

Proposed Amendments to Recommended Conditions of Consent

397 PRINCES HWY, ROCKDALE

NO	EXISTING CONDITION	PROPOSED AMENDED CONDITION	REASON FOR CHANGE
6	Further alterations and/or additions to the subject building, the location of the fire booster valves, any modifications to the driveway entrance, positioning of the car lift(s), or other modifications shall not be undertaken without first obtaining approval from Council under Section 96 of the EP&A Act. This includes the fitting of any form of doors and/or walls.	Further alterations and/or additions to the subject building, the <u>relocation of the fire booster valves, any modifications to the driveway entrance, positioning of the car lift(s),</u> or other modifications shall not be undertaken without first obtaining approval from Council under Section 96 of the EP&A Act. This includes the fitting of any form of doors and/or walls.	Clarification of works that would warrant a modification application, and minor corrections.
17(c)	(c) A shower shall be provided at ground floor level of the building for use by staff of the facility in accordance with part 5.3 of RDCP 2011.	<u>(c) The toilet at ground floor level shall be modified to accommodate shower facilities in accordance with Part 5.3 of RDCP 2011. The proposed shower at basement level can be deleted.</u>	Agreed that the shower will be combined with the toilet at ground level. This will permit deletion of the shower at basement level.
17(d)	(d) The communal open space area at Level 4 must be improved to satisfy the objectives of the Apartment Design Guide. In this regard, the eastern most bedroom and adjacent storage room for Unit 408 shall be deleted and incorporated as part of the proposed communal open space area for use by all future residential occupants of the development. The communal open space area shall then be improved so that it is attractive and inviting to future occupants, and allow for a range of activities. At minimum, this space shall be amended to include gym facilities, bbq facilities, multi-sex toilet, meeting space for strata meetings / resident meetings, reading corner and other facilities. Part of the space may be enclosed if required.	(d) The communal open space area at Level 4 must be improved to satisfy the objectives of the Apartment Design Guide. In this regard, the eastern most bedroom and adjacent storage room for Unit 408 shall be deleted and incorporated as part of the proposed communal open space area for use by all future residential occupants of the development. The communal open space area shall then be improved so that it is attractive and inviting to future occupants, and allow for a range of activities. At minimum, this space shall be amended to include gym facilities, bbq facilities, <u>multi-sex toilet,</u> meeting space for strata meetings / resident meetings, reading corner and other facilities. Part of the space may be enclosed if required.	Deletion of the requirement for a toilet to ensure maximum space provided for communal areas. Also a toilet is available at ground level and within residents units.
17(e)	(e) The proposal shall include two additional 3 bedroom unit resulting in a total of five (5) x 3 bedroom units in the development to satisfy the objectives of RDCP 2011. Units 201 & 202 must be reconfigured to create one (1) x 3 bedroom unit and one (1) x studio or one-bedroom unit and Units 301 & 302 must be reconfigured to create one (1) x 3 bedroom unit and one (1) x studio or one-bedroom	(e) The proposal shall include two additional 3 bedroom unit resulting in a total of five (5) x 3 bedroom units in the development to satisfy the objectives of RDCP 2011. Units 201 & 202 must be reconfigured to create one (1) x 3 bedroom unit and one (1) x studio or one-bedroom unit and Units 301 & 302 must be reconfigured to create one (1) x 3 bedroom unit and one (1) x studio or one-bedroom unit. The internal floor area and	Minor modification to ensure that parking is allocated in accordance with Condition 21.

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	<p>unit. The internal floor area and balcony area of each unit must meet (or exceed) the minimum requirements under the Apartment Design Guide. Alternate unit reconfiguration may be acceptable however this is subject to written agreement being obtained from Council's Director of City Futures prior to issue of the Construction Certificate.</p> <p>If the reconfiguration required above results in an amendment to the car parking allocation within the site, then car parking shall be allocated to the residential tenancies in accordance with the RMS requirements (as a minimum) as detailed in the table below.</p> <table><tr><th>Dwelling Size</th><th>Required</th></tr><tr><td>dwelling</td><td>1 bed dwellings 0.6</td></tr><tr><td>2 bedroom dwellings</td><td>0.9 spaces / dwelling</td></tr><tr><td>3 bedroom dwellings</td><td>1.4 spaces / dwelling</td></tr></table> <p>In addition to the above, a maximum of 83 car parking spaces may be allocated to residential tenancies, with the remainder allocated to the visitors and commercial / retail tenancies in accordance with Condition 21 below.</p>	Dwelling Size	Required	dwelling	1 bed dwellings 0.6	2 bedroom dwellings	0.9 spaces / dwelling	3 bedroom dwellings	1.4 spaces / dwelling	<p>balcony area of each unit must meet (or exceed) the minimum requirements under the Apartment Design Guide. Alternate unit reconfiguration may be acceptable however this is subject to written agreement being obtained from Council's Director of City Futures prior to issue of the Construction Certificate.</p> <p>If the reconfiguration required above results in an amendment to the car parking allocation within the site, then car parking shall be allocated to the residential tenancies in accordance with the RMS requirements (as a minimum) as detailed in the table below.</p> <table><tr><th>Dwelling Size</th><th>Required</th></tr><tr><td>dwelling</td><td>1 bed dwellings 0.6 spaces /</td></tr><tr><td>2 bedroom dwellings</td><td>0.9 spaces / dwelling</td></tr><tr><td>3 bedroom dwellings</td><td>1.4 spaces / dwelling</td></tr></table> <p>In addition to the above, the parking allocation must be consistent with the requirements of Condition 21 below. a maximum of 83 car parking spaces may be allocated to residential tenancies, with the remainder allocated to the visitors and commercial / retail tenancies in accordance with Condition 21 below.</p>	Dwelling Size	Required	dwelling	1 bed dwellings 0.6 spaces /	2 bedroom dwellings	0.9 spaces / dwelling	3 bedroom dwellings	1.4 spaces / dwelling	
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17(h)	<p>(h) Ceiling Heights</p> <p>(i) Ceiling heights for all habitable areas shall be a minimum of 2.7 metres and ceiling heights for non-habitable areas shall be a minimum of 2.2m as measured vertically from finished floor level to the underside of the ceiling.</p> <p>(ii) Ceiling heights for all non-habitable areas shall be a minimum of 2.4 metres as measured vertically from finished floor level to the underside of the ceiling.</p>	<p>(h) Ceiling Heights</p> <p>(i) Ceiling heights for all habitable areas shall be a minimum of 2.7 metres and ceiling heights for non-habitable areas shall be a minimum of 2.2m as measured vertically from finished floor level to the underside of the ceiling.</p> <p>(ii) Ceiling heights for all non-habitable areas shall be a minimum of 2.4 metres as measured vertically from finished floor level to the underside of the ceiling.</p>	Minor correction.																
17(i)	<p>(i) Elevator / Lift Capability & Size</p> <p>(i) All lift cars are to have minimal internal dimensions of 2.1m x 1.5m, must be capable of</p>	<p>(i) Elevator / Lift Capability & Size</p> <p>(i) All lift cars are to have minimal internal dimensions of 2.1m 2.0m x 1.5m, must be capable of carrying</p>	RDGP 2011 requires a minimum 2.1m x 1.5m length lift, however a reduced																

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	<p>carrying stretchers and have lift door openings wide enough to enable bulky goods (white goods, furniture etc) to be easily transported.</p> <p>(ii) Elevators in the building must be of a quality and speed that will be able to handle a peak 5-minute traffic volume of 8% of the population and provide an Interval of 50 seconds or less. The population of the building must be established using ABS data for the locality.</p>	<p>stretchers and have lift door openings wide enough to enable bulky goods (white goods, furniture etc) to be easily transported.</p> <p>(ii) <u>Elevators in the building must be of a quality and speed that will be able to handle a peak 5-minute traffic volume of 20% of the population and provide an Interval of 80 seconds or less. The population of the building must be established using CIBSE (Chartered Institute of Building Services) population data.</u></p>	<p>2.0m x 1.5m lift is acceptable as it satisfies the objectives.</p> <p>Also, a minor amendment has been made that will permit a high level of lift service for future occupants. This would result in a lift with a KONE rating of between 4 and 5 star ('excellent').</p>
17(p)	(p) Windows must be provided in the external facade of the bathrooms for Units 105, 206, 306, 406, 506, 606, 509, 609, 706, 709, 806, 809, 906, 909, 1006 and 1009 to provide natural ventilation to these bathrooms.	(p) Windows must be provided in the external facade of the bathrooms for Units 105, 206, 306, 406, 506, 606, 509, 609, 706, 709, 806, 809, 906, 909, 1006 and 1009 <u>to provide natural ventilation to these bathrooms.</u>	Condition amended to ensure that windows are operable to provide natural ventilation, not fixed glazed.
17(r)	(r) The ground floor level plans shall be amended to demonstrate that all level changes, including any required steps and ramps, are provided within the commercial / retail premises. No stairs / steps are permitted within the 3m green gateway setback to Princes Highway, nor within the public domain. The transition between the public domain and the 'green gateway' setback must be seamless and free of barriers or any level change.	(r) The ground floor level plans shall be amended to demonstrate that a All level changes, including any required steps and ramps, are provided within the commercial / retail premises. No stairs / steps are permitted within the 3m green gateway setback to Princes Highway, nor within the public domain. The transition between the public domain and the 'green gateway' setback must be seamless and free of barriers or any level change.	Minor amendment – plans are not required to be amended.
17(s)	<p>(s) Landscape Plans - The landscape plans shall comply with the following requirements prior to issue of the Construction Certificate:</p> <p>(i) Existing street trees within the Princes Highway frontage must be retained. The RMS will not permit replacement planting nearby the existing traffic lights.</p> <p>(ii) Stormwater and drainage systems are not to be located in, or under those areas shown as landscaped beds, or where existing or proposed trees are located.</p> <p>(iii) Retaining walls used for raised planter beds on concrete slabs shall accommodate a minimum</p>	<p>(s) Landscape Plans - The landscape plans shall comply with the following requirements prior to issue of the Construction Certificate:</p> <p>(i) Existing street trees within the Princes Highway frontage must be retained. The RMS will not permit replacement planting nearby the existing traffic lights.</p> <p>(ii) Stormwater and drainage systems are not to be located in, or under those areas shown as landscaped beds, or where existing or proposed trees are located.</p> <p>(iii) Retaining walls used for raised planter beds on concrete slabs shall accommodate a minimum 800mm of soil/plant mix (over and above any drainage medium).</p>	<ul style="list-style-type: none"> • Deletion of duplicate conditions. • Minor corrections to permit 600mm high retaining walls at some locations which can be used for seating as proposed. • Minor corrections to ensure that the rainwater tank requirements are in accordance with the BASIX requirements. • Minor correction to the area of deep soil which was shown incorrectly in the Landscape Plans. The requirement achieves 7% deep soil.

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	<p>800mm of soil/plant mix (over and above any drainage medium).</p> <p>(iv) A minimum soil depth of 300mm is required for turfed areas on podiums or roof-tops or any other concrete slab, including the soil above stormwater drainage tanks.</p> <p>(v) A minimum soil depth of 800mm is required for planted areas (other than turf) on podiums or roof-tops or any other concrete slab.</p> <p>(vi) Podium landscaping and paved areas shall be drained into the stormwater drainage system. All waterproofing for planters on slab shall be installed and certified by a licensed waterproofing contractor.</p> <p>(vii) All pavements shall comply with AS/NZ 4586:1999 standards Class W (low) for slip resistance on both private and Council property.</p> <p>(viii) Planter walls are to be a majority of 1050mm high and other planters are 600mm high (which must be specified on the landscape details plan. The 600mm high Localised mounding to a 1000mm depth of soil to accommodate the trees within the lower planter walls.</p> <p>(ix) Design, Supply and install a permanent automated sub-surface irrigation system using on-site rainwater collection tank water (minimum 20,000 litres) referenced from drawing LP07/B. The extent of the irrigation system is capable of supplying 32mm of water per week over all areas noted on the design (to be supplied to council as an 'Irrigation Plan'. Water is to be delivered via subsurface drip lines buried below the finished ground level to garden beds and trees and via pop up sprays on flexible arms to the lawn area. It is to be designed to be operational for a minimum</p>	<p>(iv) A minimum soil depth of 300mm is required for turfed areas on podiums or roof-tops or any other concrete slab, including the soil above stormwater drainage tanks.</p> <p>(v) A minimum soil depth of 800mm is required for planted areas (other than turf) on podiums or roof-tops or any other concrete slab.</p> <p>(vi) Podium landscaping and paved areas shall be drained into the stormwater drainage system. All waterproofing for planters on slab shall be installed and certified by a licensed waterproofing contractor.</p> <p>(vii) All pavements shall comply with AS/NZ 4586:1999 standards Class W (low) for slip resistance on both private and Council property.</p> <p>(viii) Planter walls are to be a majority of 1050mm high and other planters are 600mm high (which must be specified on the landscape details plan. The 600mm high Localised mounding to a 1000mm depth of soil to accommodate the trees within the lower planter walls.</p> <p>(ix) Design, Supply and install a permanent automated sub-surface irrigation system using on-site rainwater collection tank water (<u>minimum 20,000 litres at minimum in accordance with the BASIX requirements, however it is preferable that) referenced from drawing LP07/B. T the capacity of the rainwater tank extent of the irrigation system</u> is capable of supplying 32mm of water per week over all areas noted on the design (to be supplied to council as an 'Irrigation Plan'. Water is to be delivered via subsurface drip lines buried below the finished ground level to garden beds and trees and via pop up sprays on flexible arms to the lawn area. It is to be designed to be operational for a minimum of 10 years, to cover all new gardens and lawn areas.</p> <p>(x) The rear <u>157.3 117</u>m2 area of the site <u>coloured purple in the Landscape Plan LP08/C (dated 24.03.17)</u> must be provided as genuine deep soil area as proposed. In this regard, all surface areas must be</p>	<ul style="list-style-type: none"> Update of plans to ensure no conflicts with other conditions of consent.

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	<p>of 10 years, to cover all new gardens and lawn areas.</p> <p>(x) The rear 157.3m2 area of the site coloured purple in the Landscape Plan LP08/C (dated 24.03.17) must be provided as genuine deep soil area as proposed. In this regard, all surface areas must be provided with permeable paving / gravel / landscape planting as shown in the plans and must not be limited in depth by basement or other structures.</p>	<p>provided with permeable paving / gravel / landscape planting as shown in the plans and must not be limited in depth by basement or other structures.</p> <p><u>(xi) Deletion of all references to the retention of power poles.</u></p>	
18	<p>Waste Collection and Deliveries</p> <p>(a) One (1) loading bay shall be provided at ground level to accommodate a 7.5m length servicing vehicle, and one (1) dedicated van loading bay shall be provided at basement B1 level within close proximity to the elevators for use by retail and residential premises.</p> <p>(b) The Commercial vehicle facilities shall be designed in accordance with AS2890.</p> <p>(c) Any vehicular path of travel to or from the loading bay for the 7.5m length servicing vehicle shall have a minimum headroom clearance of 3.5m (to the underside of services, etc.), and any vehicular part of travel to or from the loading bay for the Van shall have a minimum headroom clearance of 2.3m.</p> <p>(d) Waste collection and servicing, including removalist vans, must be carried out entirely within the site and service bay at all times. Waste collection, deliveries, removalists and / or any other servicing must not, at any time, be undertaken from the Princes Highway or Unnamed Laneway street frontages.</p> <p>(e) Waste may collected by a private waste contractor. A contract for waste collection must be entered into prior to issue of the Occupation Certificate for the residential component of the development, and prior to</p>	<p>Waste Collection and Deliveries</p> <p>(a) One (1) loading bay shall be provided at ground level to accommodate a 7.5m length servicing vehicle. <u>The path of travel from the loading bay to the ground floor lifts is to be relocated to be adjacent to the northern wall of the garbage bin holding rooms, and the waste and commercial storage areas are to be reorganised accordingly. This will provide a shorter path of travel between the lifts and the loading bay for residential furniture removals and to retail tenancies. In addition, the door between the residential lobby and the services corridor must be widened to more easily accommodate furniture removals.</u> and one (1) dedicated van loading bay shall be provided at basement B1 level within close proximity to the elevators for use by retail and residential premises.</p> <p>(b) The Commercial vehicle facilities shall be designed in accordance with AS2890.</p> <p>(c) Any vehicular path of travel to or from the loading bay for the 7.5m length servicing vehicle shall have a minimum headroom clearance of 3.5m (to the underside of services, etc.), and any vehicular part of travel to or from the loading bay for the Van shall have a minimum headroom clearance of 2.3m.</p> <p>(d) Waste collection and servicing, including removalist vans, must be carried out entirely within the site and service bay at all times. Waste collection, deliveries, removalists and / or any other servicing must not, at any time, be undertaken from the Princes Highway or Unnamed Laneway street frontages.</p>	<p>A shorter path of travel between the loading bay and lifts will be provided which is acceptable for use by future residents / retail tenants as detailed in Condition 18(a). Therefore a van loading bay at basement level is no longer necessary, and the condition is amended to reflect this.</p>

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	<p>commencement of use for each of the non-residential tenancies.</p> <p>(f) Waste collection must be undertaken during off-peak times (i.e. waste collection must not be undertaken during Clearway times for the western side of Princes Highway, which is currently 6am to 10am, Monday to Friday).</p> <p>(g) Deliveries and servicing associated with the non-residential tenancies must not be undertaken during clearway times for Princes Highway (currently 6am - 10am, Monday to Friday), nor between 8:00pm and 6:00am Monday to Friday, nor between 8:00pm and 8:00am on Saturdays. In addition, deliveries associated with the commercial premises must not be undertaken on Sundays or Public Holidays.</p> <p>(h) The loading bay must be allocated as 'common property' on any future strata plan of subdivision under the Strata (Freehold) Schemes Act.</p>	<p>(e) Waste may collected by a private waste contractor. A contract for waste collection must be entered into prior to issue of the Occupation Certificate for the residential component of the development, and prior to commencement of use for each of the non-residential tenancies.</p> <p>(f) Waste collection must be undertaken during off-peak times (i.e. waste collection must not be undertaken during Clearway times for the western side of Princes Highway, which is currently 6am to 10am, Monday to Friday).</p> <p>(g) Deliveries and servicing associated with the non-residential tenancies must not be undertaken during clearway times for Princes Highway (currently 6am - 10am, Monday to Friday), nor between 8:00pm and 6:00am Monday to Friday, nor between 8:00pm and 8:00am on Saturdays. In addition, deliveries associated with the commercial premises must not be undertaken on Sundays or Public Holidays.</p> <p>(h) The loading bay must be allocated as 'common property' on any future strata plan of subdivision under the Strata (Freehold) Schemes Act.</p>							
21	<p>Parking Provision & Allocation</p> <p>A total of 114 car parking spaces, 10 bicycle parking spaces, 6 motorcycle parking spaces, 1 dedicated car wash bay and 1 dedicated Van delivery bay must be provided within the basement levels of the development. The parking must be allocated in accordance with the Apartment Design Guide (ADG) and the relevant Rockdale Development Control Plan (RDCP) 2011 requirements in accordance with the minimum rates provided in the table below. This parking must be reflected in any subsequent strata subdivision of the development.</p>	<p>Parking Provision & Allocation</p> <p>(a) A total of 114 <u>115</u> car parking spaces, 10 bicycle parking spaces, 6 motorcycle parking spaces, <u>and</u> 1 dedicated car wash bay and 1 dedicated Van delivery bay must be provided within the basement levels of the development. The parking must be allocated in accordance with the Apartment Design Guide (ADG) and the relevant Rockdale Development Control Plan (RDCP) 2011 requirements in accordance with the minimum <u>and maximum</u> rates provided in the table below. This parking must be reflected in any subsequent strata subdivision of the development.</p> <table><tr><th>Dwelling Size / (Proposed No.)</th><th>Required</th></tr><tr><td>1 bed dwellings (26 units)</td><td>0.6 spaces / dwelling = 15.6 spaces (min.)</td></tr><tr><td>2 bedroom dwellings (61 units)</td><td>0.9 spaces / dwelling = 54.9 spaces (min.)</td></tr></table>	Dwelling Size / (Proposed No.)	Required	1 bed dwellings (26 units)	0.6 spaces / dwelling = 15.6 spaces (min.)	2 bedroom dwellings (61 units)	0.9 spaces / dwelling = 54.9 spaces (min.)	<p>The van loading bay is no longer required at basement level as discussed in response to Condition 18 above. Therefore 115 car parking spaces are available.</p> <p>The applicant may share 3 of the visitor's parking spaces in accordance with Council's Traffic, Parking & Access Technical Specifications. This will allow adequate flexibility for future uses of the non-residential tenancies.</p>
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(including 9 accessible spaces)</td></tr><tr><td>Visitor</td><td>1 space / 5 dwellings = 19 spaces (including 1 accessible space)</td></tr><tr><td>Bicycle (Res. + Com.)</td><td>1/10 units = 10 spaces (Min.)</td></tr><tr><td>Motorcycle (Res + Com.)</td><td>1/15 units = 6 spaces (Min.)</td></tr><tr><td>Carwash Bay</td><td>1 car wash bay (dedicated space)</td></tr><tr><td>Van Loading Bay</td><td>1 Van Loading Bay (dedicated with minimum width of 3.0m)</td></tr><tr><td>Commercial Tenancies</td><td>12 spaces allocated as follows: - Tenancy 1 - 4 spaces - Tenancy 2 - 3 spaces - Tenancy 3 - 5 spaces</td></tr></table> <p>Notes:</p> <ul style="list-style-type: none">All residential visitor spaces, car wash bays and loading bays shall be labelled as common property on the final strata plan for the site.Tandem parking spaces must only be allocated to a single residential unit.The car-wash bay must be connected to the Sydney Water sewer system in accordance with Sydney Water requirements. <p>This parking allocation condition applies to any Strata Certificate issued with respect to a Consent issued in accordance with Section 81 (1)(A) of the Environmental Planning and Assessment Act 1979 or a Complying Development Certificate issued in accordance with Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	Dwelling Size / (Proposed No.)	Required	1 bed dwellings (26 units)	0.6 spaces / dwelling = 15.6 spaces (min.)	2 bedroom dwellings (61 units)	0.9 spaces / dwelling = 54.9 spaces (min.)	3 bedroom dwellings (4 units)	1.4 spaces / dwelling = 5.6 spaces (min.)	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This is generally in accordance with RDCP 2011)</td></tr><tr><td>Visitor</td><td>1 space / 5 dwellings = 19 15 spaces (including 1 accessible space). Note: The reduced rate is permitted for the Rockdale Town Centre in accordance with RDCP 2011).</td></tr><tr><td>Bicycle (Res. + Com.)</td><td>1/10 units = 10 spaces (Min.)</td></tr><tr><td>Motorcycle (Res + Com.)</td><td>1/15 units = 6 spaces (Min.)</td></tr><tr><td>Carwash Bay</td><td>1 car wash bay (dedicated space)</td></tr><tr><td>Van Loading Bay</td><td>1 Van Loading Bay (dedicated with minimum width of 3.0m)</td></tr><tr><td>Commercial Tenancies</td><td>12 9 spaces allocated as follows: - Tenancy 1 - 4 3 spaces - Tenancy 2 - 3 3 spaces - Tenancy 3 - 5 3 spaces</td></tr></table> <p>(b) A shared register shall be prepared for three (3) visitor spaces which may be shared with the commercial parking spaces as permitted by Rockdale Council Traffic, Parking and Access Technical Specifications. The shared register will permit the use of three (3) visitor's spaces for use by the non-residential tenancies between the hours of 7:00am in the morning Monday to Saturday and ending at 6.00pm in the evening on Monday to Friday and ending at 1.00pm in the afternoon on Saturday.</p> <p>Notes:</p>	3 bedroom dwellings (4 units)	1.4 spaces / dwelling = 5.6 spaces (min.)	Total Car Parking Spaces for Residential Units	77 spaces (min.) (including 9 accessible spaces) (A maximum of 91 spaces may be allocated to the residential tenancies, including maximum of 1 space per 1 & 2 bedroom dwelling and a maximum of 2 spaces for 4 x 3 bedroom dwellings. This is generally in accordance with RDCP 2011)	Visitor	1 space / 5 dwellings = 19 15 spaces (including 1 accessible space). Note: The reduced rate is permitted for the Rockdale Town Centre in accordance with RDCP 2011).	Bicycle (Res. + Com.)	1/10 units = 10 spaces (Min.)	Motorcycle (Res + Com.)	1/15 units = 6 spaces (Min.)	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		<ul style="list-style-type: none"> • All residential visitor spaces, car wash bays and loading bays shall be labelled as common property on the final strata plan for the site. • Tandem parking spaces must only be allocated to a single residential unit. • The car-wash bay must be connected to the Sydney Water sewer system in accordance with Sydney Water requirements. • This parking allocation condition applies to any Strata Certificate issued with respect to a Consent issued in accordance with Section 81 (1)(A) of the Environmental Planning and Assessment Act 1979 or a Complying Development Certificate issued in accordance with Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. 	
22	<p>Parking & Vehicular Access</p> <p>The design and construction of the off-street car & bicycle parking facilities shall comply with the following requirements, with details provided with the Construction Certificate and complied with prior to issue of the Occupation Certificate:</p> <p>(a) Comply with Australian Standards, as follows:</p> <p>(i) AS 2890.1</p> <p>(ii) AS 2890.6</p> <p>(b) Internal Height Clearance - shall be designed throughout the car park and access driveway in accordance with AS2890.1 and AS2890.6.</p> <p>(c) Car Wash Bay - The required car wash bay must comply with Rockdale Technical Specification – Stormwater Management, in relation to the minimum width and configuration of car wash bays.</p> <p>(d) Bicycle Parking - A minimum of ten (10) bicycle parking spaces must be provided for residents that are of Security Level A or B in accordance with AS2890.3:2015.</p>	<p>Parking & Vehicular Access</p> <p>The design and construction of the off-street car & bicycle parking facilities shall comply with the following requirements, with details provided with the Construction Certificate and complied with prior to issue of the Occupation Certificate:</p> <p>(a) Comply with Australian Standards, as follows:</p> <p>(i) AS 2890.1</p> <p>(ii) AS 2890.6</p> <p>(b) Internal Height Clearance - shall be designed throughout the car park and access driveway in accordance with AS2890.1 and AS2890.6.</p> <p>(c) Car Wash Bay - The required car wash bay must comply with Rockdale Technical Specification – Stormwater Management, in relation to the minimum width and configuration of car wash bays.</p> <p>(d) Bicycle Parking - A minimum of ten (10) bicycle parking spaces must be provided for residents that are of Security Level A or B in accordance with AS2890.3:2015. Bicycle parking facilities for residents shall not be Level C facilities.</p>	<p>The clearance height in the basement may be reduced from 2.3m to 2.2m as a van loading bay is no longer required.</p>

NO	EXISTING CONDITION	PROPOSED AMENDED CONDITION	REASON FOR CHANGE
	<p>Bicycle parking facilities for residents shall not be Level C facilities.</p> <p>(e) Comply with Council's Vehicular Entrance Policy in relation to the design of the access driveways, in particular the layout of the access driveways shall be provided in the form of a layback in the kerb and gutter.</p> <p>(f) All off street visitor parking, loading bays and car wash bays must be allocated as 'common property' on any future strata plan of subdivision under the Strata (Freehold) Schemes Act.</p> <p>(g) Headroom clearance for car spaces located below planter boxes or deep soil areas shall be a minimum of 2.3m.</p> <p>(h) Parking spaces must not be enclosed without further approval of Council. The enclosure of car spaces is not permitted unless the enclosure complies with the design requirements of AS2890.1.</p>	<p>(e) Comply with Council's Vehicular Entrance Policy in relation to the design of the access driveways, in particular the layout of the access driveways shall be provided in the form of a layback in the kerb and gutter.</p> <p>(f) All off street visitor parking, loading bays and car wash bays must be allocated as 'common property' on any future strata plan of subdivision under the Strata (Freehold) Schemes Act.</p> <p>(g) Headroom clearance for car spaces located below planter boxes or deep soil areas shall be a minimum of 2.3m 2.2m.</p> <p>(h) Parking spaces must not be enclosed without further approval of Council. The enclosure of car spaces is not permitted unless the enclosure complies with the design requirements of AS2890.1.</p>	
27	<p>Services</p> <p>(a) Fire Boosters - The fire hydrant booster valves must be located in the position shown in the approved plans, and enclosed in a cabinet as shown in the plans. The cabinet must be provided with appropriate locks and signage in accordance with AS2419.1. Any amendment to the Fire Booster location must be approved in writing by Council's Director of City Futures. A S96 application may be required.</p> <p>(b) Substation - the substation must be located in the position shown in the approved plans. A S96 application will be required if the position of the substation is proposed to be altered.</p> <p>(c) Antenna / Satellite Dishes - The proposal may include the installation of a single master antenna for the development in accordance with Controls C1 and C2, Part 4.7 of RDCP 2011. No further antennas or satellite dishes</p>	<p>Services</p> <p>(a) Fire Boosters - The fire hydrant booster valves must <u>not be relocated</u> be located in the from the position shown in the approved plans, and <u>and shall also be</u> enclosed in a cabinet as shown in the plans. The cabinet must be provided with appropriate locks and signage in accordance with AS2419.1. Any <u>relocation amendment to</u> of the Fire Booster location must be approved in writing by Council's Director of City Futures. A S96 application may be required.</p> <p>(b) Substation - the substation must <u>not be</u> located in <u>relocated from</u> the position shown in the approved plans. A S96 application will be required if the position of the substation is proposed to be altered.</p> <p>(c) Antenna / Satellite Dishes - The proposal may include the installation of a single master antenna for the development in accordance with Controls C1 and C2, Part 4.7 of RDCP 2011. No further antennas or satellite dishes may be installed without</p>	<p>The proposed amendments permit some flexibility with the design and size of the fire booster valves and substation, however require approval should these be relocated.</p>

NO	EXISTING CONDITION	PROPOSED AMENDED CONDITION	REASON FOR CHANGE
	may be installed without obtaining further approval (unless permitted as exempt development).	obtaining further approval (unless permitted as exempt development).	
54	<p>(a) All low voltage street mains in that section of the street/s adjacent to the development shall be placed underground. This shall include any associated services and the installation of underground supplied street lighting columns where necessary. The applicant shall confer with Ausgrid to determine their requirements. Written confirmation of Ausgrid's requirements shall be obtained prior to issue Construction Certificate.</p> <p>(b) The relocation of the existing electricity supply pole adjacent to the intersection of Princes Highway and the Unnamed Lane may need to be relocated to avoid conflict with the widened laneway. The relocation works shall be undertaken in accordance with the requirements of Ausgrid. The applicant shall enter into a contract with Ausgrid for the relocation works prior to the issue of the Construction Certificate, unless Ausgrid determine in writing that relocation is not required. The works must be completed prior to the commencement of the road widening works and issue of the Occupation Certificate. The applicant is responsible for all relocation costs, including costs associated with other cabling such as telecommunications cables.</p>	<p>(a)—All low <u>and high</u> voltage street mains in that section of the street/s adjacent to the development shall be placed underground. This shall include any associated services and the installation of underground supplied street lighting columns where necessary. The applicant shall confer with Ausgrid to determine their requirements. Written confirmation of Ausgrid's requirements shall be obtained prior to issue Construction Certificate, <u>and the works shall be completed and Ausgrid's requirements shall be met prior to issue of the Occupation Certificate.</u></p> <p>(b) The relocation of the existing electricity supply pole adjacent to the intersection of Princes Highway and the Unnamed Lane may need to be relocated to avoid conflict with the widened laneway. The relocation works shall be undertaken in accordance with the requirements of Ausgrid. The applicant shall enter into a contract with Ausgrid for the relocation works prior to the issue of the Construction Certificate, unless Ausgrid determine in writing that relocation is not required. The works must be completed prior to the commencement of the road widening works and issue of the Occupation Certificate. The applicant is responsible for all relocation costs, including costs associated with other cabling such as telecommunications cables.</p>	<p>The condition has been amended to clarify the requirement and reduce duplication of conditions.</p> <p>In addition, Condition 54(b) can be deleted as this power pole will be removed with the underground placement of the low and high voltage street mains.</p>
58	<p>Tanking of Basement Structure</p> <p>Any sub-surface structure within the highest known groundwater table / rock + 0.5m shall be designed with a waterproof retention system (ie Structural tanking and waterproofing) with adequate provision for future fluctuation of the water table. The subsurface structure is required to be designed with consideration of uplift due to water pressure and "flotation" (buoyancy) effects. Subsoil drainage around the subsurface structure must allow free movement of groundwater around the structure, but must not be connected to the internal drainage system. The</p>	<p>Tanking of Basement Structure</p> <p>Any sub-surface structure within the highest known groundwater table / rock + 0.5m shall be designed with a waterproof retention system (ie Structural tanking and waterproofing) with adequate provision for future fluctuation of the water table. The subsurface structure is required to be designed with consideration of uplift due to water pressure and "flotation" (buoyancy) effects. Subsoil drainage around the subsurface structure must allow free movement of groundwater around the structure, but must not be connected to the internal drainage system. The design of subsurface structure, tanking and</p>	<p>Note (a) has been deleted as the tanking is not required to be undertaken up to the finished ground level.</p>

NO	EXISTING CONDITION	PROPOSED AMENDED CONDITION	REASON FOR CHANGE
	<p>design of subsurface structure, tanking and waterproofing, and subsoil drainage shall be undertaken by a suitably experienced Chartered Professional Engineer(s). Design details and construction specifications shall be included in the documentation accompanying the Construction Certificate for the relevant stage of works.</p> <p>A design certificate is required to be submitted for the design of the Basement system including shoring wall. The certificate shall be issued by a Chartered Professional Engineer competent in Structural engineering.</p> <p>The design of the basement and any other underground structure or excavation shall take into consideration of geotechnical recommendations.</p> <p>Notes:</p> <ul style="list-style-type: none"> a. All structures that are fully or significantly below ground shall be fully tanked to finished ground level. b. After construction is completed no seepage water is to discharge to the kerb. Permanent dewatering will not be permitted. c. Continuous monitoring of ground water levels may be required. 	<p>waterproofing, and subsoil drainage shall be undertaken by a suitably experienced Chartered Professional Engineer(s). Design details and construction specifications shall be included in the documentation accompanying the Construction Certificate for the relevant stage of works.</p> <p>A design certificate is required to be submitted for the design of the Basement system including shoring wall. The certificate shall be issued by a Chartered Professional Engineer competent in Structural engineering.</p> <p>The design of the basement and any other underground structure or excavation shall take into consideration of geotechnical recommendations.</p> <p>Notes:</p> <ul style="list-style-type: none"> a. All structures that are fully or significantly below ground shall be fully tanked to finished ground level. b. a. After construction is completed no seepage water is to discharge to the kerb. Permanent dewatering will not be permitted. e b. Continuous monitoring of ground water levels may be required. 	
94	<p>Prior to issue of the Occupation Certificate:</p> <p>(a) All landscape works are to be carried out in accordance with the approved landscape plans, including the provision of new street trees within the Unnamed Lane.</p> <p>(b) A Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council, if Council is not the principal certifying authority) stating that the landscape works have been carried out in accordance with the approved plans and documentation.</p> <p>The certificate shall, amongst other matters, confirm compliance with the following requirements:</p>	<p>Prior to issue of the Occupation Certificate:</p> <p>(a) All landscape works are to be carried out in accordance with the approved landscape plans, including the provision of new street trees within the Unnamed Lane.</p> <p>(b) A Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council, if Council is not the principal certifying authority) stating that the landscape works have been carried out in accordance with the approved plans and documentation.</p> <p>The certificate shall, amongst other matters, confirm compliance with the following requirements:</p>	Refer to comments provided in response to Condition 17(s) above.

NO	EXISTING CONDITION	PROPOSED AMENDED CONDITION	REASON FOR CHANGE
	<p>(i) Minimum 2m depth of planting soil has been provided for the full 3m wide 'green gateway' deep soil zone located at the front of the site to permit tree planting.</p> <p>(ii) A minimum soil depth of 800mm is provided for all planter beds on the podium levels;</p> <p>(iii) A fully automated irrigation system has been installed to the podium landscaping;</p> <p>(iv) Podium landscaping and paved areas are drained into the stormwater drainage system.</p> <p>(v) The rear 157.3m² area of the site coloured purple in the Landscape PlanLP08/C (dated 24.03.17) has been provided as genuine deep soil area as proposed. In this regard, all surface areas must be provided with permeable paving / gravel / landscape planting as shown in the plans and must not be limited in depth by basement or other structures.</p> <p>(c) The approved landscaping, including trees within the 'green gateway setback' are to be maintained to the approved standard at all times.</p>	<p>(i) Minimum 2m depth of planting soil has been provided for the full 3m wide 'green gateway' deep soil zone located at the front of the site to permit tree planting.</p> <p>(ii) A minimum soil depth of 800mm 600mm ramping up to 1000mm is provided for all planter beds on the podium levels;</p> <p>(iii) A fully automated irrigation system has been installed to the podium landscaping;</p> <p>(iv) Podium landscaping and paved areas are drained into the stormwater drainage system.</p> <p>(v) The rear 157.3m² 117m² area of the site coloured purple in the Landscape PlanLP08/C (dated 24.03.17) has been provided as genuine deep soil area as proposed. In this regard, all surface areas must be provided with permeable paving / gravel / landscape planting as shown in the plans and must not be limited in depth by basement or other structures.</p> <p>(c) The approved landscaping, including trees within the 'green gateway setback' are to be maintained to the approved standard at all times.</p>	
96	<p>The underground placement of all low voltage street mains in that section of the street/s adjacent to the development, and associated services and the installation of underground supplied street lighting columns, shall be carried out at the applicant's expense. The works shall be completed and Ausgrid's requirements shall be met prior to issue of the Occupation Certificate.</p>	<p><u>To be deleted. This requirement is covered by other conditions of consent.</u></p>	<p>Refer to comments provided for Condition 54.</p>
102	<p>A total of 114 off-street car spaces, one (1) dedicated van delivery bay (3.0m width) and one (1) dedicated car wash bay, shall be provided in accordance with the submitted plan and shall be sealed and linemarked to Council's satisfaction. The pavement of all car parking spaces, manoeuvring areas and internal driveways shall comply</p>	<p>(a) A total of 114 115 off-street car spaces, one (1) dedicated van delivery bay (3.0m width) and one (1) dedicated car wash bay, shall be provided in accordance with the submitted plan and shall be sealed and linemarked to Council's satisfaction. The pavement of all car parking spaces, manoeuvring areas and internal driveways shall</p>	<ul style="list-style-type: none"> Refer to comments provided for Condition 21 relating to amended parking numbers. A shared register is required to be provided on the title of the land to

NO	EXISTING CONDITION	PROPOSED AMENDED CONDITION	REASON FOR CHANGE
	with Australian Standard AS3727 – Guide to Residential Pavements.	<p>comply with Australian Standard AS3727 – Guide to Residential Pavements.</p> <p>(b) A positive covenant shall be created on the title of the land for the shared visitors and commercial parking spaces in accordance with Condition 21 and the Rockdale Council Traffic, Parking and Access Parking Technical Specifications.</p>	manage the three (3) shared commercial / visitor parking spaces.

STAGED CONSTRUCTION

It is also proposed to amend the following conditions to permit the staging of Construction Certificates as requested by the Applicant.

This will require insertion of “prior to issue of the Construction Certificate for the relevant stage of works”

NO	CONDITION
5	BASIX Certificate
17	Amended plans and details.
22	Parking & Vehicular Access
24	Storage Provision
26	Safer by Design requirements
29	Noise Impacts and Attenuation
39	Vehicular Entrance and Road Signage
50	Building materials flood resistant
54	Underground placement of low and high voltage street mains
57	Longitudinal Driveway Profile
63	Car wash bay provision