

MEMO

Date: 10 March 2016

To: SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Re: 77-105 Victoria Rd Drummoyne (DA2015/0105) JRPP Ref: 2015SYE056

Subject: Minor amendments to Conditions as agreed between Canada Bay Council and the Applicant today at the Sydney East JRPP Meeting for the above application

4. **DAGCA08 - Art Wall Graphic**

Details of the final artwork to be painted/applied to the designated Art Wall Graphic area, as indicated on the approved drawing No. DA 4.13 (revision 2) prepared by Fender Katsalidis Mirams (Sydney) Architects, must be provided for Council approval **prior to the issue of ~~any Construction~~ an Occupation Certificate.**

The wall graphic must not include anything of an advertising nature and must be designed by a suitably qualified arts practitioner. Details of the selected artist and their curriculum vitae shall also be included with the information.

(Reason: Information and visual amenity)

5. **DAGCA09 - Roads and Maritime Requirements**

1. Roads and Maritime has previously acquired a strip of land for road along the Victoria Road frontage of the subject property, as shown by blue colour on the attached Aerial - "X".

Roads and Maritime has previously vested a strip of land as road along the Victoria Road frontage of the subject property, as shown by grey colour on the attached Aerial- "X".

Therefore, all buildings and structures (other than standard pedestrian footpath awnings), together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Victoria Road boundary.



2. The redundant driveways on the Victoria Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Victoria Road shall be in accordance Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 8849 2138).

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime

for approval, prior to the commencement of any excavation/construction for the erection of building works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is Issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124

Telephone 8849 2114
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. The proposed development should be designed such that road traffic noise from Victoria Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.
6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
7. A Road Occupancy licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Victoria Road during construction activities.

8. All demolition and construction vehicles are to be contained wholly within the site. A construction zone will not be permitted on Victoria Road.

(Reason: Compliance and Street Management)

16. **DAPDA02 - Residential Storage**

The architectural plans shall be amended and submitted to the Accredited Certifier **prior to the issue of a Construction Certificate**, other than for demolition works, to demonstrate and confirm that the total volume of residential storage space required under *State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development* has been provided.

This includes a minimum of:

- 6m³ for one-bedroom units
- 8m³ for two-bedroom units
- 10m³ for three-bedroom units

(Reason: Amenity)

17. **DAPDA03 - Footpath Awning**

The awning components over the footpath along Victoria Road, as indicated on the approved drawings, shall:

- Not encroach within 600mm from the face of the kerb
- The height of the completed awning shall not vary from within the range of 3 metres to 4.5 metres above the completed footpath
- The awning shall be detachable from the building without causing any concealed structural failure
- Provision for awning cut-outs shall be made for existing and/or new trees
- New awnings should be no higher or lower by 600mm than neighbouring awnings, for continuity
- Awnings are to be flat or near flat in shape. Raised or curved awning structures are not permitted
- Eaves and fascias are to be flat or near flat in shape
- Awning fascias are to be a maximum 300mm high including any added on future signage and in keeping with the scale and character of the building

Details in this regard must be indicated on the architectural plans **to be submitted with the any Construction Certificate** other than for demolition works.

(Reason: Pedestrian amenity)

18. **DAPDA04 - Crime Risk Assessment**

A formal Crime Risk Assessment shall be carried out by a suitably qualified person and submitted to the Certifying Authority **prior to the issue of any**

Construction Certificate other than for demolition works.

All recommendations in the assessment report shall be adopted and/or reflected in the architectural plans to be submitted for the Construction Certificate.

(Reason: Safety and Security)

19. DAPDB01 - Construction Certificate - Prior to the Commencement of any Demolition Works

~~Where demolition is associated with the erection of a new structure, or an altered portion of or an extension to an existing building, the demolition of any part of a building is "commencement of erection of building" pursuant of section 81A(2) of the Act. In such circumstance all conditions of this consent must be satisfied prior to any demolition work. This includes, but is not limited to, the issue of a Construction Certificate, appointment of a PCA and Notice of Commencement under the Act.~~

(Reason: Statutory Requirement)

55. DACCK02 - BASIX Commitments

BASIX Certificate No **605290M** shall be submitted to the Accredited Certifier with the application for a Construction Certificate.

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Accredited Certifier and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the Environmental Planning and Assessment Act 1979.

All commitments in the BASIX Certificate must be shown on the plans accompanying the Construction Certificate **prior to the issue of any Construction Certificate** other than for demolition works.

(Reason: Statutory Compliance)

115. DAOUD04 - Australia Post Guidelines

~~Mail deliveries are to be in accordance with Australia Post Guidelines, as set out in the Australia Post publication "General Post Guide - September 2007". A copy of this Guide can be obtained from Australia Post's web page at www.auspost.com.au. A copy of the brochure may be obtained from Australia Post. In general, a clearly marked mailbox (or group of mailboxes) shall be provided within 500mm of the footpath alignment.~~

(Reason: To ensure compliance with mail delivery regulations)