

Notice of Determination No. 14-1915**Page 4 of 45 – 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:*

<i>Drawing No.</i>	<i>Dated</i>	<i>Council's File Enclosure No. JRPP-14-1915/D and JRPP-14-1915</i>
Site and Roof Plan DA-04 Issue E (as amended)	4/5/15	154F
Stages 1 & 6 Site and Roof Plan DA-05 Issue A	08/03/2016	154G
Stages 1 & 6 Upper basement plan DA-06 Issue A	08/03/2016	154H
Stages 1 & 6 Lower basement plan DA-07 Issue A	08/03/2016	154I
Stages 1 & 6 Ground level plan DA-08 Issue A	08/03/2016	154J
Stages 1 & 6 Levels 1 & 2 plan DA-09 Issue A	08/03/2016	154K
Stages 1 & 6 Level 3 Plan DA-10 Issue A	08/03/2016	154L
Stages 2-5 Basement Plan DA-14 Issue H	1/5/15	4J
Stage 2 Floor Plans DA-15 Issue F	1/5/15	4K
Stage 3 Floor Plans DA-16 Issue F	1/5/15	4L
Stage 4 Floor Plans DA-17 Issue F	1/5/15	4M
Stage 5 Floor Plans DA - 18	1/5/15	4N
Stage 1 Elevations DA-11 Issue A	08/03/2016	154M
Stage 6 Elevations DA-12 Issue A	08/03/2016	154N
Stages 2 & 3 Elevations DA-19 Issue D	11/6/15	4C
Stages 4 & 5 Elevations DA-20 Issue D	11/6/15	4D
Staging Plan DA-27 Issue B	16/12/14	27B

**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) 27 x 1 bedroom units;**
- (b) 219 x 2 bedroom units; and**
- (c) 45 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 at Enclosure 4S on JRPP-14-1915/D and Enclosure 154EE on JRPP-14-1915:

- i. 706277M_02 for Stages 1 and 6 dated 9 March 2016**
- ii. 577650M_02 for Stage 2 dated 16 January 2015**
- iii. 577685M_02 for Stage 3 dated 16 January 2015**
- iv. 577686M_02 for Stage 4 dated 16 January 2015**
- v. 577687M_02 for Stage 5 dated 16 January 2015**
shall be complied with.

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4.1 Necessary Plan Amendments

Condition 4.1.1 is deleted:

~~**4.1.1 The following plan amendments shall be included on or addressed by any Construction Certificate relating to the approved development:**~~

- ~~**(a) The width of the proposed ramp for Stage 1& 6 need to be widened further around the proposed garbage collection room to accommodate a 300mm wide and 150mm high median island along the section of the ramp around the garbage collection room to separate opposing traffic movements. In this regards, vehicle swept path of the proposed garbage truck need to be reproduced with the median island in place for both direction, this will guide the amount of widening required. A revised plan with the swept path diagram need to submitted to Council for concurrence before a construction certificate can be issued by a PCA.**~~

4.2 Section 94 Contributions

Condition 4.2.1 is modified in the following manner:

4.2.1 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.

<i>Contribution Item</i>	<i>Base Amount</i>	<i>Relevant C.P.</i>	<i>Base Date</i>
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Stage 1

(i) Open Space	\$906,119	22	1.12.2012
(ii) Community Facilities	\$7,062	22	1.12.2012
(iii) Stormwater Quantity	\$54,931	22	1.12.2012
(iv) Stormwater Quality	\$34,395	22	1.12.2012
(v) Traffic Management	\$81,607	22	1.12.2012
(vi) E2 Conservation zone	\$34,411	22	1.12.2012

Stage 2

(i) Open Space	\$593,494	22	1.12.2012
(ii) Community Facilities	\$4,626	22	1.12.2012
(iii) Stormwater Quantity	\$35,545	22	1.12.2012
(iv) Stormwater Quality	\$22,246	22	1.12.2012
(v) Traffic Management	\$52,807	22	1.12.2012
(vi) E2 Conservation zone	\$22,539	22	1.12.2012

Stage 3

(i) Open Space	\$565,971	22	1.12.2012
(ii) Community Facilities	\$4,411	22	1.12.2012
(iii) Stormwater Quantity	\$32,826	22	1.12.2012
(iv) Stormwater Quality	\$20,552	22	1.12.2012
(v) Traffic Management	\$48,767	22	1.12.2012
(vi) E2 Conservation zone	\$21,494	22	1.12.2012

Stage 4

(i) Open Space	\$570,911	22	1.12.2012
(ii) Community Facilities	\$4,450	22	1.12.2012
(iii) Stormwater Quantity	\$32,293	22	1.12.2012
(iv) Stormwater Quality	\$20,227	22	1.12.2012
(v) Traffic Management	\$47,975	22	1.12.2012
(vi) E2 Conservation zone	\$21,681	22	1.12.2012

Stage 5

(i) Open Space	\$468,585	22	1.12.2012
(ii) Community Facilities	\$3,652	22	1.12.2012
(iii) Stormwater Quantity	\$10,187	22	1.12.2012
(iv) Stormwater Quality	\$6,384	22	1.12.2012
(v) Traffic Management	\$15,135	22	1.12.2012
(vi) E2 Conservation zone	\$17,795	22	1.12.2012

Stage 6

(i) Open Space	\$917,410	22	1.12.2012
(ii) Community Facilities	\$7,150	22	1.12.2012
(iii) Stormwater Quantity	\$36,586	22	1.12.2012
(iv) Stormwater Quality	\$22,898	22	1.12.2012
(v) Traffic Management	\$54,353	22	1.12.2012
(vi) E2 Conservation zone	\$34,840	22	1.12.2012

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.

Developable Area: 1.5554 hectares
Additional Population: 570 persons

4.5 Access/Parking

Condition 4.5.2 is modified in the following manner:

- 4.5.2 A minimum 414 car parking spaces are required to be provided on site, being 353 resident spaces and 61 visitor car parking spaces, and all 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, 172 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 Number:

Stage	BASIX Certificate Number
1	706277M_02
2	577650M_02
3	577682M_02
4	577686M_02
5	577687M_02
6	706277M_02

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Conditions 10.21.6 and 10.21.7 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 the waste collection vehicles 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.*