

File no: JRPP-16-03319
Your ref: 2016SYW166

24 April 2018

Ms Lisa Foley
Panel Secretariat
PO Box 39
SYDNEY NSW 2001

By email

Dear Lisa,

Development Application JRPP-16-03319 – Seniors housing development and place of public worship at 134-140 Reservoir Road, Blacktown

I refer to the above development application and the upcoming Panel meeting to be held on Thursday 26 April 2018.

The Applicant has requested we consider re-wording or deletion of conditions of consent, which are predominantly related to technical stormwater drainage issues. Our stormwater engineer is currently reviewing this request, however in the interest of time, this letter is provided to inform the Panel of this situation.

We accept the applicant's requested changes to these conditions:

Condition	Accepted change
2.10.2 Endeavour energy condition included a condition which does not permit the surface levels of the easement site to be altered.	The applicant's discussions with Jeffery Smith at Endeavour Energy and the proposed drawings show that the proposed new driveway in the easement is permitted. Therefore, this condition is inconsistent with the construction of this new driveway, and is to be <u>deleted</u> .
3.11 Staging As the building work will be staged, the engineering work including stormwater will also be staged to suit the building works. Could something about this be added in 3.11.1 to make sure there are no partial CC and interim OC issues?	The requested change to this condition is accepted to enable engineering and stormwater works to be completed in stages – as this is a staged proposal. Condition to be <u>amended</u> as follows: “3.11 Staging 3.11.1 The development (including the stormwater works) is permitted to be constructed and occupied in a staged manner, in accordance with the ‘staging’ detailed on the Site Plan, Drawing No.

	1508-002, Issue B and dated 10 February 2017 and as detailed in the Statement of Environmental Effects prepared by Lawrence Winnacott & Associates Pty Limited and dated June 2016.”
6.1.3.2id This condition is proposed by Council requiring separate RMS consent.	This condition is appropriate to <u>delete</u> as RMS have provided their approval and their own conditions of consent.
14.2.1 Clarification is sought that occupation certificates can be issued for the relevant stages.	<p>Amendment to condition accepted to enable interim occupation for each stage. Condition to be <u>amended</u>.</p> <p>“14.2 Compliance with Conditions</p> <p>14.2.1 An Occupation Certificate for each relevant stage shall not be issued until such time as all conditions of this consent, other than “Operational” conditions, have been satisfied relevant to that stage. The use or occupation of the relevant stage of development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.”</p>

The following conditions are being considered by our drainage engineer, to confirm if the requested changes are accepted:

Condition	Requested Change
6.1.3.2 (vii) – and 6.1.3.2 (xi) – A and 14.17.1.3	<p>Please clarify exactly how much roof area is required to be drained into the RWT 1.</p> <p>3,300m² is not available to be drained if the awning areas are not included. Only 3,100m² can be drained. Please confirm this is sufficient.</p>
6.1.3.2 (viii) and 14.7.6.4	RWT 1 is 170-250 m away from RAC for first floor toilets flushing. Could you please confirm this was the intention.
6.1.3.2 (xi) – T	Please confirm which Council spreadsheet should be used for the calculation process of the OSD tank. Because we prepared the original design in 2015, we were using the old spreadsheet, not Council’s latest <i>deemed to comply</i> tool/spreadsheet. Please confirm that the old version of the calculation spreadsheet is acceptable.
6.7.3	We understand the adjacent waterflow cannot be modified. We have documented an open wire fence on a retaining wall.

	As this retaining wall is taller than 1 m in parts we cannot have 150 mm openings as this does not comply with BCA recruitment – please clarify or delete.
14.17.6.8.	If VPA is paid there will not be water treatment on site apart from sediment and large objects. This condition should only be imposed only if the VPA is not paid.

This information is provided for your consideration as the consent authority for this matter. Should you require any further information regarding this matter, please contact our Senior Project Planner, Holly Palmer on 9839 6927.

Yours faithfully,

Judith Portelli
MANAGER DEVELOPMENT ASSESSMENT