification of Home Building Act 1989 requirements

- (1) For the purposes of section 80A (11) of the Act, the requirements of this clause are prescribed as conditions of a development consent for development that involves any residential building work within the meaning of the Home Building Act 1989.
- (2) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - (a) the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

S98E Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of section 80A (11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Please be advised if this consent is for an entertainment venue, then there are further prescribed conditions that apply under clauses 98C and 98D of the Environmental Planning and Assessment Regulation.

NOTES

1. This Notice of Development Consent is issued by Sutherland Shire Council as the Authority responsible in respect of development under the provisions of the Sutherland Shire Local Environmental Plan 2006.
2. The cutting down, lopping, injury and destruction of trees is regulated by Sutherland Shire Local Environmental Plan 2006 and Sutherland Shire Development Control Plan 2006. A person who contravenes, causes or permits the controls in relation to trees to be contravened is guilty of an offence. Trees designated to be removed on the approved plans under this consent may be removed unless specified otherwise in the conditions in this consent. All other trees on the site covered by Council's controls referred to above must be retained.
3. Section 82A of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within six (6) months from this determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: Review provisions do not apply to Complying Development, Designated Development, State Significant Development Integrated Development or any applications determined by the Joint Regional Planning Panel or the Land and Environment Court.

4. Division 8 (Appeals and Related Matters) Part 4 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.
5. This consent will lapse unless the development is physically commenced within three (3) years from the Date of Operation of this consent, in accordance with Section 95 of the Environmental Planning and Assessment Act 1979 as amended.

DECISION

Pursuant to the provisions of Section 80(1)(a) of the Environmental Planning and Assessment Act 1979, Development Application No DA14/0598 is determined by the granting of approval subject to the conditions outlined in the Development Assessment Report attached to Council's file.

Signed: Kylie Rourke
(Delegated Officer)

Date: 21 November 2014

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, under delegation dated 14 September 2011, the Planning Assessment Commission of New South Wales (the Commission) determines:

- (a) pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*, to approve the Concept Plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the Proponent's Statement of Commitments in Schedule 5;
- (b) pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the development as set out in Schedule 3;
- (c) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that all future stages of the Concept Plan approval are to be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979* (except the Project Application that has been issued with Director-General's Requirements being MP 10_0230); and
- (d) pursuant to section 75P(1)(c) of the *Environmental Planning and Assessment Act 1979*, that no further environmental assessment is required for the subdivision of Lot 11 DP 526492, and pursuant to Section 75J of the *Environmental Planning and Assessment Act 1979*, to approve the carrying out of that subdivision without further application, environmental assessment or report under Division 2 of Part 3A, subject to the conditions of approval set out in Schedule 4.



Garry West
Member of the Commission



Gabrielle Kibble AO
Member of the Commission



Richard Thorp
Member of the Commission

Sydney

27 August 2012

SCHEDULE 1

PART A: PARTICULARS

Application No.:	MP 10_0229
Proponent:	Bluestone Capital Ventures No.1 Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	461 Captain Cook Drive, Woollooware (Lot 11 DP 526492, Lot 20 DP 529644, Lot 21 DP 529644, Lot 1 DP 711486 and Lot 1 DP 501920)
Project:	Mixed use development, including: <ul style="list-style-type: none"> • staging of proposal into three stages; • use of the site for a mixed use development with associated public open space; • indicative building envelopes for the residential and retail / club precinct; • ground and above ground car parking; • road works to support the development; • public pedestrian and cycle paths / boardwalks; • landscaping areas throughout the site; • sales and marketing facilities including display units, etc; and • subdivision of Lot 11 DP 526492 into two allotments.

PART B: NOTES RELATING TO THE DETERMINATION OF MP No. 10_0229

Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

PART C: DEFINITIONS

Act	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Advisory Notes	means advisory information in relation to the approved development.
Council	Sutherland Shire Council
Department	means the Department of Planning & Infrastructure or its successors.
Director General	means the Director General of the Department or his nominee.
Environmental Assessment (EA)	means the Environmental Assessment prepared by JBA Planning dated September 2011.
GBA	means gross building area
GFA	means gross floor area.
Minister	means the Minister for Planning & Infrastructure.
MP No. 10_0229	means the Major Project described in the Proponent's Environmental Assessment as amended by the Preferred Project Report.
Preferred Project Report (PPR)	means the Preferred Project Report and Response to Submissions prepared by JBA Planning dated March 2012.
Proponent	means Bluestone Capital Ventures No. 1 Pty Ltd or any party acting upon this approval.
Regulation	means the <i>Environmental Planning and Assessment Regulation, 2000</i> (as amended).

End of Schedule 1

SCHEDULE 2

PART A – TERMS OF APPROVAL

A1. DEVELOPMENT DESCRIPTION

Concept Plan approval is granted to the following development in three stages as described below:

- Stage 1 - neighbourhood retail, medical, and leisure centre on the eastern car park site and redevelopment of the Cronulla Sutherland Leagues Club facilities;
- Stage 2 - residential masterplanned estate on the western car park and field area;
- Stage 3 - conceptual improvements to playing field facilities and grandstand extensions.

Concept Plan approval is granted to the following development as described below:

- (a) use of the site for a mixed use development with associated public open space;
- (b) indicative building envelopes for the residential and retail / club precinct;
- (c) ground and above ground car parking;
- (d) road works to support the development;
- (e) public pedestrian and cycle paths / boardwalks;
- (f) landscaping areas throughout the site;
- (g) sales and marketing facilities including display units, etc;
- (h) subdivision of Lot 11 DP 526492 into two allotments.

subject to compliance with the modifications of this approval.

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 10_0229 and the Environmental Assessment, prepared by JBA Planning dated September 2011, except where amended by the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012 and in August 2012, and the following drawings:

Concept Plan Drawings prepared by Scott Carver Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A121*	D	Urban Form Control Diagram – Site Plan	05/03/12
A122*	E	Urban Form Control Diagram – Level 1	05/03/12
A123*	E	Urban Form Control Diagram – Level 2	05/03/12
A124*	E	Urban Form Control Diagram – Level 3	05/03/12
A125*	D	Urban Form Control Diagram – Level 4	05/03/12
A126*	C	Urban Form Control Diagram – Sections and Elevations	05/03/12

* As amended by the requirements of modification B2 below for a 40 m setback and the August 2012 plans for additional parking

Concept Plan Drawings prepared by Turner & Associates			
Drawing No.	Revision	Name of Plan	Date
A003	F	Envelope Diagram Lower Ground 02-01	05/03/12
A004	F	Envelope Diagram Typical Level	05/03/12
A005	F	Envelope Diagram Upper Level	05/03/12
A006	F	Envelope Diagram Roof Level	05/03/12
A025	B	Envelope West Elevation – Building A, B, C & D Envelope East Elevation – Building E, G & H	05/03/12

A026	B	Envelope South Elevation – Building C & B Envelope North Elevation – Building B, E & F	05/03/12
A027	B	Envelope South Elevation – Building A, E & F Envelope North Elevation – Building D & H	05/03/12
A028	B	Envelope West Elevation – Building F, G & H Envelope East Elevation – Building A, B, C & D	05/03/12

Landscape Concept Plan Drawings prepared by ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
11017-EA-01*	B	Site Context	March 12
11017-EA-02*	B	Landscape Concept Plan	March 12
11017-EA-03*	D	Landscape Sections and Precedents	May 12
11017-EA-04*	B	Landscape Sections and Precedents	March 12
11017-EA-05*	B	Landscape Sections and Precedents	March 12
11017-EA-06	B	Landscape Sections and Precedents	March 12
11017-EA-07*	C	Planting Strategy	May 12

* As amended by the requirements of modification B2 below for a 40 m setback

Subdivision Plan prepared by Harrison Friedmann & Associates Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
41127DT	2	Plan of Proposed Subdivision of Lot 11 in DP 526492	03/08/11

except for as modified by the following pursuant to Section 75O(4) of the Act.

A3. MAXIMUM GROSS BUILDING AREA / GROSS FLOOR AREA

The maximum Gross Building Area for the development shall not exceed 155,410m², comprising:

- 104,419m² for the Residential Precinct; and
- 50,991m² for the Retail and Club Precinct.

The maximum Gross Floor Area for the development shall not exceed 84,915m², comprising:

- 58,420m² for the Residential Precinct; and
- 26,495m² for the Retail and Club Precinct.

The maximum area for the outdoor deck areas shall not exceed 1,796m², comprising:

- 943m² for the Club; and
- 853m² for the Retail.

A4. CAR PARKING

- The number of car parking spaces to be provided for the development shall comprise:
 - a maximum of 883 spaces for the Residential Precinct (excluding any on-street parking within the newly created on-site streets); and
 - a minimum of 770 spaces for the Retail and Club Precinct.
- Development must comply with the Concept Plan car parking rates identified in the Environmental Assessment prepared by JBA Planning, dated September 2011, as amended by the Preferred Project Report prepared by JBA Planning, dated March 2012 and the supplementary report dated August 2012, except where amended by the Modifications in Part B.

A5. SHUTTLE BUS SERVICE

The Proponent together with the Club must ensure the site is serviced by a regular bus to Woollooware railway station, from the commencement of operation of the first development under the concept plan.

A6. LAPSING OF APPROVAL

Approval of the Concept Plan shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless an application is submitted to carry out a project or development for which concept approval has been given.

A7. INCONSISTENCY BETWEEN DOCUMENTATION

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings / documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

PART B – MODIFICATIONS

B1. CAR PARKING

The rate for visitor car parking spaces in the Residential Precinct shall be modified to 1 space per 5 dwellings.

B2. RIPARIAN SETBACK

The vegetated riparian buffer corridor, to be provided along the foreshore, must be a minimum of 40 metres wide, except for the 70 metres stretch adjacent to the retail loading dock, where the vegetated riparian buffer corridor must be a minimum of 35 metres wide.

End of Schedule 2

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

BUILT FORM

1. Future applications shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation / articulation of the buildings and a range of high quality materials and finishes.
2. Future applications for the Retail and Club Precinct shall ensure that the frontages to Captain Cook Drive, Woollooware Road and the riparian zone are activated at ground level and demonstrate sufficient articulation to the satisfaction of the consent authority.
3. Future applications for the Residential Precinct shall ensure that the frontages to Captain Cook Drive, tidal creek adjacent the western grand stand, Solander Fields and the riparian zone are activated at ground level, including individual direct street address for all ground floor units, and demonstrate sufficient articulation to the satisfaction of the consent authority.
4. Future applications for the Grandstand Precinct shall detail the allocation of the gross floor area, including the design and access arrangements consistent with the Concept Plan.

RESIDENTIAL AMENITY

5. Future applications for the Residential Precinct shall demonstrate compliance with the provisions of the *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* (SEPP 65) and the accompanying *Residential Flat Design Code 2002*.

CAR PARKING

6. Future applications shall provide the following:
 - (a) Residential Precinct parking is to be provided at the following rate:
 - (i) 1 space per 1 bedroom apartment;
 - (ii) 1 space per 2 bedroom apartments;
 - (iii) 2 spaces per 3 bedroom apartment;
 - (iv) 1 visitor space per 5 apartments; and
 - (v) 1 space per 30m² of commercial GFA.
 - (b) Retail and Club Precinct parking and allocation to uses is to be determined following the submission of a Parking Study.
7. Prior to the submission of an application for the redevelopment of the western car park and football fields, details are to be provided which demonstrate that off-site parking arrangements have been finalised and endorsed by the relevant authorities. A revised *Peak Event Parking Management Plan* is to be submitted with the first application subsequent to the Concept Plan.

SHUTTLE BUS SERVICE

8. Each future application shall demonstrate that necessary agreements have been made in order to secure the ongoing bus service between the site and nearby railway stations.

ROADS AND MARITIME SERVICES

9. The first future application subsequent to the Concept Plan shall demonstrate that agreement has been reached between the Roads and Maritime Services and the proponent in regards to:
 - (a) Provision of access to the site off Captain Cook Drive.
 - (b) Details of a pedestrian fence within the median along Captain Cook Drive, between Gannons Road and Woollooware Road.

- (c) Provision of a shared pathway along the northern perimeter to provide a linkage between the existing shared path, by running along the mangroves, and the new access road feeding to the proposed signalised intersection of Captain Cook Drive and Woollooware Road.

TRAVEL ACCESS GUIDE (TAG) / GREEN TRAVEL PLAN

- 10. Future applications shall provide details of any Travel Access Guide (TAG) / Green Travel Plan. This should include an investigation of car sharing schemes.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- 11. Future applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, including the selection of fabric and materials, water conservation and management initiatives, and energy efficiency and renewable energy initiatives.

CONSTRUCTION AND OPERATIONAL IMPACTS

- 12. Future applications shall demonstrate that acoustic and vibration treatments to be implemented have regard to the recommendations of the Noise Impact Assessment prepared by Acoustic Logic, dated 29 July 2011.

SECTION 94 CONTRIBUTIONS

- 13. Future applications shall demonstrate development contributions to be paid to Council towards the provision or improvement of public amenities and services and will be required as a condition of consent for each detailed stage of the development. The amount of the contribution will be determined in accordance with the requirements of the Contributions Plan current at the time of approval.

PUBLIC DOMAIN AND LANDSCAPING

- 14. Future applications shall provide public domain treatments and landscaping generally in accordance with the landscape concept plans submitted with the PPR and prepared by Aspect Studios. This shall include details of the function and use of each landscaped area.
- 15. Future applications shall demonstrate those treatments and planting within riparian zones along Woollooware Bay and the tidal creek.
- 16. Future applications shall demonstrate how the development provides pedestrian and cycle linkages through the development, suitable for use by persons with disabilities, and in accordance with relevant Australian Standards.
- 17. Future applications shall demonstrate the treatment of the boulevard within the Residential Precinct to ensure that this area is activated throughout the day.
- 18. Future applications for the shopping centre must demonstrate that shopping trolleys and litter would be contained within the site and managed to prevent impacts to the riparian vegetation and the environment generally.

GROUNDWATER

- 19. Future applications are to demonstrate that the development does not impact upon the health of the groundwater dependant ecosystems.

CONTAMINATION

- 20. Future applications shall address any potential contamination on the site and implement the recommendation of the Environmental Investigation Services report, dated 30 June 2011, including:

- (a) the site being capped and the development constructed on piles, with excavation / disturbance kept to a minimum to avoid potential mobilisation of any contaminants in the landfill;
- (b) suitable measures being taken to protect the buildings from methane gas and that the Office of Environment Heritage licensed site auditor agree with these measures;
- (c) a Remedial Action Plan (RAP) be prepared that addresses all remedial work necessary to make the site suitable for the proposed development including capping requirements;
- (d) additional investigations are undertaken to address potential data gaps and address other requirements;
- (e) no groundwater is extracted for use on the development;
- (f) suitable management plans are prepared to address any contingencies that may arise; and
- (g) an Environmental Management Plan (EMP) is prepared and is noted on the land title.

DEPARTMENT OF PRIMARY INDUSTRIES (FISHERIES)

21. Future applications shall demonstrate that Department of Primary Industries (Fisheries) requirements have been met in relation to:
- (h) mangroves not being harmed in upgrading the existing mangrove boardwalk;
 - (i) the foreshore boardwalk being set back from the crown of mangrove trees so that maintenance trimming for safety purposes will be not required over time;
 - (j) the proposed seawall being designed according to the principles in the 'Environmentally Friendly Seawall Guidelines' produced by the former Department of Environment and Climate Change and Sydney Metropolitan Catchment Management Authority.

OFFICE OF ENVIRONMENT AND HERITAGE

22. Future applications shall demonstrate that Office of Environment and Heritage requirements have been met in relation to:
- (a) a Stormwater Management Plan (SMP) that details how all stormwater runoff will be collected and treated;
 - (b) a Noise Management Plan (NMP) that investigates the likely impacts of construction and ongoing operational noise on fauna using the adjacent estuarine areas as habitat;
 - (c) a Lighting Management Plan (LMP) that minimises the impacts of light spill on threatened fauna using the adjacent estuarine areas as roosting and foraging habitat;
 - (d) a Bird Management Plan (BMP) that investigates the potential for bird strike from reflective surfaces associated with the development and provides details of the construction materials and design methods that will be used to avoid or minimise the likelihood of bird strike;
 - (e) a flood study that details potential impacts on Towra Point Nature Reserve in the event of a flood and includes strategies for preventing impacts;
 - (f) a leachate management plan to ensure that no leachate from the landfill on the site is exported to the Towra Point Nature Reserve;
 - (g) an Acid Sulphate Soil Management Plan prepared by a suitably qualified person in accordance with the Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee, 1998); and
 - (h) an assessment of Aboriginal heritage.

SYDNEY WATER

23. Future applications shall address Sydney Water's requirements in relation to:
- (a) the required upsizing of the existing 150 mm drinking water main to a 200 mm main from the existing 375 mm main on the corner of Kurnell Road and Hume Road;

- (b) the required upsizing of the existing 225 mm wastewater main to a 300 mm main in Captain Cook Drive, will require an extension of at least one metre inside the property boundary; and
- (c) the submission of an application, should the development generate trade wastewater, to discharge trade wastewater to the sewerage system before business activities commence.

STAGING OF DEVELOPMENT

24. The first application shall provide details of the final form of staging of the development to ensure the orderly and coordinated development of the site. The initial stages of the development should include the construction of the Retail and Club precinct within the eastern portion of the site.

Each stage described shall provide full details of inclusions in respect of:

- (a) demolition;
- (b) earthworks;
- (c) buildings and all other structures;
- (d) any elements of the overall public domain plan to be dedicated or embellished;
- (e) any site remediation works;
- (f) stormwater management works;
- (g) any vehicular or pedestrian access to the site;
- (h) measures to mitigate and manage nuisance caused by stages under construction to completed stages and clashes between stages including vehicle access, noise, parking and safety; and
- (i) waste and construction management.

An access application shall be made to Council to obtain footpath crossing and boundary alignment levels before commencing the detailed design of internal driveways, paths and car park area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

25. Future applications shall demonstrate that the layout of the buildings and landscape treatments adopt the principles of Crime Prevention through Environmental Design.

TRANSMISSION LINES

26. Future applications shall demonstrate that EMF exposure to the northern most residential building envelopes is minimised taking into account a precautionary principle approach in consultation with Ausgrid. Such measures shall include those matters outlined in the Bluestone Property Solutions letter dated 5 June 2012.
27. Future applications shall demonstrate that the recommendations of Magshield Products (Aust.) International Pty Ltd report dated 7 June 2012 in relation to the EMF mitigation measures comprising reversal of two outer phases of feeder 917, have been implemented.
28. Future applications shall address required access provisions by Ausgrid.

SPORTING FIELDS

29. The first application for the Residential Precinct shall demonstrate that a site has been identified and agreements reached for the replacement of the two western playing fields, with the sporting fields completed prior to construction commencing on the residential component.

End of Schedule 3

SCHEDULE 4

SUBDIVISION CONDITIONS OF CONSENT

Restriction as to User

1. Prior to the issue of an Occupation Certificate for the Retail Development, documentary rights of carriageway must be created between Lot 1 and Lot 2 that enables parking within Lot 1 from users of Lot 2 and created pursuant to Section 88B of the Conveyancing Act 1919, to Council's satisfaction.

Publicly Accessible Land

2. Prior to the issue of an Occupation Certificate for the Retail Development, rights of way, easements and positive covenants must be created over the publicly accessible land for the site to provide and maintain public access, pursuant to Section 88B of the Conveyancing Act 1919.

Sydney Water Certificate

3. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through a authorised Water Servicing Coordinator. Please refer to the Building Development and Plumbing section on the web site www.sydneywater.com.au then refer to the "Water Servicing Coordinator" under "Developing your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water / sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to Council or the PCA prior to a Subdivision Certificate being issued.

SCHEDULE 5
STATEMENT OF COMMITMENTS
(Source: Preferred Project Report)

Subject	Comments	Approved By	Timing
1. Approved Development	Future applications for development will be generally in accordance with the scheme described at Section 3.0 of the Environmental Assessment Report, <u>as amended in Section 5.0 of this Preferred Project Report</u> , the Masterplan and Retail Concept Plans prepared by Scott Carver and Associates, the Residential Built Form Controls Drawings prepared by Turner and Associates, the Landscape Concept Plans prepared by ASPECT Studios, and the Roadworks and Stormwater Plans prepared by AT+L.	Relevant consent or approval authority	Ongoing.
2. Contamination and Acid Sulfate Soils	An OEH licensed independent contaminated site auditor shall be appointed to review future site investigations		
	Any condition included on the Site Audit Statement shall become a condition of this consent		
	Future applications for development will be accompanied by a Phase 2 detailed Site Investigation report to address site contamination.	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by an Acid Sulfate Soils Management Plan prepared in accordance with the <i>Acid Sulfate Soils Assessment Guidelines (ASSMAC 1998)</i>	Relevant Consent Authority.	Relevant application for development.
	Additional groundwater monitoring wells shall be installed on the site to obtain a more accurate understanding of groundwater conditions and inform the Phase 2 investigations.	Site Auditor	Ongoing
	Groundwater shall not be extracted for use in the development.		Ongoing
	Future applications for development will include a Methane Gas Management Plan. The plan shall include details of proposed methane gas monitoring and management on the site to protect buildings from the ingress of Methane gas. The Plan shall be approved by the Site Auditor.	Relevant Consent Authority.	Relevant application for development.
3. Traffic Management	The proponent shall work with NSW Transport and Sutherland Shire Council to investigate the most effective route for a public bus route servicing the site.	Relevant Consent Authority.	Ongoing.
	<u>The proponent shall provide a shuttle bus service operating between the site and Woolloomooloo Station for a period of time beginning with the commencement of works on the subject site and ending when the site is first serviced by a public bus route. Details of the capacity and frequency of the shuttle bus service shall be submitted with each Project Application/Development Application.</u>	<u>Department of Planning and Infrastructure</u>	<u>Ongoing</u>
	Future applications for development shall include provision for on-site bicycle parking and the provision of shower/amenities for employees in accordance with relevant standards.	Relevant Consent Authority.	Relevant application for development.
	A draft Travel Access Guide (TAG) will be submitted with future Project / Development Applications for the neighbourhood retail centre and Shark Club development. The draft TAG will address: <ul style="list-style-type: none"> Provision of public transport information for employees Encourage walking / cycling Display of travel information Transport information at the retail centre 's Information Desk Notice board advertising transport options and connections 	Relevant Consent Authority.	Relevant application for Retail centre / Club development.
	Future applications for development shall include a revised <i>Peak Event Traffic Management Plan</i> to	Relevant Consent	Relevant application for

Subject	Comments	Approved By	Timing
	incorporate parking and transport related arrangements. The revised plan shall be prepared in consultation with Sutherland Shire Council.	Authority	development.
	The future Project Application for development of the neighbourhood retail centre shall include detailed plans of the following proposed road and intersection upgrades: <ul style="list-style-type: none"> ▪ Signalised intersection including pedestrian activated traffic signal on Captain Cook Drive at the western entry point ▪ Relocated and signalised intersection of the junction of Captain Cook Drive and Woolooware Road and northern extension of Woolooware Road ▪ Modifications to Captain Cook Drive to accommodate bus bays 	Relevant Consent Authority.	Relevant application for development.
	The First Development Application for residential development shall include detailed plans of the proposed signalised intersection at the entry point with Captain Cook Drive <u>and proposed timing of intersection works.</u>	Relevant Consent Authority.	Relevant application for development.
	The proponent shall also provide: <ul style="list-style-type: none"> ▪ Pedestrian fencing along Captain Cook Drive between Gannons Road and Woolooware Road ▪ Appropriate pedestrian crossing on Gannons Road to be approved by the Local Traffic Committee. 	Relevant Consent Authority.	Relevant application for development.
4. Stormwater and Flooding	Future applications for development shall include a detailed Stormwater Management Plan addressing: <ul style="list-style-type: none"> ▪ water quality management measures to be implemented including Water Sensitive Urban Design ▪ provide details with regards to improvements in water quality and the hydraulic regimes to protect the mangrove areas in the drainage channel and Woolooware Bay. 	Relevant Consent Authority.	Relevant application for development.
	Future applications for development shall include a detailed flood assessment incorporating: <ul style="list-style-type: none"> ▪ Prepare hydrologic model of the catchment draining to the site using the RAFTS modelling software. Assessment of the 1 in 20, 1 in 100 year and PMF events climate change impact considered by increasing design rainfall intensities of each storm in accordance with state government policy. ▪ Prepare detailed hydrologic model for the site using the TUFLOW 2D flood modelling system. This will require a detailed contour survey of the site and surrounding areas. ▪ Review pre- and post-development flooding inundation levels / extents. ▪ Produce hydraulic hazard map for the developed site. ▪ Assess development and community safety on flood prone land up to the PMF in accordance with the NSW FDM (2005), relevant sections of Council's DCP and other relevant guidelines. 	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will address the <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i> .	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by a draft Erosion and Sediment Control Plan	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by a Noise Report which	Relevant Consent	Relevant application for
5. Noise			

Subject	Comments	Approved By	Timing
	demonstrates compliance with the relevant standards for internal amenity.	Authority.	development.
	Future applications for development will address any potential noise impacts on flora and fauna in proximity to the development site.	Relevant Consent Authority.	Relevant application for development.
6. Community	Proponent shall consult with the Cronulla Caringbah Junior Rugby League Football Club, <u>Cronulla Sutherland Water Polo</u> , Sutherland Shire Council, Cronulla High School and the NSW Department of Education and Training in order to facilitate the provision of new facilities for the Club. Appropriate facilities shall be identified prior to the commencement of works on the western (residential) portion of the development site.	Relevant Consent Authority.	Relevant application for development.
7. Environmentally Sustainable Development	Future applications for development shall address the environmental performance targets outlined in the Executive Summary to <i>Cronulla Sharks Redevelopment ESD DA Report</i> prepared by Cundall (<u>Appendix R of Environmental Assessment Report</u>).	Relevant Consent Authority.	Relevant application for development.
8. Ecology	Proponent shall prepare and implement a vegetation management plan VMP for the foreshore riparian buffer areas. The VMP shall be submitted with the future applications for development and address: <ul style="list-style-type: none"> ▪ suitable design; ▪ retention, where appropriate of existing native vegetation; ▪ species selection and propagation; ▪ replanting techniques; ▪ removal and disposal of weeds; ▪ ongoing monitoring and adaptive management. Revegetation shall be undertaken using local provenance species that are consistent with estuarine vegetation communities (i.e. mangrove – coastal saltmarsh – swamp oak floodplain forest)	Relevant Consent Authority.	Relevant application for development.
	Future applications for development to the north of the retail site shall incorporate species characteristic of the Swamp Oak Floodplain Forest endangered ecological community in quantities commensurate to that removed elsewhere within the site, if relevant.	Relevant Consent Authority.	Relevant application for development.
	Any future application for the reconstruction of the western grandstand of Toyota Stadium will incorporate an appropriate environmental buffer to the tidal stormwater channel where practical.	Relevant Consent Authority.	Ongoing
	Future applications for development will address any potential light spill impacts on flora and fauna in proximity to the development site.	Relevant Consent Authority.	Relevant application for development.
	<u>Should detailed surveys for the Large-footed Myotis confirm the presence of this species roosting within the mangroves adjoining the site, specific management plans will be developed and implemented to prevent adverse impacts as a result of the proposed development.</u>	<u>Relevant Consent Authority.</u>	<u>Ongoing</u>
9. Access	Future applications for development will demonstrate compliance with the relevant provisions of the DDA Premises Act, Building Code of Australia 2011 and the applicable Australian Standards for access.	Relevant Consent Authority.	Relevant application for development.
10. Archaeology	If Aboriginal objects are identified during the development, works must stop immediately and the Office of Environment and Heritage and an archaeologist be contacted	Relevant Consent Authority.	Ongoing.
11. Developer Contributions	<u>Future applications shall demonstrate development contributions to be paid to Council towards the provision or improvement</u>	Relevant Consent Authority.	Relevant application for development.

Subject	Comments	Approved By	Timing
	<u>of public amenities and services. This shall be by way of either the proponent entering into a Voluntary Planning Agreement (VPA) with Sutherland Shire Council or the payment of Section 94 developer contributions as a condition of consent for each detailed stage of the development in accordance with the requirements of Council's Contributions Plan current at the time of approval.</u>		

Status: PPR ISSUE
 Name: As indicated
 File:
 Print Date: 14/03/2012 10:35:25 AM
 Title: Development
 C: CONCEPT PLAN
 SUBMISSION - HIGH WATER
 MARK LINE/ADJACENT
 BUILDINGS/REAR
 BUFFER ADDED
 D: ISSUED FOR MODEL MAKER 01/03/2012
 (DRAFT PPR)
 E: PREFERRED PROJECT 05/03/2012
 REPORT

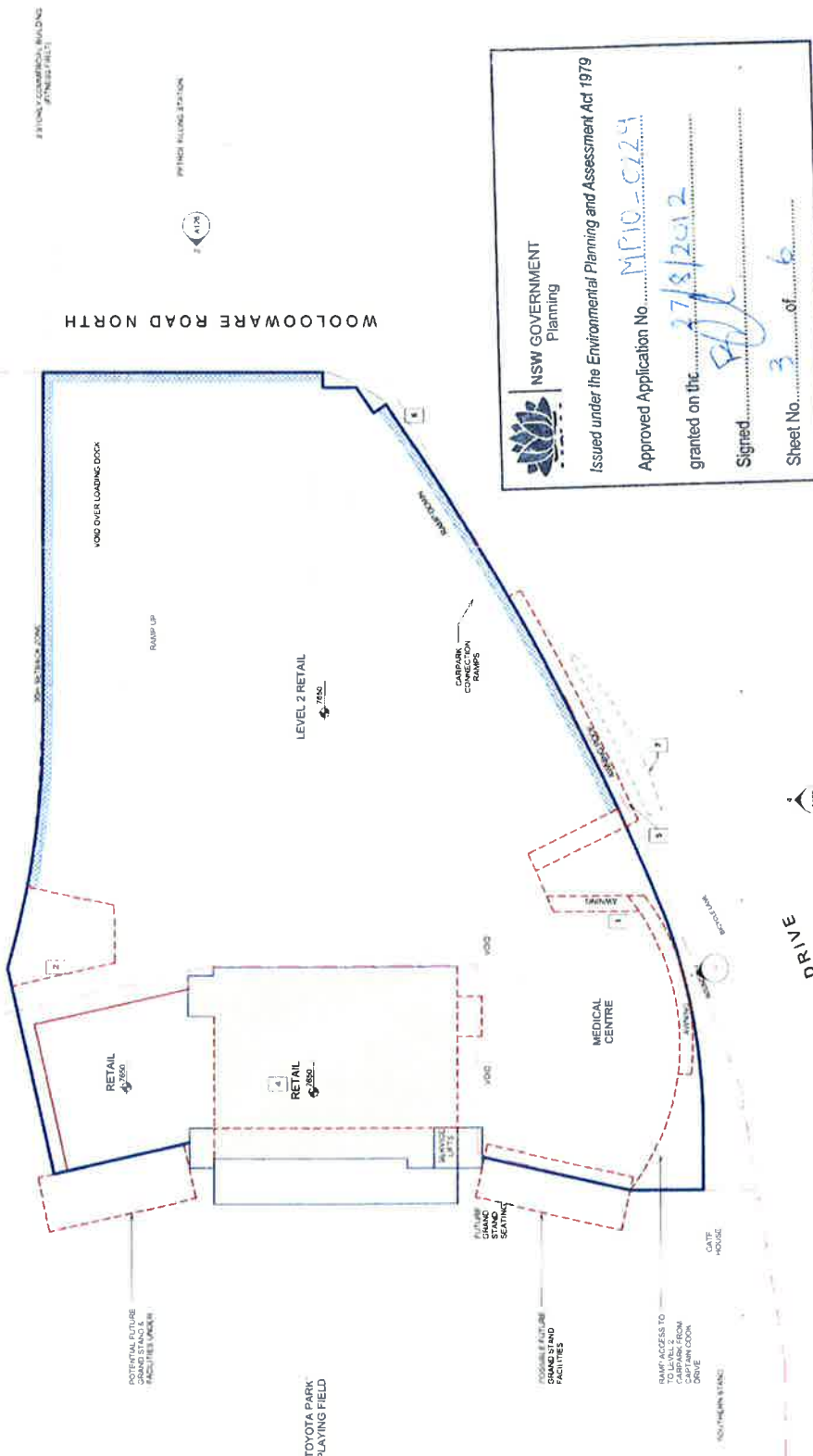
- LEGEND**
- BUILDING ENVELOPE C
 - FLOOR PLATE
 - FLOOR PLATE OVER
 - EXISTING BUILDING
 - 2000mm ARTICULATION ZONE
 - POTENTIAL INTERNAL LAYOUT
 - ARTICULATION ZONE ELEVATION

- 1 ENTRY FORECOURT & CONCOURSE
- 2 LANDSCAPE COURT
- 3 FUTURE ROOF TO EXISTING GRANDS AND SEATING
- 4 EXISTING CLUB BUILDING
- 5 FUTURE ROOF
- 6 FUTURE STANION BUS STOP

HIGH WATER MARK IS SHOWN
 IN ACCORDANCE WITH SURVEY
 DATA AND THE HIGH WATER
 MARK LINE/ADJACENT
 BUILDINGS/REAR BUFFER
 (THE FITNESS FIRST & THE PETROL
 FILLING STATION) ARE SHOWN
 BASED ON NEAR MAPS AERIAL
 PHOTOGRAPH

Urban Form Control Diagram - Level 2
 20100176
 A123 E

WOOLLOWARE ROAD NORTH



NSW GOVERNMENT
 Planning
 Issued under the Environmental Planning and Assessment Act 1979
 Approved Application No. MP10-0124
 granted on the 27/8/2012
 Signed [Signature]
 Sheet No. 3 of 6

As indicated @ A1

Cronulla Sharks Redevelopment - Retail and Club
 Project
 Client

Bluestone Capital Ventures No 1 Pty Ltd

Scott Carver Pty Ltd
 Level 11, 111 Pitt Street
 Sydney NSW 2000 Australia
 Telephone: +61 2 9951 3000
 Fax: +61 2 9951 3001
 www.scottcarver.com.au

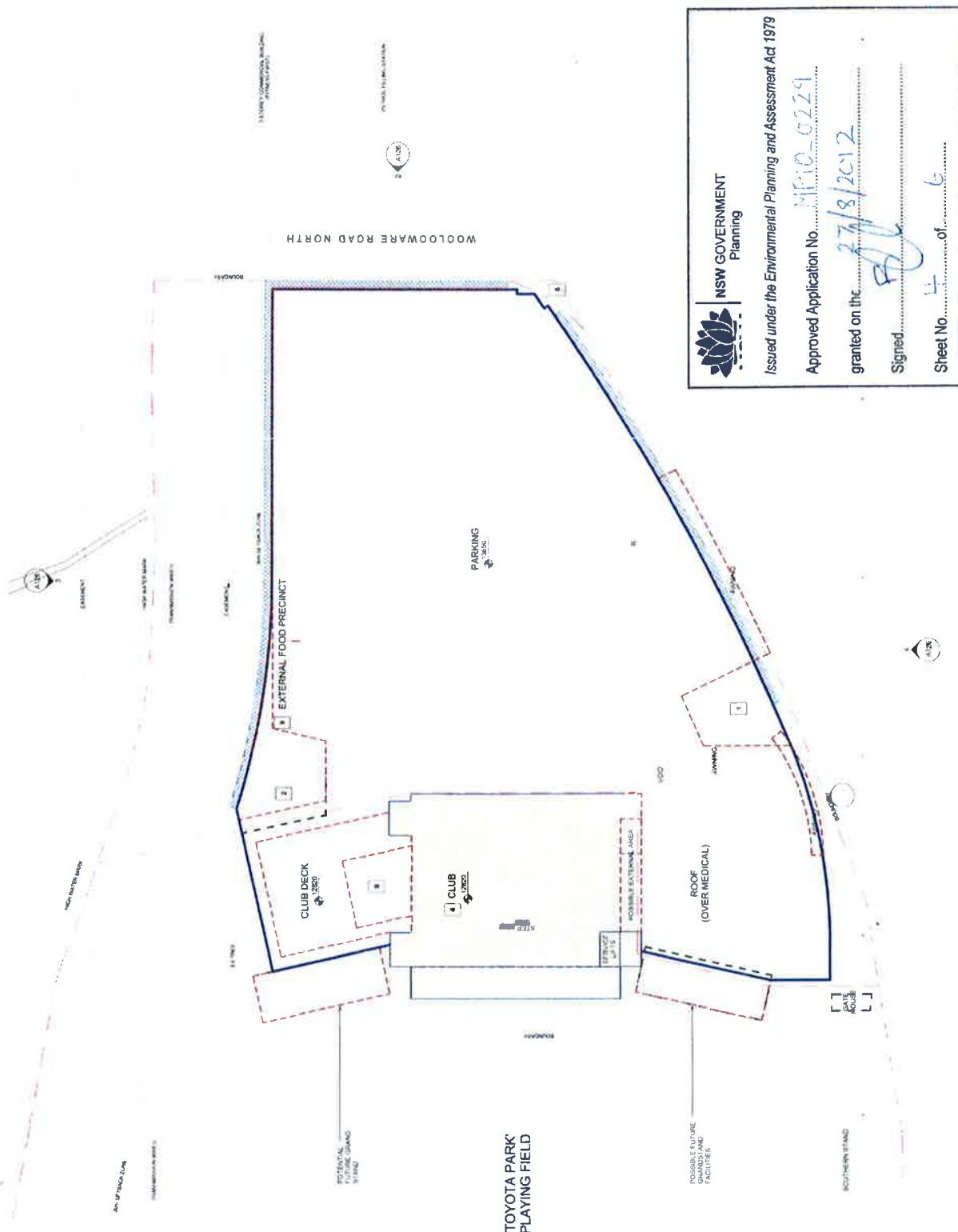


Series: PPR ISSUE
 Name: Ashmore
 File:
 Print Date: 14/03/2012 10:35:27 AM
 Date: 02/09/2011
 C CONCEPT PLAN
 D DRAFT PPR
 E PREFERRED PROJECT REPORT

- LEGEND
- BUILDING ENVELOPE
 - FLOOR PLATE OVER
 - EXISTING BUILDING
 - 2000mm ARTICULATION ZONE
 - POTENTIAL INTERNAL LAYOUT
 - ARTICULATION ZONE (FLATIRON)

- 1 ENTRY FORECOURT & CONCOURSE
- 2 LANDSCAPE COURT
- 4 LINE OF EXISTING CLUB BUILDING
- 5 BOUNDARY ADJUSTMENT FOR INCLUSION DESIGN
- 6 CLUB DECK
- 7 CLUB DECK ROOF
- 8 OUTDOOR OPENING FOOD COURT (ROOFED)

HIGH WATER MARK IS SHOWN IN ACCORDANCE WITH SURVEY DATA. THE HIGH WATER MARKS (THE FITNESS FIRST & THE PETROL FILLING STATION) ARE SHOWN BASED ON NEAR MAPS AERIAL PHOTOGRAPH



NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 14/10/0229

granted on the 27/8/2012

Signed [Signature]

Sheet No. 4 of 6



Scott Carver Pty Ltd
 Level 11, 11 Macquarie Street
 Sydney NSW 2000 Australia
 Telephone: +61 2 9242 3444
 Email: info@scottcarver.com.au
 Website: www.scottcarver.com.au

Cronulla Sharks Redevelopment - Retail and Club
 Bluestone Capital Ventures No.1 Pty Ltd

As indicated @ A1

Urban Form Control Diagram - Level 3
 Reference No. 20100176
 Drawing No. A124
 Date 20100176

PPR ISSUE

Project Name: CONCRETE PLAN
 Submission: HIGH WATER
 MARK LINE/ADJACENT
 BUILDINGS/REPAIRS
 ISSUED FOR PPR
 ISSUED FOR MODEL MAKER
 (DRAFT PPR)
 PREFERRED PROJECT
 REPORT

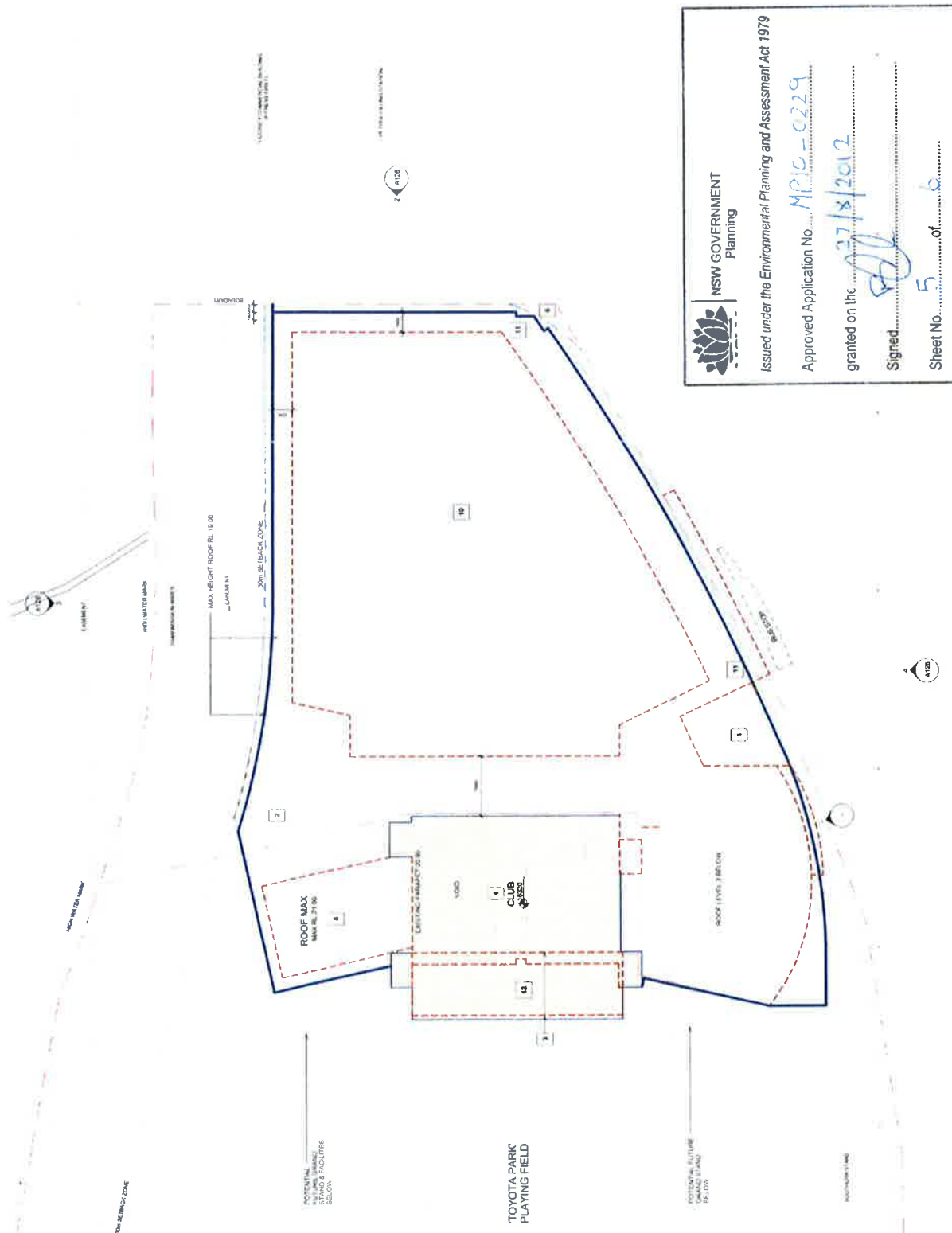
Project Date: 14/03/2012 10:33:29 AM

Project Number: 02/09/2011
 05/03/2012
 01/03/2012
 09/03/2012

- LEGEND
- BUILDING OUTLINE
 - FLOOR PLATE
 - FLOOR PLATE OVER
 - PAVING BUILDING
 - 200mm ARTICULATION TOP
 - POTENTIAL INTERNAL LAYOUT
 - ARTICULATION LINES (ELEVATION)

- NOTES
- ENTRY FORECOURT & CONCOURSE
 - LANDSCAPE COURT
 - EXISTING CLUB GRASSLAND ROOF EXPANSION
 - LINE OF EXISTING CLUB BUILDING
 - BOUNDARY ADJUSTMENT FOR INTERSECTION
 - CLUB DECK (ROOF TOP)
 - EXTERNAL FOOD COURT ROOFS
 - ZONE FOR ISOLATED SHELTERED PLAN & POSSIBLE ROOF TO LEVEL 3 PARKING
 - CORNER EMPHASIS - SPONGE ALLOWANCE

HIGH WATER MARK IS SHOWN
 IN ACCORDANCE WITH SURVEY
 DATA. THE HIGH WATER MARKS
 (THE FITNESS FIRST & THE PETROL
 FILLING STATION) ARE SHOWN
 BASED ON NEAR MAPS AERIAL
 PHOTOGRAPH



Urban Form Control Diagram - Level 4

Project No: 20100176

Client: A125

Page: D

As indicated @ A1

Cronulla Sharks Redevelopment - Retail and Club

Project: Bluestone Capital Ventures No.1 Pty Ltd

Scott Carver Pty Ltd
 Level 12, 177 Macquarie Street
 Sydney NSW 2000 Australia
 Telephone: 02 9557 3013
 Fax: 02 9557 3014
 Email: info@scottcarver.com.au
 Website: www.scottcarver.com.au

Scott Carver

Submitted	
Name	Approved
Date	
Project	14032012 10:35:44 AM
Ref	Description
A	CONCEPT PLAN SUBMISSION
B	ISSUED FOR MODEL MAKER 01/03/2012 (DRAWN FOR PROJECT)
C	PREPARED PROJECT 05/03/2012 (REPORT)

NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Application No. **NP10/0271**

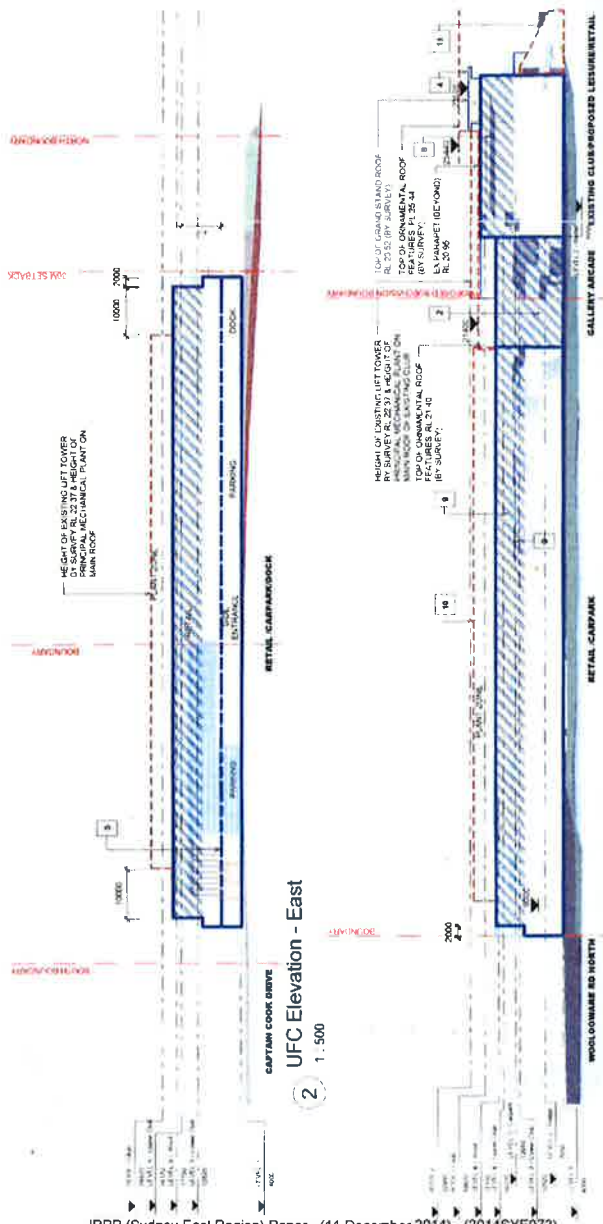
granted on the **27/8/2012**

Signed **[Signature]**

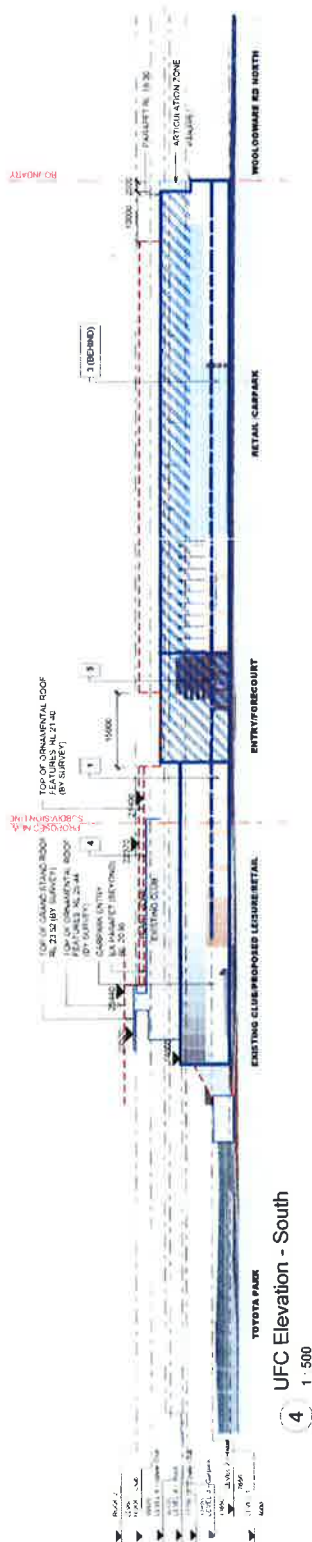
Sheet No. **2** of **6**

- LEGEND
- BUILDING ENVELOPE
 - FLOOR PLATE
 - FLOOR PLATE CUTS
 - EXISTING BUILDING
 - 200mm ARTICULATION ZONE
 - HORIZONTAL INTERNAL LAYOUT
 - ARTICULATION ZONE ELEVATION

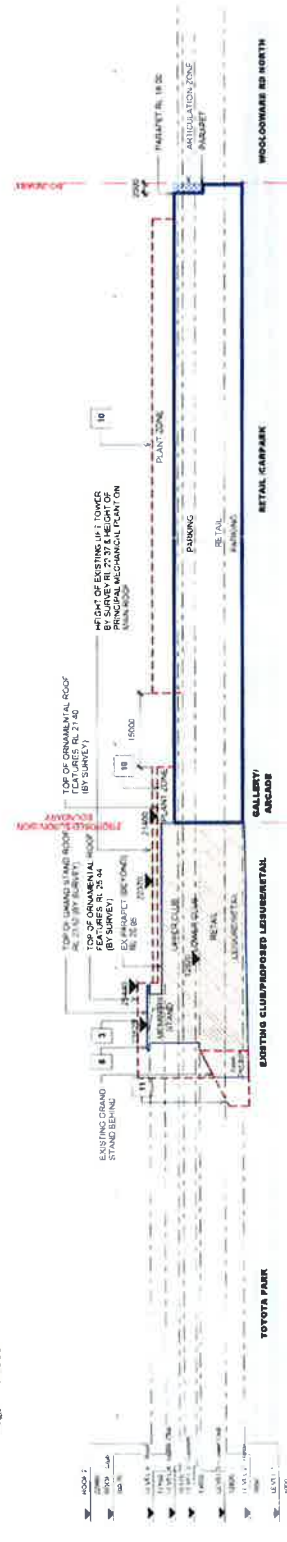
- ENTRY/FORECOURT & CONCOURSE (EXISTING/PROPOSED)
- LANDSCAPE COURT
- FUTURE ROOF TO EXISTING GRANDSTAND
- LINE OF EXISTING BUILDING
- ARTICULATION ZONE
- NEW BUILDING
- ROOF OVER MEDICAL TACHING DOCK
- CLUB INLA ROOF (C)
- OUTDOOR OPENING DOCK COURT
- CONCOURSE/ISOLATED OPENING PLANT & POSSIBLE ROOF TO LEVEL 3 PARKING
- POTENTIAL FUTURE GRAND STAND
-
-

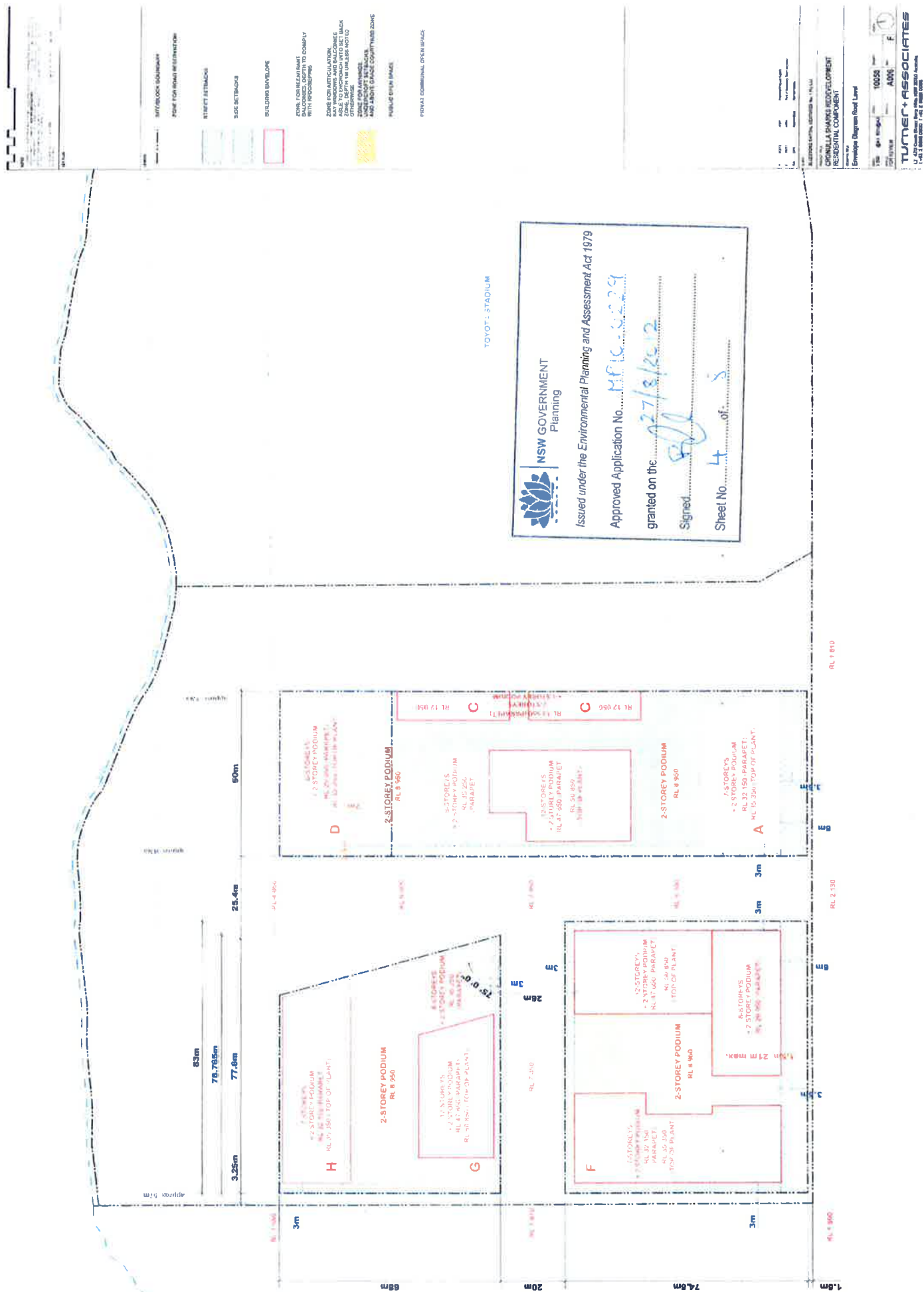


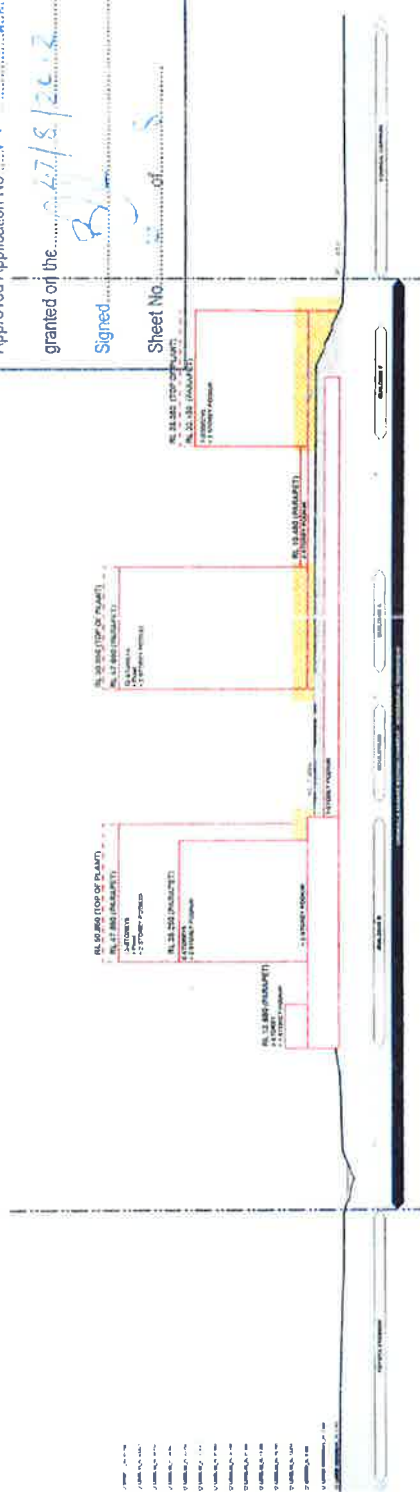
3 UFC Elevation - North
1:500



4 UFC Elevation - South
1:500





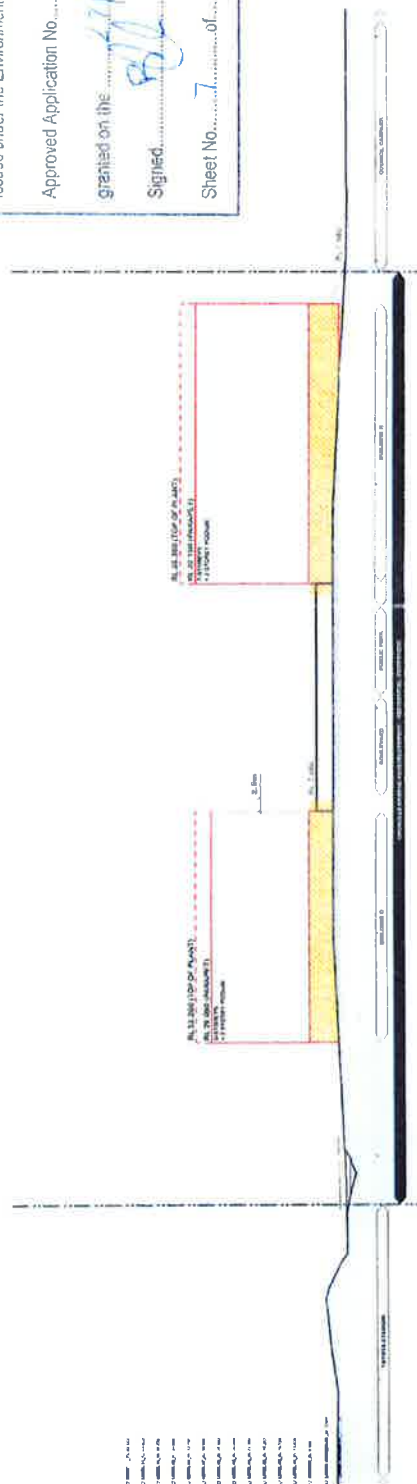
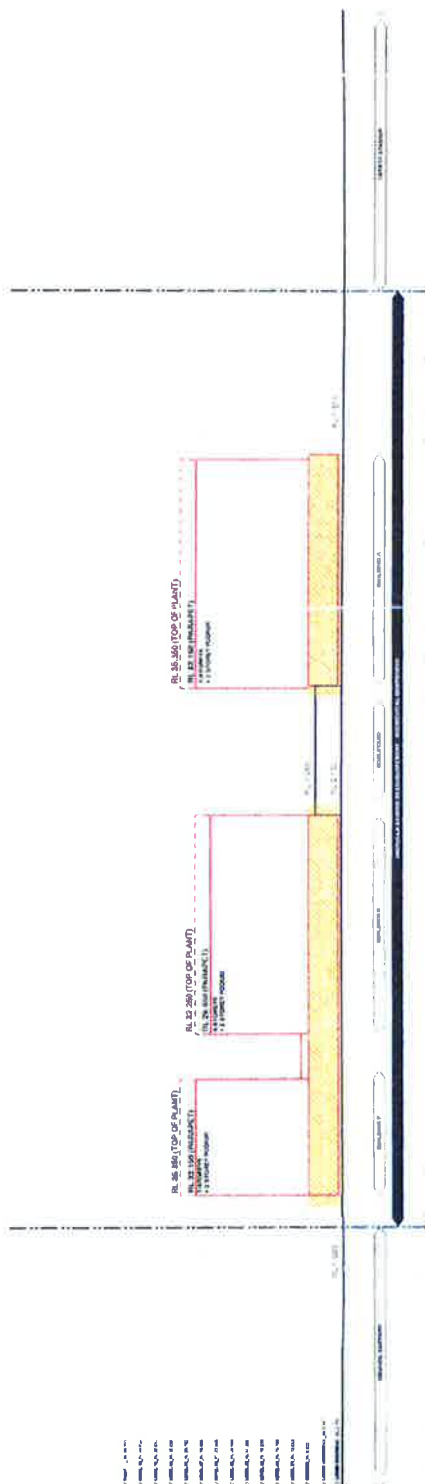


Enrollees must attend
Building C & B; attendance marks education building B,C & F

NAME	DATE	TIME	STATUS
10036			
AD25			B

TURNER + ASSOCIATES

L-41 410 Owen Street, Suite 100, Irvine, CA 92614
L-41 2 949 450 1000 • F 949 450 1001



 **NSW GOVERNMENT**
Planning

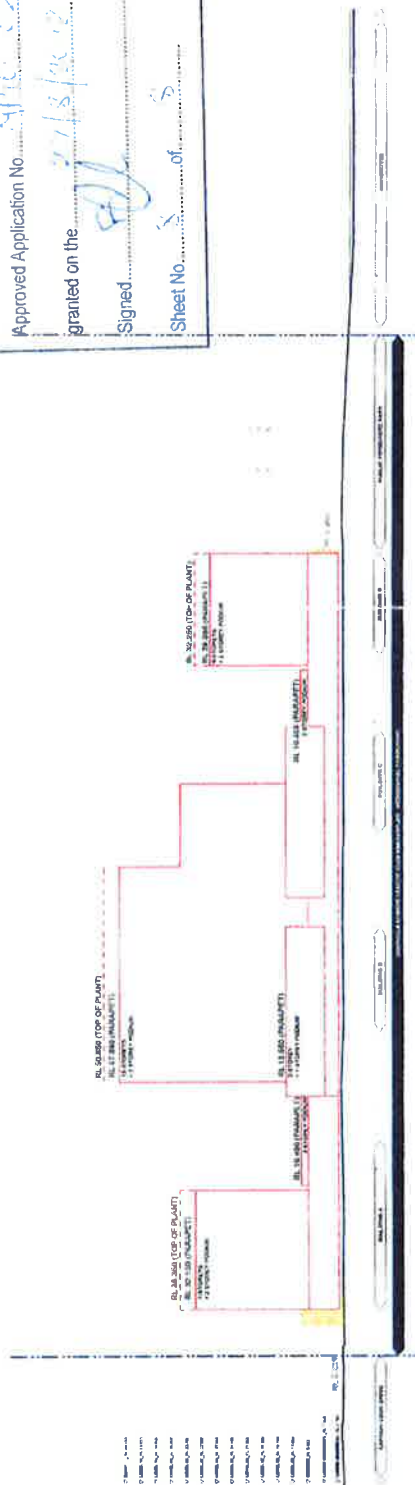
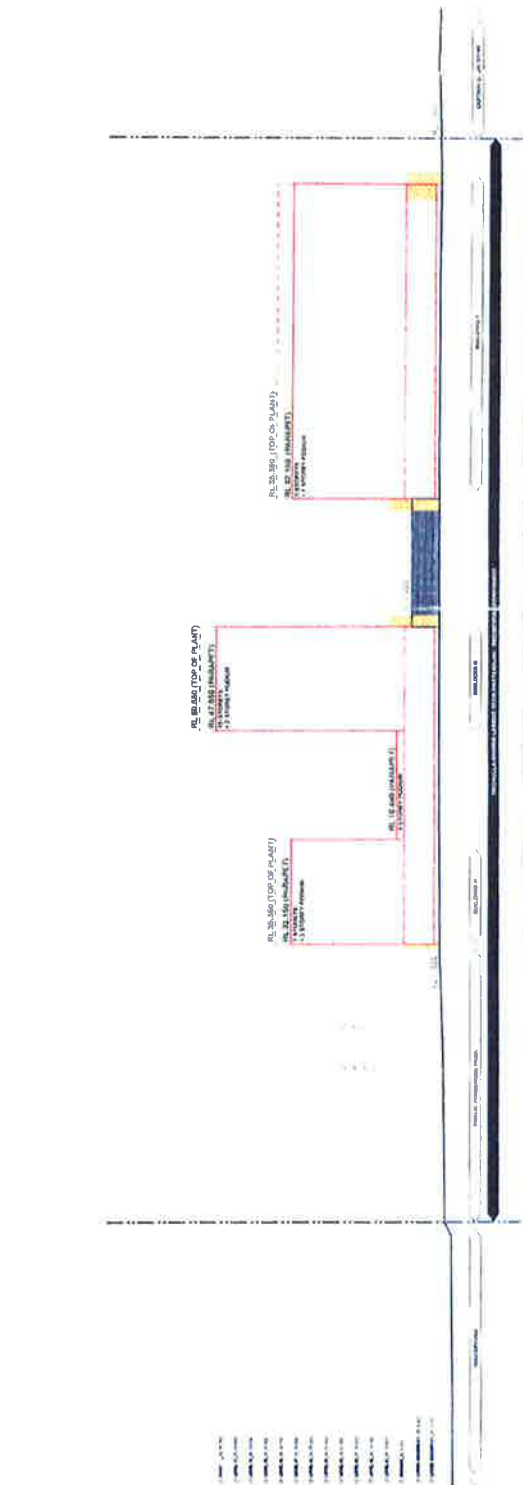
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. M20000000
granted on the 27/3/2002
Signed [Signature]
Sheet No. 7 of 3

1000

[illegible]

DATE	4/27/08	TIME	10:55	BY	8
PROJECT	CORNELLIA SHAWDS REDEVELOPMENT RESIDENTIAL COMPONENT				
LOCATION	Buckley Ave. & S. S. - corner of north elevation building D & H				
PROJECT NO.	10056				
DATE	4/27/08	TIME	10:55	BY	8
PROJECT	CORNELLIA SHAWDS REDEVELOPMENT RESIDENTIAL COMPONENT				
LOCATION	Buckley Ave. & S. S. - corner of north elevation building D & H				
PROJECT NO.	10056				
DATE	4/27/08	TIME	10:55	BY	8



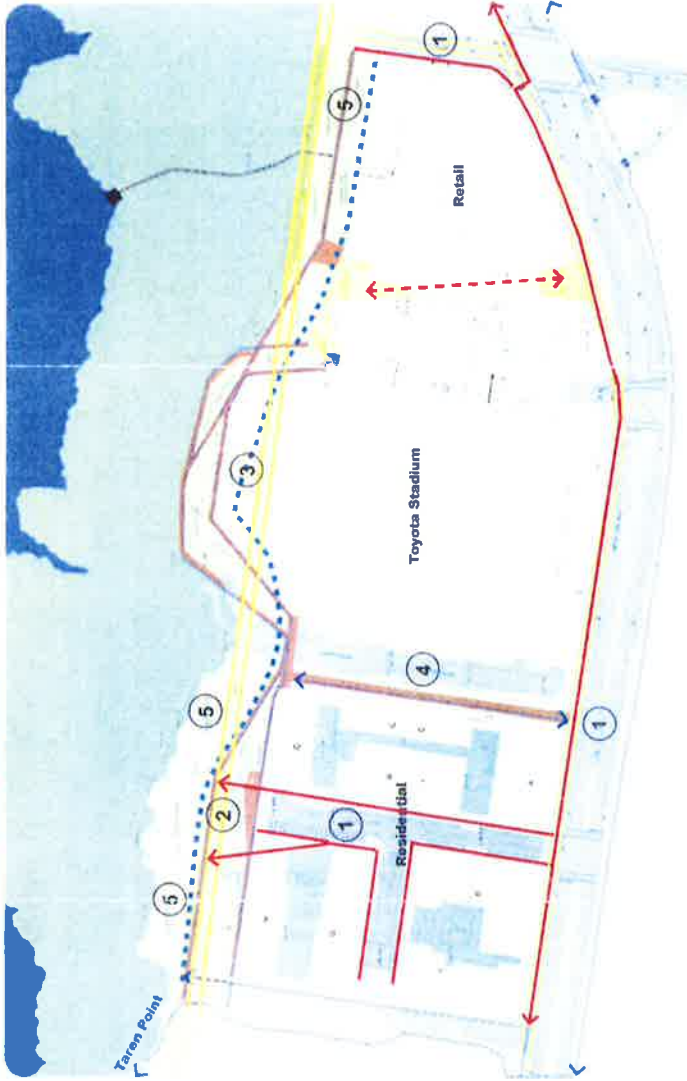
A landscape photograph showing a dense forest of tall, thin trees, possibly eucalyptus, with a body of water in the foreground and a distant shoreline. The trees are dark green and cover a hillside. The water is calm and reflects the sky. The sky is a pale blue with some light clouds. The overall scene is peaceful and scenic.



Aerial image (existing site conditions). Source: Nearmaps



Aerial image (existing site conditions). Source: Nearmaps



Key

- 1 Pedestrian/cycle paths
- 2 Footpaths
- 3 Internal footpath link
- 4 Existing boardwalk
- 5 Power lines over
- 6 30m setback from mean high water mark

- 1 Streetscape upgrades and new streetscapes
- 2 Foreshore Park
- 3 Toyota Stadium 'Family Hill' upgrades
- 4 Existing Watercourse
- 5 Vegetated riparian buffer planting

Foreshore pathways network (link to local shared path network)
NSW GOVERNMENT
Planning

Private Development Planning and Assessment Act 1979
(residential)

Approved Application No. 27/18/2012

granted on the 27/18/2012

Signed: [Signature]

Sheet No. 1 of 7



Boardwalk



Sharks Club and carpark



Aerial view of mangroves



Toyota Stadium and 'Family Hill'



Carpark on western side of stadium



Playing fields on western side of stadium



- 1** New footpath and retained trees **2** Children's playground **3** BBQ facilities/ shade canopy **4** Open turf area **5** Elevated educational pontoon/ decks **6a** Lower Foreshore Boardwalk **6b** Lower Foreshore path **7** Residential streetscape **8** Residential private/ communal courtyards **9** Upgraded streetscape **10** 21m wide zone containing planted/ swale / watercourse pathway link **11** Bank stabilisation / gabion wall / terraces **12** Family Hill/ turf terraces **13** Upper Foreshore Path **14** Path link into Level 2 retail **15** Retail entries **16** Upgrade existing boardwalk **17** Informal sea wall **18** Vegetated riparian buffer / screening trees to retail loading dock **19** Vegetated riparian buffer to mangroves **20** Existing bridge connections

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MP12/00229

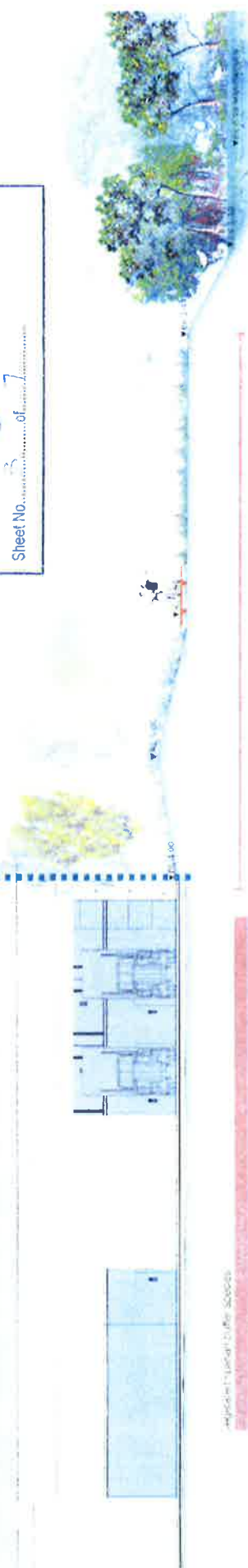
granted on the 27/8/2012

Signed [Signature]

Sheet No. 3 of 7

30m setback from mhwm

Retail Centre

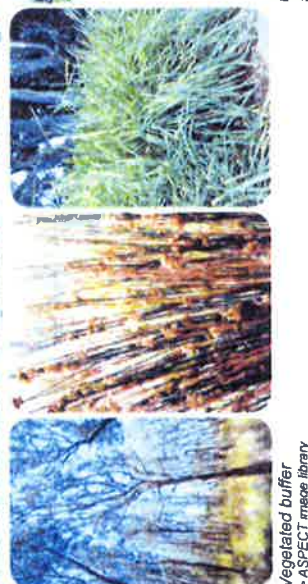


VEGETATED RIPARIAN BUFFER/ PROPOSED ZONE OF POSSIBLE SWAMP OAK FLOODPLAIN FOREST PLANTING

- Mounded vegetated riparian buffer
- 3m wide (elevated) Foreshore Boardwalk & vegetated riparian buffer.
- Stabilised sea wall & existing mangroves

Vegetation Species	Planting Density	Planting Method	Planting Date	Planting Status
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted
Swamp Oak	1000/m²	Hand planted	2012	Planted

Foreshore Boardwalk and vegetated buffer. Breeding images



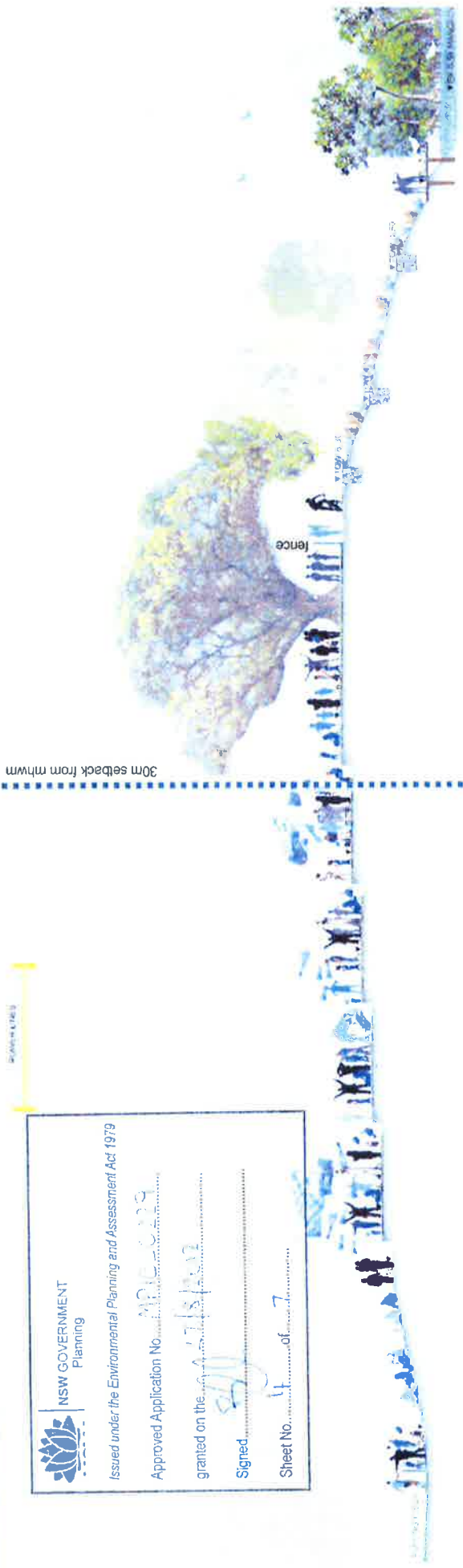
Vegetated buffer
> ASPECT image library

Links into the local shared path network
> ASPECT image library

Informal sea wall/bank stabilisation
> Glebe Foreshore

Upgrade existing boardwalk
> Wreckware Bay Mangrove Boardwalk

Retain and protect existing mangroves



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 2014/00000000

granted on the 17/10/14

Signed [Signature]

Sheet No. 4 of 7

Existing paths & seating

Family Hill turf terraces

3m wide upper path

Bank stabilisation, Gabion walls & planted terraces

Elevated foreshore boardwalk (3m wide) & existing mangroves

Family Hill & Foreshore boardwalk Precedent images



Preserve Family Hill atmosphere
> Toyota Stadium, Cronulla



Turf terraces and flexible security fences
> Redfern Oval, BVM Spackman Mossop



Mature tree planting
> Redfern Oval, BVM Spackman Mossop



Bank planting
> ASPECT image library



Bank stabilisation, Gabion walls
> Georges River, ASPECT image library



Foreshore boardwalk
> ASPECT image library



Boardwalk, Robust materials
> Narrabeen Trail, ASPECT Studios

30m setback from mhw/m

POWER LINE

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPIC-5229

granted on the 27/8/2012

Signed [Signature]

Sheet No. 5 of 7

Residential development



VEGETATED RIPARIAN BUFFER (refer plant schedule)

Existing mangroves

Vegetated riparian buffer planting and educational pontoons (elevated)

3m wide path

Foreshore Park. Gravel & BBQ area

Terrace seating & upper level Foreshore Park

Foreshore Park. Precedent images



Open turf areas and edge seating
> Ballast Point Park, McGregor Coxall

Children's playground
> Pirrama Park, Pymont, ASPECT Studios

Shade canopy and BBQ facilities
> Pirrama Park, Pymont, ASPECT Studios

Vegetated riparian buffer planting and robust materials
> Shorebird Reserve upgrade, Taren Point.

Educational overlay interpretation
> ASPECT Studios

Section 7.1 2012

NSW GOVERNMENT
Planning

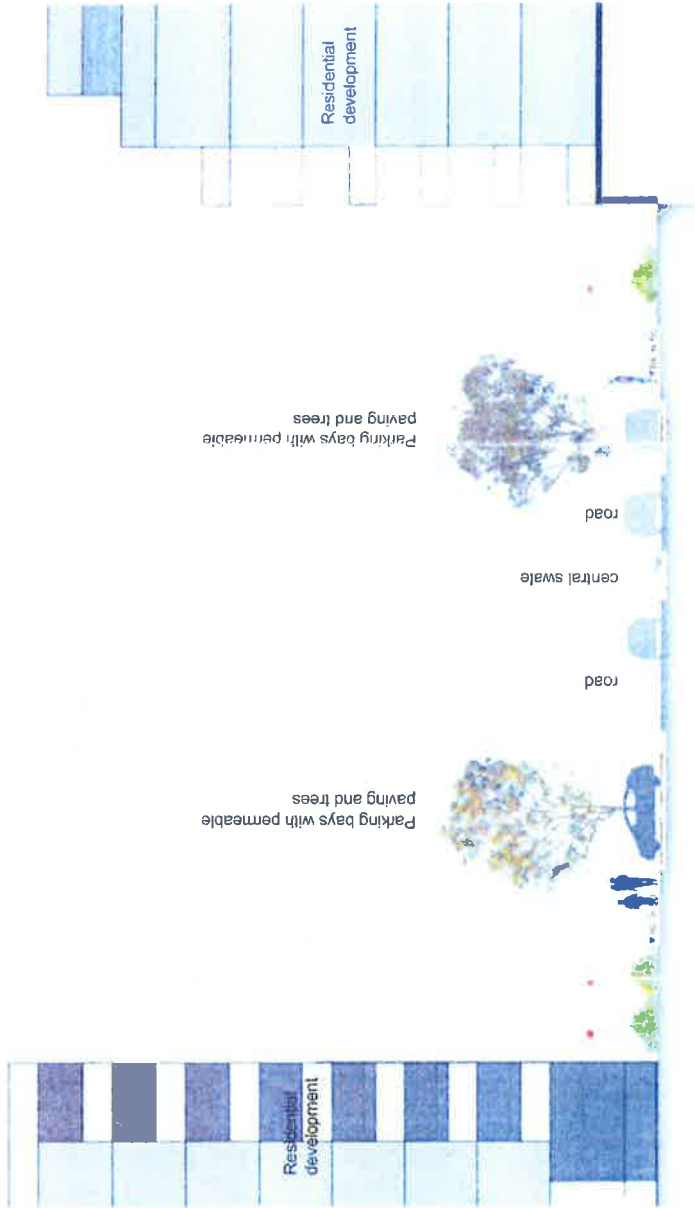
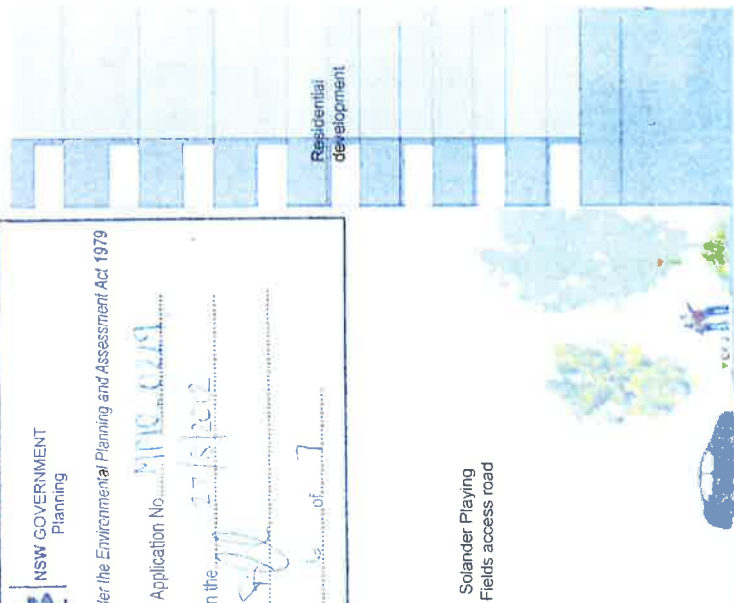
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MPO 0219

granted on the 17/12/2012

Signed [Signature]

Sheet No. 6 of 7



Existing tree planting & access road

3m wide footpath & landscape setback

Road reserve

3m wide footpath & landscape setback

Existing site images



Existing street trees to be retained



Residential streetscape precedent images



Street tree planting
> Victoria Park



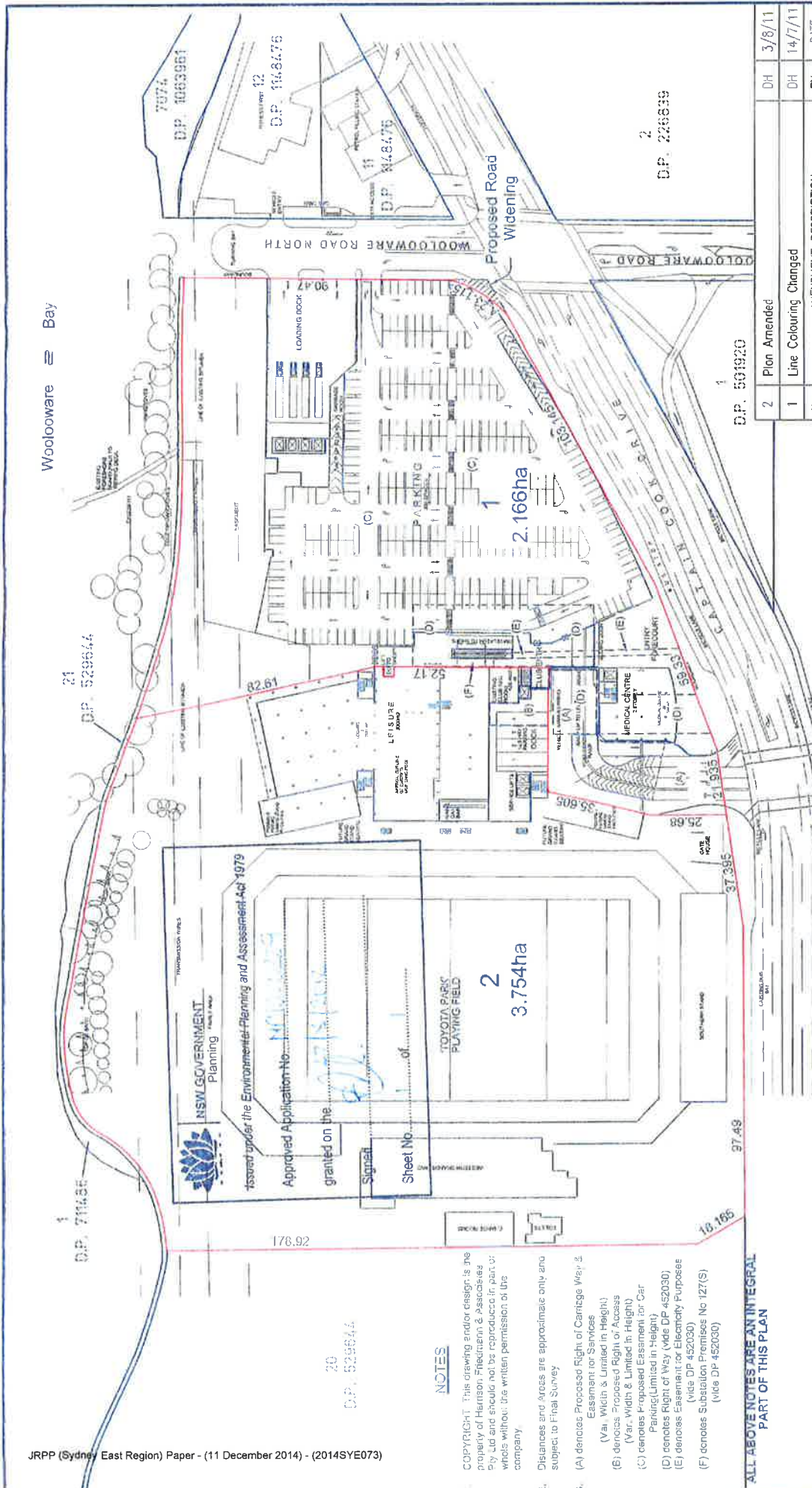
Rain gardens
> Pirrama Road, Pymont, ASPECT Studios



Central swale
> Victoria Park



Permeable paving parking bays
> Bronte Hydrosol pavers



2	Plan Amended	DH	3/8/11
1	Line Colouring Changed	DH	14/7/11
No.	AMENDMENT DESCRIPTION	BY	DATE
REDUCTION RATIO 1:1250 @ A3		SURVEYED / DRAWN	
DATUM		CHECKED	DT/DH
DATE		REFERENCE	41127DT
6/7/2011		SHEET 1 OF 1	

PLAN OF PROPOSED SUBDIVISION
OF LOT 11 IN D.P. 526492
AT No. 461 CAPTAIN COOK DRIVE, V

FOR BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

HARRISON FRIEDMANN & ASSOCIATES PTY LTD

INCORPORATING THE PRACTICE OF MICHAEL J. STYNES
SURVEYORS, ENGINEERS, PLANNERS,
BUILDING, ENVIRONMENTAL & BUSHSURE CONSULTANTS
WATER RESOURCES CO-ORDINATOR FOR SYDNEY WATER.

P.O. BOX 4023, KOGARAH BAT., N.S.W. 2217 318 PRINGS HIGHWAY, CARLTON, N.J.V. 2218

PHONE: (02) 9546 2377
FAX: (02) 9546 4418
EMAIL: mail@hsfm-sy.com.au

BSTI
ASD Q901
ISO 9001
REGISTERED

IAS-ANZ

C

Leadership in achieving improved
under Professional Standards Legislation

**COMPETENCE
CONFIDENCE
COMMITMENT**

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 14 September 2011, I approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Daniel Keary
Director
Industry, Key Sites and Social Projects

Sydney 14th JULY 2014

SCHEDULE 1

Project Approval: MP 10_0229 granted by the Planning Assessment Commission on 27 August 2012

For the following: Concept Plan for a mixed use development at the Cronulla Sharks site, including:

- staging of the proposal into three stages;
- use of the site for a mixed use development with associated public open space;
- indicative building envelopes for the residential and retail / club precinct;
- ground and above ground car parking;
- road works to support the development;
- public pedestrian and cycle paths / boardwalks;
- landscaping areas throughout the site;
- sales and marketing facilities including display units, etc; and
- subdivision of Lot 11 DP 526492 into two allotments.

Modification: MP 10_0229 MOD 1: modification includes:

- amend the approved residential building envelopes;
- increase the area of the outdoor deck of the Club;
- addition of a Term of Approval relating to penthouse apartments and use of rooftop areas;
- amendment to Future Environmental Assessment Requirement 2, 3 and 17; and
- inclusion of a note within Schedule 3.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) *Amend Term of Approval A2 by the deletion of the ~~struck-out words~~ and insertion of the **bold and underlined** words as follows:*

A2. Development in Accordance with the Plans and Documentation

The approval shall be generally in accordance with MP 10_0229 and the Environmental Assessment, prepared by JBA Planning dated September 2011, except where amended by the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012 and in August 2012 **and the Section 75W Modification 1 prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 February 2014 (as amended on 27 February 2014, 20 March 2014 and 16 May 2014),** and the following drawings:

Concept Plan Drawings prepared by Scott Carver Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A121*	D	Urban Form Control Diagram – Site Plan	05/03/12
A122*	E	Urban Form Control Diagram – Level 1	05/03/12
A123*	E	Urban Form Control Diagram – Level 2	05/03/12
A124*	E	Urban Form Control Diagram – Level 3	05/03/12
A125*	D	Urban Form Control Diagram – Level 4	05/03/12
A126*	C	Urban Form Control Diagram – Sections and Elevations	05/03/12

* As amended by the requirements of modification B2 below for a 40 m setback and the August 2012 plans for additional parking

Concept Plan Drawings prepared by Turner & Associates			
Drawing No.	Revision	Name of Plan	Date
A003	F	Envelope Diagram Lower Ground 02-01	05/03/12
A004	F <u>G</u>	Envelope Diagram Typical Level	05/03/12 <u>09/05/14</u>
A005	F <u>G</u>	Envelope Diagram Upper Level	05/03/12 <u>09/05/14</u>
A006	F <u>G</u>	Envelope Diagram Roof Level	05/03/12 <u>12/05/14</u>
A025	B <u>C</u>	Envelope West Elevation – Building A, B, C & D Envelope East Elevation – Building E, G & H	05/03/12 <u>12/05/14</u>
A026	B <u>C</u>	Envelope South Elevation – Building C & B Envelope North Elevation – Building B, E & F	05/03/12 <u>12/05/14</u>
A027	B <u>D</u>	Envelope South Elevation – Building A, E & F Envelope North Elevation – Building D & H	05/03/12 <u>12/05/14</u>

A028	B D	Envelope West Elevation – Building F, G & H Envelope East Elevation – Building A, B, C & D	05/03/12 09/05/14
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Landscape Concept Plan Drawings prepared by ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
11017-EA-01*	B	Site Context	March 12
11017-EA-02*	B	Landscape Concept Plan	March 12
11017-EA-03*	D	Landscape Sections and Precedents	May 12
11017-EA-04*	B	Landscape Sections and Precedents	March 12
11017-EA-05*	B	Landscape Sections and Precedents	March 12
11017-EA-06*	B	Landscape Sections and Precedents	March 12
11017-EA-07*	C	Planting Strategy	May 12

* As amended by the requirements of modification B2 below for a 40 m setback

Subdivision Plan prepared by Harrison Friedmann & Associates Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
41127DT	2	Plan of Proposed Subdivision of Lot 11 in DP 526492	03/08/11

except for as modified by the following pursuant to Section 75O(4) of the Act.

- b) *Amend Term of Approval A3 by the deletion of the ~~struck-out words~~ and insertion of the **bold and underlined** words as follows:*

A3. Maximum Gross Building Area / Gross Floor Area

The maximum Gross Building Area for the development shall not exceed 155,410m², comprising:

- 104,419m² for the Residential Precinct; and
- 50,991m² for the Retail and Club Precinct.

The maximum Gross Floor Area for the development shall not exceed 84,915m², comprising:

- 58,420m² for the Residential Precinct; and
- 26,495m² for the Retail and Club Precinct.

The maximum area for the outdoor deck areas shall not exceed 1,796m² **1,908m²** comprising:

- 943m² **1,055m²** for the Club; and
- 853m² for the Retail.

- c) *Add the following Term of Approval A8 as follows:*

A8. Penthouse Apartments and Use of Rooftop Areas

Minor variations to the maximum parapet height are acceptable in future applications for residential development, but only for the following reasons:

- **provision of private/communal open space on rooftop areas; and**

- provision of apartments.

When considering if a variation is minor, the consent authority is to be satisfied that:

- no portion of the building exceeds the maximum plant height;
- the protrusion is well integrated into the design of the building;
- where possible the protrusion is to screen plant material; and
- the variation does not result in any adverse environmental impacts such as significant overshadowing or an adverse visual impact.

- d) *Amend Future Environmental Assessment Requirement 2 by the insertion of the **bold and underlined** words as follows:*

2. Future applications for the Retail and Club Precinct shall ensure that the frontages to Captain Cook Drive, Woollooware Road and the riparian zone are activated at ground level **where deemed appropriate by the consent authority** and demonstrate sufficient articulation to the satisfaction of the consent authority.

- e) *Amend Future Environmental Assessment Requirement 3 by the insertion of the **bold and underlined** words as follows:*

3. Future applications for the Residential Precinct shall ensure that the frontages to Captain Cook Drive, tidal creek adjacent the western grand stand, Solander Fields and the riparian zone are activated at ground level **where deemed appropriate by the consent authority**, including individual direct street address for all ground floor units, and demonstrate sufficient articulation to the satisfaction of the consent authority.

- f) *Amend Future Environmental Assessment Requirement 17 by the insertion of the **bold and underlined** words as follows:*

17. Future applications shall demonstrate the treatment of the boulevard within the Residential Precinct to ensure that this area is activated through the day **where deemed appropriate by the consent authority**.

- g) *Insert the following note the within Schedule 3 – Future Environmental Assessment Requirements by the insertion of **bold and underlined** words as follows:*

Note: Future Environmental Assessment Requirements within Schedule 3 only apply to future applications where relevant to the development proposed in that application. The relevance of the requirements are to be determined by the consent authority.

End of Modifications to MP 10_0229 MOD 1

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation dated 14 September 2011, I approve the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Daniel Keary
Director
 Industry, Key Sites and Social Projects

Sydney 14th JULY 2014

SCHEDULE 1

Project Approval:

MP 10_0229 granted by the Planning Assessment Commission on 27 August 2012

For the following:

Concept Plan for a mixed use development at the Cronulla Sharks site, including:

- staging of the proposal into three stages;
- use of the site for a mixed use development with associated public open space;
- indicative building envelopes for the residential and retail / club precinct;
- ground and above ground car parking;
- road works to support the development;
- public pedestrian and cycle paths / boardwalks;
- landscaping areas throughout the site;
- sales and marketing facilities including display units, etc; and
- subdivision of Lot 11 DP 526492 into two allotments.

Modification:

MP 10_0229 MOD 1: modification includes:

- amend the approved residential building envelopes;
- increase the area of the outdoor deck of the Club;
- addition of a Term of Approval relating to penthouse apartments and use of rooftop areas;
- amendment to Future Environmental Assessment Requirement 2, 3 and 17; and
- inclusion of a note within Schedule 3.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) *Amend Term of Approval A2 by the deletion of the ~~struck-out words~~ and insertion of the **bold and underlined** words as follows:*

A2. Development in Accordance with the Plans and Documentation

The approval shall be generally in accordance with MP 10_0229 and the Environmental Assessment, prepared by JBA Planning dated September 2011, except where amended by the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012 and in August 2012 **and the Section 75W Modification 1 prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 February 2014 (as amended on 27 February 2014, 20 March 2014 and 16 May 2014),** and the following drawings:

Concept Plan Drawings prepared by Scott Carver Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A121*	D	Urban Form Control Diagram – Site Plan	05/03/12
A122*	E	Urban Form Control Diagram – Level 1	05/03/12
A123*	E	Urban Form Control Diagram – Level 2	05/03/12
A124*	E	Urban Form Control Diagram – Level 3	05/03/12
A125*	D	Urban Form Control Diagram – Level 4	05/03/12
A126*	C	Urban Form Control Diagram – Sections and Elevations	05/03/12

* As amended by the requirements of modification B2 below for a 40 m setback and the August 2012 plans for additional parking

Concept Plan Drawings prepared by Turner & Associates			
Drawing No.	Revision	Name of Plan	Date
A003	F	Envelope Diagram Lower Ground 02-01	05/03/12
A004	F <u>G</u>	Envelope Diagram Typical Level	05/03/12 <u>09/05/14</u>
A005	F <u>G</u>	Envelope Diagram Upper Level	05/03/12 <u>09/05/14</u>
A006	F <u>G</u>	Envelope Diagram Roof Level	05/03/12 <u>12/05/14</u>
A025	B <u>C</u>	Envelope West Elevation – Building A, B, C & D Envelope East Elevation – Building E, G & H	05/03/12 <u>12/05/14</u>
A026	B <u>C</u>	Envelope South Elevation – Building C & B Envelope North Elevation – Building B, E & F	05/03/12 <u>12/05/14</u>
A027	B <u>D</u>	Envelope South Elevation – Building A, E & F Envelope North Elevation – Building D & H	05/03/12 <u>12/05/14</u>

A028	B D	Envelope West Elevation – Building F, G & H Envelope East Elevation – Building A, B, C & D	05/03/12 09/05/14
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Landscape Concept Plan Drawings prepared by ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
11017-EA-01*	B	Site Context	March 12
11017-EA-02*	B	Landscape Concept Plan	March 12
11017-EA-03*	D	Landscape Sections and Precedents	May 12
11017-EA-04*	B	Landscape Sections and Precedents	March 12
11017-EA-05*	B	Landscape Sections and Precedents	March 12
11017-EA-06*	B	Landscape Sections and Precedents	March 12
11017-EA-07*	C	Planting Strategy	May 12

* As amended by the requirements of modification B2 below for a 40 m setback

Subdivision Plan prepared by Harrison Friedmann & Associates Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
41127DT	2	Plan of Proposed Subdivision of Lot 11 in DP 526492	03/08/11

except for as modified by the following pursuant to Section 75O(4) of the Act.

- b) *Amend Term of Approval A3 by the deletion of the ~~struck-out words~~ and insertion of the **bold and underlined** words as follows:*

A3. Maximum Gross Building Area / Gross Floor Area

The maximum Gross Building Area for the development shall not exceed 155,410m², comprising:

- 104,419m² for the Residential Precinct; and
- 50,991m² for the Retail and Club Precinct.

The maximum Gross Floor Area for the development shall not exceed 84,915m², comprising:

- 58,420m² for the Residential Precinct; and
- 26,495m² for the Retail and Club Precinct.

The maximum area for the outdoor deck areas shall not exceed 1,796m² **1,908m²** comprising:

- 943m² **1,055m²** for the Club; and
- 853m² for the Retail.

- c) *Add the following Term of Approval A8 as follows:*

A8. Penthouse Apartments and Use of Rooftop Areas

Minor variations to the maximum parapet height are acceptable in future applications for residential development, but only for the following reasons:

- **provision of private/communal open space on rooftop areas; and**

- provision of apartments.

When considering if a variation is minor, the consent authority is to be satisfied that:

- no portion of the building exceeds the maximum plant height;
- the protrusion is well integrated into the design of the building;
- where possible the protrusion is to screen plant material; and
- the variation does not result in any adverse environmental impacts such as significant overshadowing or an adverse visual impact.

- d) *Amend Future Environmental Assessment Requirement 2 by the insertion of the **bold and underlined** words as follows:*

2. Future applications for the Retail and Club Precinct shall ensure that the frontages to Captain Cook Drive, Woollooware Road and the riparian zone are activated at ground level **where deemed appropriate by the consent authority** and demonstrate sufficient articulation to the satisfaction of the consent authority.

- e) *Amend Future Environmental Assessment Requirement 3 by the insertion of the **bold and underlined** words as follows:*

3. Future applications for the Residential Precinct shall ensure that the frontages to Captain Cook Drive, tidal creek adjacent the western grand stand, Solander Fields and the riparian zone are activated at ground level **where deemed appropriate by the consent authority**, including individual direct street address for all ground floor units, and demonstrate sufficient articulation to the satisfaction of the consent authority.

- f) *Amend Future Environmental Assessment Requirement 17 by the insertion of the **bold and underlined** words as follows:*

17. Future applications shall demonstrate the treatment of the boulevard within the Residential Precinct to ensure that this area is activated through the day **where deemed appropriate by the consent authority**.

- g) *Insert the following note the within Schedule 3 – Future Environmental Assessment Requirements by the insertion of **bold and underlined** words as follows:*

Note: Future Environmental Assessment Requirements within Schedule 3 only apply to future applications where relevant to the development proposed in that application. The relevance of the requirements are to be determined by the consent authority.

End of Modifications to MP 10_0229 MOD 1

Architectural Review Advisory Panel

Proposal:

Stage Two Residential Development Comprising 178 Dwellings Within Two (2) Residential Flat Buildings (Buildings G & H), Cafe, Construction of Part of Central Boulevard, Site Preparation Works and Associated Works

Property:

471 Captain Cook Drive WOOLLOOWARE NSW 2230

Applicant:

Bluestone Capital Ventures N1 Unit Trust

File Number:

DA14/0598

The following is the report of the Architectural Review Advisory Panel Meeting held on 24 June 2014 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

4. Consideration of Development Application No. 14/0598 – Two (2) Residential Towers (Buildings G & H) Over a Shared Podium Including Site Preparation Works at 471 (was 461) Captain Cook Drive, Woollooware – JRPP Application

Council's Peter Brooker, Kylie Rourke and Chris Greig outlined the proposal for the Panel, including providing details of Council's relevant codes and policies.

Matt Crews, James McCarthy, Karl May, Brendan Hoskins and Joel Munns addressed the Panel regarding the aims of the proposal and the constraints of the site.

Description of the Site and Proposal

ADDRESS: 471 Captain Cook Drive, Woollooware

ZONING: Zone 14 – Public Open Space

DESCRIPTION OF PROPOSAL: Construction of Two (2) Residential Towers (Buildings G & H) over a Shared podium Including Site Preparation Works.

NUMBER AND MIX OF UNITS: 178 Dwellings comprised of 52 x 1 Bed, 105 x 2 Bed, 21 x 3 Bed Apartments

RELEVANT COUNCIL CODES:

- Sutherland Shire LEP 2013 (Draft)
- Sutherland Shire LEP 2006
- Sutherland Shire DCP 2006

KEY OTHER DESIGN CODES:

- SEPP 65 (Residential Flat Design Code) 2002

Key built form controls include: PAC Approved Master Plan

Before providing comment, it is important that the Panel makes clear the context in which its comments are provided. In late 2013 Council made a decision to hold a public hearing in relation to DSSLEP 2013 before proceeding any further with the draft plan. This decision removed the imminence and certainty around the draft plan to the point where it cannot be given substantive weight in the assessment of development applications. For the time being, development applications will therefore be assessed giving Sutherland Shire Local Environmental Plan 2006 (SSLEP 2006) determining weight.

Applicant's Submission

The Panel's comments on the design of the proposed development are as follows:

General Comments

The ARAP has reviewed this development on two previous occasions and prepared comprehensive design advisory reports. The preponderance of comment and advice offered in these two earlier Reports remains relevant to the overall development, and hence to this particular submission for the second stage of works. The Panel refers the proponent to these previous Reports.

In this context, the Panel advises that the comments and advice for this application are restricted to consideration of the detailed design for the proposed residential flat buildings and the surrounding open space/landscaped areas within the nominated Stage 2 development site.

Principle 1 – Context

The Stage 2 residential buildings enjoy excellent aspect and views to the north. The western context is open space (Solander Fields), and to the east and south will be new residential flat buildings of similar height and density. In this respect the two proposed residential buildings are considered acceptable to their existing and future contexts.

Closer to the ground, the northern edge of the podium (above the two level above ground car park) is to be connected to the foreshore walk by a new embankment and some wide steps. An updated section through the embankment and steps would assist in understanding what is proposed, even though it is not actually part of this DA.

The proponent advised that the design, detail and materiality of the public domain within the site will be undertaken in discussion with Council, to ensure that its character is seamless and encourages full public access. The Panel is strongly supportive of this, to ensure that the site does not appear to be or feel like a private enclave.

An agreement on the future character and access to the western roadway (currently with a boom gate) and its role in future should be clarified at this stage, by Council and the applicant. It should be seen as a public street like the new central street, with appropriate arrangements to allow for public parking when required for sporting events.

Principle 2 – Scale

The building envelopes appear to comply in principle with the PAC-approved Concept Master Plan.

The southern building is quite imposing upon the communal pool area. This seems to be exacerbated by the detailed façade treatment, which feels vertical, solid and heavy.

The scale and activation of the two-level car park have been effectively ameliorated by the inclusion of two-storey units on the western edge. This is a marked improvement to the previous submission. Council is encouraged to work with the developer to ensure that the western road is open to the public as much as possible, and that it is up-graded to make it feel like it is a genuine part of the public domain.

Principle 3 – Built Form

Within the approved envelopes the built form has been generally well handled.

There was spirited discussion at the meeting in relation to the conceptual basis for the two buildings. The architects have made a number of conceptual propositions to inform the architecture of the buildings, including:

- The buildings are a high density representation of the traditional coastal cottage.
- The buildings embody the idea of a “shell”, in that the southern and side elevations are protective enclosing elements compared to the more open and benign northern elevations.
- The northern elevation of the northern building is a representation of the patterns of tidal water movement over sand.

The Panel accept this as a legitimate conceptual design method, however it notes that the proposed buildings as submitted do not readily convey these “messages”. This in itself may be acceptable, however if the intention is for these ideas to be legibly expressed in the built work (rather than subliminal), there would need to be a more concerted effort to realise this. It is important to distinguish between ideas that are related to marketing and ideas that are represented by architecture.

In this regard the Panel made the following observations:

- If the notion of the shell and the overlapping tides is a real design inspiration then this should be followed through more thoroughly.
- Should there be a different treatment of the inside of the shell forms to that of the outside? Could the inside to be tiled?
- Could the shells be more clearly separated from the north facing terraces to reveal them more clearly as protective, encompassing forms?
- Currently the terraces have a subtle “zig-zag” floor edge profile. Could the zig-zag plan be varied on some floors to create a more random, over-lapping feel?

Principle 4 – Density

The proposed density is established by the PAC-approved Concept Master Plan.

Principle 5 – Resource, Energy and Water Efficiency

Generally this appears to be well considered, although it was not discussed at the meeting.

The Panel believes there is an opportunity with a development of this scale to “go the extra mile” with initiatives beyond those required by good passive design principles and compliance with planning controls and guidelines.

The Panel understands that it is proposed to use Council’s recycled water main for on-site landscape irrigation, although there was limited information in regard to how this would be implemented.

Could on-site water storage in smaller tanks be located near planting areas?

Is it a consideration to underground the overhead powerlines along Captain Cook Drive?

Principle 6 - Landscape

More should be made of the dramatic northern horizon view that builds as one moves north along the length of the main central street. Ensure the view does not terminate in a balustrade! Consider a small publicly accessible “crows-nest” element to provide a more expansive outlook to the Bay.

There is not an adequate explanation of the landscape concept for Stage 2 - refer to p5 of the Landscape Report.

Generally the plans submitted do not contain adequate information. This particularly relates to the planting design. Species lists indicate a range of trees are being used, but apart from the street trees, the actual location and arrangement of trees are not indicated. The same applies to the range of shrubs listed. Specifically:

- *Existing Trees on Western Boundary:*

The arborist’s report indicates that the trees along the berm may not survive the removal of the berm. Some exploratory excavation is required. IF the trees have to be removed, 13 trees will need to be replaced at the ratio of 4:1 and the location of the 52 replacement trees with need to be designated.

- *Western Edge:*

Bio-swale: it is still not clear where the water comes from to feed into the bio-swale, which sits above piped water. Without this information it appears to be a decorative element when it could perhaps be a rain garden.

North–West Area 5 on plan is not clear – it appears two paths are passing through it and the bio-swale seems to have terminated. Is there a steep planted slope between paths/ramps? Insufficient information is provided.

Western ground level units: It is not clear how the courtyards and access are detailed. Some perspectives show balustrades and steps; will these repetitive elements be cluttering? How does the interface with the courtyard and bio-swale work? Is there a level change and if so how has this been resolved?

- *Central Street and Pocket Park:*

Soil Depths: The section indicates that the soil depth for street trees is not deep soil as discussed. A plan and details are required to clearly explain the soil depth provided for

the street trees. In previous presentations to ARAP, it was indicated that the planters for the boulevard trees were to have deep soil that was to be accommodated in the underground car-park design.

What is the soil depth for the trees in the pocket park? The section is not clear. Although *Cupaniopsis* sp is indicated as the species for the street trees, the selection of tree species for the pocket park trees is not clear.

Northern edge of the Central Street: Where do the steps start, and it appears that a wall is located on the eastern side? Need clearer drawings/sections of these features.

Planters in the pocket park: What is the planting design in the planters? The planters are quite large and so require some planting design resolution.

- *Podium Courtyard:*

This courtyard is only accessible from the apartment blocks, however there are elements in the submitted plan that are not explained. The report states that the emphasis is on the 'aesthetic value' & 'well designed and attractive spaces to overlook' however the planting design is not resolved, so how is this achieved?

Generally this courtyard needs an appropriately resolved planting design.

Item 8 - 'Coastal planting creating privacy at apartment edges'. What is the planting design resolution for these areas?

- *Pool Deck :*

Again, a planting design is needed. It is not clear what is meant by 'the pool is flanked to the west by a feature coastal or 'beach' tree' - it is not evident on the drawing and the species need to be designated for the various planting areas. A list of species in a table does not convey what the planting design intent is.

What is 'lush privacy planting'? What are the areas labelled '19 low planting/gravel'?

- *Private Courtyards adjoining Pocket Park:*

It is not clear what is happening in this area – are these courtyards sitting in mass shrub planting and if so, what is the planting design? What is the design of each courtyard? Perspective 04 indicates that these courtyards exist as non-integrated elements with rather 'bald' fencing on top of walls – small trees are needed to enclose the courtyards and tie them back into the upper podium planting bed, possibly with creepers connecting the above planting to planting around courtyards.

Principle 7 – Amenity

Generally the Panel believes that apartments are very well designed. However, despite all the shadow information provided the Panel is not convinced that the pool and pool deck are appropriately located directly south of a very broad, high and imposing building façade.

The following comments should also be considered:

- Ensure a legible address and well organised entry for all apartments entered directly off the streets. Currently access is through the private open space, a sliding door and directly into the living area.
- Where significant views are not available, consider adjustments to clear glass balustrades as they compromise privacy for the balcony and the apartment's interior. Detailing could use a combination of solid, translucent and transparent materials to address sight lines from streets or communal spaces.
- The undulating balconies on the northern face of Building H are horizontal ribbons with continuous balustrades. These result in the vertical divisions between apartment balconies being set back from the balustrade, and the divisions also stopped short of the soffit. Further thought should be given to this formal resolution to achieve a better sense of autonomy and privacy within each balcony, as well as the desired external architectural effect.
- Ensure that the eastern bedroom on level 11 is visually and aurally secure to the terrace of the adjacent/rear apartment.
- The two apartments on the podium with private open space adjoining the central boulevard are not satisfactorily integrated with the public open space.

Principle 8 – Safety and Security

Acceptable, but ensure that there is legible and inviting access to all parts of the site that will be publicly accessible. Create clear way-finding and legibility/clarity of public and private open space.

Principle 9 – Social Dimensions

The Statement of Environmental Effects indicates that the proposal provides '*safe and secure private and public domain with clear distinction between both*'. As noted above, this strategy and supporting design/details must be developed in conjunction with Council.

The Café and its spill-out area should provide a pleasant social focal point although, given the anticipated population plus visitors, the indoor area allocation appears to be too small.

Principle 10 – Aesthetics

The aesthetics of the buildings are well handled in themselves, as is to be expected of this design practice. The Panel again raises the issue of *architectural diversity for a project of this size* with the proponent, and whether it was possible to have other architects design at least two of the buildings. Regrettably this advice has not been adopted, and the Panel remains of the view that the architectural aesthetics and language of these and the Stage 1 buildings are not sufficiently diverse.

The Panel is also concerned that there is an over-reliance on painted applied finishes, and that they seem typical of any urban area whilst here next to the beach there might be an opportunity for a more distinctive palette appropriate to the coastal context.

In landscape terms, the concept of walking through "sand dunes" is conceptually interesting, but it needs very careful resolution to achieve such a high ambition. Simply mounding soil and mass planting coastal dune species will not achieve this. Some sense of sand dune profile and hypothetical on-shore wind modelling with the appropriate plant

species reinforcing the dynamics of a dunal system would be needed. Is there enough space in the courtyard to realise this?

This may be an opportunity in this case to achieve a planting design standard similar to the works of 'West 8' or 'Field Operations'.

Tony Caro
Deputy ARAP Chairman

10 July 2014



NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
3. THE DESIGN IS SUBJECT TO APPROVAL BY THE RELEVANT AUTHORITIES.
4. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
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NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 1 granted on the 14.7.2014

in respect to MP. 10-0229

Signed. HB

Sheet No. 5 of 7

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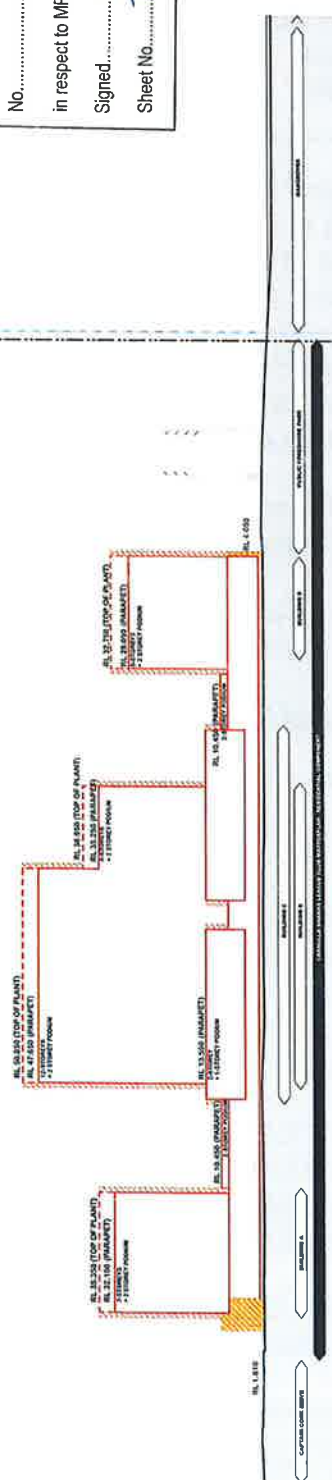
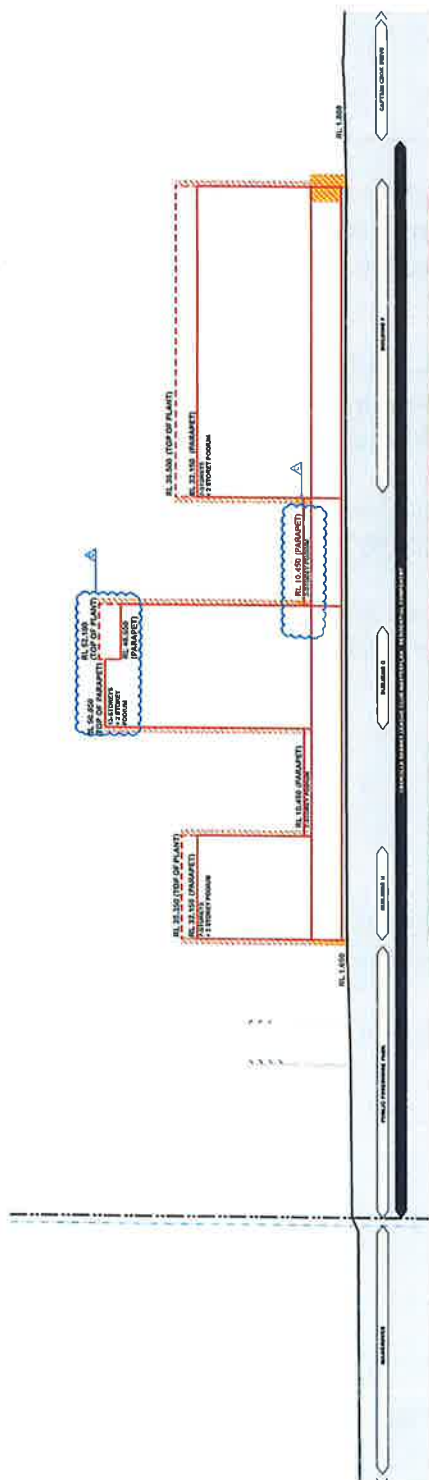
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Architectural Review Advisory Panel

Proposal:

Stage Two Residential Development Comprising 178 Dwellings Within Two (2) Residential Flat Buildings (Buildings G & H), Cafe, Construction of Part of Central Boulevard, Site Preparation Works and Associated Works

Property:

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Applicant:

Bluestone Capital Ventures N1 Unit Trust

File Number:

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Description of the Site and Proposal

ADDRESS: 471 Captain Cook Drive, Woollooware

ZONING: Zone 14 – Public Open Space

DESCRIPTION OF PROPOSAL: Construction of Two (2) Residential Towers (Buildings G & H) over a Shared podium Including Site Preparation Works.

NUMBER AND MIX OF UNITS: 178 Dwellings comprised of 52 x 1 Bed, 105 x 2 Bed, 21 x 3 Bed Apartments

RELEVANT COUNCIL CODES:

- Sutherland Shire LEP 2013 (Draft)
- Sutherland Shire LEP 2006
- Sutherland Shire DCP 2006

KEY OTHER DESIGN CODES:

- SEPP 65 (Residential Flat Design Code) 2002

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Applicant's Submission

The Panel's comments on the design of the proposed development are as follows:

General Comments

The ARAP has reviewed this development on two previous occasions and prepared comprehensive design advisory reports. The preponderance of comment and advice offered in these two earlier Reports remains relevant to the overall development, and hence to this particular submission for the second stage of works. The Panel refers the proponent to these previous Reports.

In this context, the Panel advises that the comments and advice for this application are restricted to consideration of the detailed design for the proposed residential flat buildings and the surrounding open space/landscaped areas within the nominated Stage 2 development site.

Principle 1 – Context

The Stage 2 residential buildings enjoy excellent aspect and views to the north. The western context is open space (Solander Fields), and to the east and south will be new residential flat buildings of similar height and density. In this respect the two proposed residential buildings are considered acceptable to their existing and future contexts.

Closer to the ground, the northern edge of the podium (above the two level above ground car park) is to be connected to the foreshore walk by a new embankment and some wide steps. An updated section through the embankment and steps would assist in understanding what is proposed, even though it is not actually part of this DA.

The proponent advised that the design, detail and materiality of the public domain within the site will be undertaken in discussion with Council, to ensure that its character is seamless and encourages full public access. The Panel is strongly supportive of this, to ensure that the site does not appear to be or feel like a private enclave.

An agreement on the future character and access to the western roadway (currently with a boom gate) and its role in future should be clarified at this stage, by Council and the applicant. It should be seen as a public street like the new central street, with appropriate arrangements to allow for public parking when required for sporting events.

Principle 2 – Scale

The building envelopes appear to comply in principle with the PAC-approved Concept Master Plan.

The southern building is quite imposing upon the communal pool area. This seems to be exacerbated by the detailed façade treatment, which feels vertical, solid and heavy.

The scale and activation of the two-level car park have been effectively ameliorated by the inclusion of two-storey units on the western edge. This is a marked improvement to the previous submission. Council is encouraged to work with the developer to ensure that the western road is open to the public as much as possible, and that it is up-graded to make it feel like it is a genuine part of the public domain.

Principle 3 – Built Form

Within the approved envelopes the built form has been generally well handled.

There was spirited discussion at the meeting in relation to the conceptual basis for the two buildings. The architects have made a number of conceptual propositions to inform the architecture of the buildings, including:

- The buildings are a high density representation of the traditional coastal cottage.
- The buildings embody the idea of a “shell”, in that the southern and side elevations are protective enclosing elements compared to the more open and benign northern elevations.
- The northern elevation of the northern building is a representation of the patterns of tidal water movement over sand.

The Panel accept this as a legitimate conceptual design method, however it notes that the proposed buildings as submitted do not readily convey these “messages”. This in itself may be acceptable, however if the intention is for these ideas to be legibly expressed in the built work (rather than subliminal), there would need to be a more concerted effort to realise this. It is important to distinguish between ideas that are related to marketing and ideas that are represented by architecture.

In this regard the Panel made the following observations:

- If the notion of the shell and the overlapping tides is a real design inspiration then this should be followed through more thoroughly.
- Should there be a different treatment of the inside of the shell forms to that of the outside? Could the inside to be tiled?
- Could the shells be more clearly separated from the north facing terraces to reveal them more clearly as protective, encompassing forms?
- Currently the terraces have a subtle “zig-zag” floor edge profile. Could the zig-zag plan be varied on some floors to create a more random, over-lapping feel?

Principle 4 – Density

The proposed density is established by the PAC-approved Concept Master Plan.

Principle 5 – Resource, Energy and Water Efficiency

Generally this appears to be well considered, although it was not discussed at the meeting.

The Panel believes there is an opportunity with a development of this scale to "go the extra mile" with initiatives beyond those required by good passive design principles and compliance with planning controls and guidelines.

The Panel understands that it is proposed to use Council's recycled water main for on-site landscape irrigation, although there was limited information in regard to how this would be implemented.

Could on-site water storage in smaller tanks be located near planting areas?

Is it a consideration to underground the overhead powerlines along Captain Cook Drive?

Principle 6 - Landscape

More should be made of the dramatic northern horizon view that builds as one moves north along the length of the main central street. Ensure the view does not terminate in a balustrade! Consider a small publicly accessible "crows-nest" element to provide a more expansive outlook to the Bay.

There is not an adequate explanation of the landscape concept for Stage 2 - refer to p5 of the Landscape Report.

Generally the plans submitted do not contain adequate information. This particularly relates to the planting design. Species lists indicate a range of trees are being used, but apart from the street trees, the actual location and arrangement of trees are not indicated. The same applies to the range of shrubs listed. Specifically:

- *Existing Trees on Western Boundary:*

The arborist's report indicates that the trees along the berm may not survive the removal of the berm. Some exploratory excavation is required. IF the trees have to be removed, 13 trees will need to be replaced at the ratio of 4:1 and the location of the 52 replacement trees with need to be designated.

- *Western Edge:*

Bio-swale: it is still not clear where the water comes from to feed into the bio-swale, which sits above piped water. Without this information it appears to be a decorative element when it could perhaps be a rain garden.

North-West Area 5 on plan is not clear – it appears two paths are passing through it and the bio-swale seems to have terminated. Is there a steep planted slope between paths/ramps? Insufficient information is provided.

Western ground level units: It is not clear how the courtyards and access are detailed. Some perspectives show balustrades and steps; will these repetitive elements be cluttering? How does the interface with the courtyard and bio-swale work? Is there a level change and if so how has this been resolved?

- *Central Street and Pocket Park:*

Soil Depths: The section indicates that the soil depth for street trees is not deep soil as discussed. A plan and details are required to clearly explain the soil depth provided for

the street trees. In previous presentations to ARAP, it was indicated that the planters for the boulevard trees were to have deep soil that was to be accommodated in the underground car-park design.

What is the soil depth for the trees in the pocket park? The section is not clear. Although *Cupaniopsis sp* is indicated as the species for the street trees, the selection of tree species for the pocket park trees is not clear.

Northern edge of the Central Street: Where do the steps start, and it appears that a wall is located on the eastern side? Need clearer drawings/sections of these features.

Planters in the pocket park: What is the planting design in the planters? The planters are quite large and so require some planting design resolution.

- *Podium Courtyard:*

This courtyard is only accessible from the apartment blocks, however there are elements in the submitted plan that are not explained. The report states that the emphasis is on the 'aesthetic value' & 'well designed and attractive spaces to overlook' however the planting design is not resolved, so how is this achieved?

Generally this courtyard needs an appropriately resolved planting design.

Item 8 - 'Coastal planting creating privacy at apartment edges'. What is the planting design resolution for these areas?

- *Pool Deck :*

Again, a planting design is needed. It is not clear what is meant by 'the pool is flanked to the west by a feature coastal or 'beach' tree' - it is not evident on the drawing and the species need to be designated for the various planting areas. A list of species in a table does not convey what the planting design intent is.

What is 'lush privacy planting'? What are the areas labelled '19 low planting/gravel'?

- *Private Courtyards adjoining Pocket Park:*

It is not clear what is happening in this area – are these courtyards sitting in mass shrub planting and if so, what is the planting design? What is the design of each courtyard? Perspective 04 indicates that these courtyards exist as non-integrated elements with rather 'bald' fencing on top of walls – small trees are needed to enclose the courtyards and tie them back into the upper podium planting bed, possibly with creepers connecting the above planting to planting around courtyards.

Principle 7 – Amenity

Generally the Panel believes that apartments are very well designed. However, despite all the shadow information provided the Panel is not convinced that the pool and pool deck are appropriately located directly south of a very broad, high and imposing building façade.

The following comments should also be considered:

- Ensure a legible address and well organised entry for all apartments entered directly off the streets. Currently access is through the private open space, a sliding door and directly into the living area.
- Where significant views are not available, consider adjustments to clear glass balustrades as they compromise privacy for the balcony and the apartment's interior. Detailing could use a combination of solid, translucent and transparent materials to address sight lines from streets or communal spaces.
- The undulating balconies on the northern face of Building H are horizontal ribbons with continuous balustrades. These result in the vertical divisions between apartment balconies being set back from the balustrade, and the divisions also stopped short of the soffit. Further thought should be given to this formal resolution to achieve a better sense of autonomy and privacy within each balcony, as well as the desired external architectural effect.
- Ensure that the eastern bedroom on level 11 is visually and aurally secure to the terrace of the adjacent/rear apartment.
- The two apartments on the podium with private open space adjoining the central boulevard are not satisfactorily integrated with the public open space.

Principle 8 – Safety and Security

Acceptable, but ensure that there is legible and inviting access to all parts of the site that will be publicly accessible. Create clear way-finding and legibility/clarity of public and private open space.

Principle 9 – Social Dimensions

The Statement of Environmental Effects indicates that the proposal provides '*safe and secure private and public domain with clear distinction between both*'. As noted above, this strategy and supporting design/details must be developed in conjunction with Council.

The Café and its spill-out area should provide a pleasant social focal point although, given the anticipated population plus visitors, the indoor area allocation appears to be too small.

Principle 10 – Aesthetics

The aesthetics of the buildings are well handled in themselves, as is to be expected of this design practice. The Panel again raises the issue of *architectural diversity for a project of this size* with the proponent, and whether it was possible to have other architects design at least two of the buildings. Regrettably this advice has not been adopted, and the Panel remains of the view that the architectural aesthetics and language of these and the Stage 1 buildings are not sufficiently diverse.

The Panel is also concerned that there is an over-reliance on painted applied finishes, and that they seem typical of any urban area whilst here next to the beach there might be an opportunity for a more distinctive palette appropriate to the coastal context.

In landscape terms, the concept of walking through "sand dunes" is conceptually interesting, but it needs very careful resolution to achieve such a high ambition. Simply mounding soil and mass planting coastal dune species will not achieve this. Some sense of sand dune profile and hypothetical on-shore wind modelling with the appropriate plant

species reinforcing the dynamics of a dunal system would be needed. Is there enough space in the courtyard to realise this?

This may be an opportunity in this case to achieve a planting design standard similar to the works of 'West 8' or 'Field Operations'.

Tony Caro
Deputy ARAP Chairman

10 July 2014



**Office of
Environment
& Heritage**

Your reference: DA14/0598
Our reference: DOC14/129487
Contact: Richard Bonner, 9995 6917

General Manager
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Attention: Ms Kylie Rourke, Environmental Assessment Officer

Dear Ms Rourke

I refer to your letter of 30 June 2014 inviting comments from the Office of Environment and Heritage (OEH) on the Statement of Environmental Effects (SEE) for the Stage 2 Residential Development at 471 Captain Cook Drive, Woollooware and, specifically, on whether the proponent has satisfactorily addressed the condition 22 requirements of the Planning Assessment Commission (PAC) Concept Approval.

As Council is aware, OEH has provided advice to the then Department of Planning and Infrastructure (DoPI) and Council at various stages of the Woollooware Town Centre project detailing concerns regarding the adequacy of environmental assessments and the need for additional studies to more accurately assess the impacts of the development on nearby sensitive habitats.

OEH understands that the PAC's 2012 Concept Approval requires future applications for development include additional assessment and/or management plans to address a range of environmental issues. Condition 22 of the Concept Approval addresses most of the issues raised by OEH's advice. Subsequent consents for the Stage 1 Retail/Club and Stage 1 Residential components of the development require the approval of information from DoPI or Council, prior to the issuing of Construction Certificates, demonstrating how measures detailed in various specialist environmental studies will be incorporated and implemented. OEH understands this information is yet to be provided.

OEH has reviewed the SEE for the Stage 2 Residential component of the development and notes the studies of interest to OEH are, apart from minor changes, the same as those which accompanied the applications for the approved stages. Given the yet to be approved environmental protection and mitigation measures required by existing consents will apply to this (and any future) stage of development, Council is referred to the advice previously provided by OEH.

In relation to the only study of interest which appears to be amended in the SEE for the Stage 2 Residential component (*Review of Noise, Light and Bird Strike Potential Report*), OEH notes the statement that *'evidence from other roosting sites such as road culverts, indicates that microbats are fairly resistant to elevated levels of noise and vibration'* is not referenced. OEH also notes the assessment of the *Microbat Monitoring Report* that *'additional significant noise adjacent (to) habitat is likely to deter large-footed Myotis from breeding'*. Given the uncertainty of microbats reaction to construction noise (i.e. no scientific evidence is available to demonstrate behavioural response),

PO Box 644 Parramatta NSW 2124
Level 6, 10 Valentine Ave Parramatta NSW 2150
Tel: (02) 88376000 Fax: (02) 9995 6900
ABN 30 841 387 271
www.environment.nsw.gov.au

OEH recommends a precautionary approach be employed and supports the *Microbat Monitoring Report* mitigation measure to 'schedule the timing and location of works to minimise noise impacts in areas within 50 metres of Estuarine Mangrove Forest, especially during October to January when mothers have young.'

If you have any queries regarding this advice please contact Richard Bonner, Conservation Planning Officer, on 9995 6917.

Yours sincerely

S. Harrison 16/07/14

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney Region
Regional Operations

If you have any queries regarding this advice please contact Susan Harrison, Senior Team Leader Planning, on 9995 6864.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Trewin', with a long horizontal stroke extending to the right.

DAVID TREWIN
Senior Manager
Greater Sydney Region
Regional Operations

22/9/2017