

Notice of Determination No. 14-1593**Page 1 of 40 – Development Description**

The Development Description is modified in the following manner:

*Construction of 5 x 4 storey residential flat buildings containing a total of **254** units and associated basement car parking, temporary access to Windsor Road and common open space.*

Page 4 of 40 – 2 GENERAL**2.1 Scope of Consent**

Conditions 2.1.1 and 2.1.3 are modified in the following manner:

- 2.1.1 *This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:*

Drawing No.	Dated	Council's File Enclosure No. JRPP-14-1593
Site Plan – Buildings D and E 101 Issue O	24/03/16	96C
Basement – Buildings D and E 102 Issue O	24/03/16	96D
Ground Floor Plan – Buildings D and E 103 Issue O	24/03/16	96E
First Floor Plan – Buildings D and E 104 Issue O	24/03/16	96F
Second Floor Plan – Buildings D and E 105 Issue O	24/03/16	96G
Third Floor Plan – Buildings D and E 106 Issue O	24/03/16	96H
Roof Plan – Buildings D and E 107 Issue O	24/03/16	96I
Elevations 117 Issue O	24/03/16	96L
Site Plan – Buildings A, B and C 201 Issue O	24/03/16	96M
Basement – Buildings A, B and C Sheets 1 and 2 202 & 203 Issue O	24/03/16	96N & 96O
Ground Floor Plan – Buildings A, B and C Sheets 1 and 2 204 & 205 Issue O	24/03/16	96P & 96Q
Level 1 – Buildings A, B and C Sheets 1 and 2 206 & 207 Issue O	24/03/16	96R & 96S
Level 2 – Buildings A, B and C Sheets 1 and 2 208 & 209 Issue O	24/03/16	96T & 96U
Level 3 – Buildings A, B and C Sheets 1 and 2 210 & 211 Issue O	24/03/16	96V & 96W

Drawing No.	Dated	Council's File Enclosure No. JRPP-14-1593
Elevations – Building A 218 Issue O	24/03/16	96DD
Elevations – Buildings B & C 219 Issue O	24/03/16	96EE
Driveway Sections 200 Issue L	09/05/16	99D
Landscape Plan L-01 – L-03 Revision E	17/11/14	3F – 3H (on Council file JRPP-14-1593/C)
Materials 01.23 Issue D	15/11/14	22B

*Unless modified by any condition(s) of this consent.

2.1.3 This consent grants approval for the following, subject to full compliance with all other conditions of this consent:

- (a) 30 x 1 bedroom units;
- (b) 178 x 2 bedroom units; and
- (c) 46 x 3 bedroom units.

2.4 Compliance with BASIX Certificate

Condition 2.4 is modified in the following manner:

2.4.1 All commitments listed in the BASIX Certificate numbers:

- (i) 563604M_04 dated 14 November 2014 and held at Enclosure 22C on Council file JRPP-14-1593 for Buildings A, B and C
- (ii) 563604M_05 dated 25 October 2015 and held at Enclosure 71F on Council file JRPP-14-1593 for Buildings D and E

shall be complied with.

Page 11 of 40 – 4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

4.2 Section 94 Contributions

Condition 4.1.1 is modified in the following manner:

- 4.1.1** The following monetary contributions pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 must be paid. The amounts below are BASE contributions which WILL BE INDEXED from the nominated base date to the date of payment. Payment of the indexed amounts must be made (BY BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. NOTE: Council DOES NOT accept payment of S.94 Contributions by credit card or EFTPOS) prior to the issue of a Construction Certificate (for building works) either by Council or any accredited certifier.

Buildings A, B and C

Contribution Item	Base Amount	Relevant C.P.	Base Date
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(i) Open Space	\$2,071,935	22	1.12.2012
(ii) Community Facilities	\$16,148	22	1.12.2012
(iii) Stormwater Quantity	\$110,968	22	1.12.2012
(iv) Stormwater Quality	\$69,442	22	1.12.2012
(v) Traffic Management	\$164,858	22	1.12.2012
(vi) E2 Conservation zone	\$78,685	22	1.12.2012

Developable Area: 0.8529 hectares

Additional Population: 293.6 persons

Buildings D and E

Contribution Item	Base Amount	Relevant C.P.	Base Date
(i) Open Space	\$1,445,274	22	1.12.2012
(ii) Community Facilities	\$11,264	22	1.12.2012
(iii) Stormwater Quantity	\$85,441	22	1.12.2012
(iv) Stormwater Quality	\$53,482	22	1.12.2012
(v) Traffic Management	\$126,934	22	1.12.2012
(vi) E2 Conservation zone	\$54,886	22	1.12.2012

Developable Area: 0.6567 hectares

Additional Population: 204.8 persons

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Implicit Price Deflator for Gross Fixed Capital Expenditure (Private Dwellings) and the Consumer Price Index (Sydney Dwellings).

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Development Services Unit:

S.94 CP No. 22 – Area 20 Precinct

The Section 94 Contribution(s) have been based on the total developable area, the site's road frontage and/or the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 94 Contribution(s) will be adjusted accordingly.

Total

Developable Area: 1.5096 hectares

Additional Population: 498.4 persons

4.3 Access/Parking

Condition 4.3.2 is modified in the following manner:

- 4.3.2 A minimum 353 car parking spaces are required to be provided on site, being a minimum 208 resident spaces for 1 and 2 bedroom units and 69 resident spaces for 3 bedroom units as well as 51 visitor car parking spaces. All car parking spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:**

Uncovered Car Space (excluding commercial): 2.5m x 5.4m

Residential Flat Building (excluding width of pillar): 2.5m x 5.4m

Residential Flat Building (adjacent to solid wall): 2.7m x 5.4m
Disabled Car Space: 4.8m x 5.4m (including shared zone)

In addition, 85 bicycle parking spaces are to be provided.

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Condition 5.3 is modified in the following manner:

5.3 BASIX Certificate Compliance

The plans and specifications must indicate compliance with the commitments listed in the BASIX Certificate Numbers:

- (i) 563604M_04 dated 14 November 2014 and held at Enclosure 22C on Council file JRPP-14-1593 for Buildings A, B and C**
- (ii) 563604M_05 dated 25 October 2015 and held at Enclosure 71F on Council file JRPP-14-1593 for Buildings D and E**

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10.21 Waste

Condition 10.21.5 is modified in the following manner:

10.21.5 A Community Management/Strata Management Agreement must identify the following:

- i. Requirement for the appointment of a building manager/ caretaker to manage bins and bulky waste onsite in accordance with the approved waste management plan.**
- ii. Responsibility for maintenance of the waste system and bin cleaning, and ensure waste collection points are clear and unobstructed prior to collection times.**
- iii. The method of communication to new tenants and residents regarding the waste management services and collection system for the development.**
- iv. Responsibility for the ongoing maintenance and management of any bin movement aides as required by the development.**

Appropriate signage and painting of loading dock area to ensure no parking must be provided in the garbage areas to advise where waste and recycling materials are to be placed, and what are appropriate materials for recycling.

The agreement is to form part of any future strata management agreement.

Conditions 10.21.6, 10.21.7 and 10.2.8 are added:

10.21.6 Prior to the release of occupation certificate, the certifying authority is to be satisfied that roads, ramps and driveways are rated for a 6.4m long, small rigid vehicle to service the site.

10.21.7 The certifying authority is to be satisfied that basement access for waste collection vehicles has been constructed in accordance with the

dimensions indicated on the vertical cross-section plans showing adequate truck entry at the critical and transition point on the ramp and in all manoeuvring areas.

- 10.2.8** *A permanent boom gate is to be provided to prevent unauthorised parking in the loading bay.*