

Our Reference:  
Contact:  
Phone:

2009/381/5  
Mr P Anzellotti  
02 8745 9771

To be Determined

Pure Projects  
C/- Urbis Pty Ltd  
Tower 2 Level 23 201 Sussex Street  
SYDNEY NSW 2000

Dear Sir/Madam

**PREMISES: 48 & 50 SMITH STREET, 2-18 MACK STREET, 18 & 20 DAWES STREET, 410, 412, 414, 428, 430 & 430A GREAT WESTERN HIGHWAY, WENTWORTHVILLE  
SECTION 96(2) MODIFICATION TO DEVELOPMENT CONSENT NO. 2009/381/1  
S96(2) MODIFICATION NO. 2009/381/5**

I refer to your application lodged on 23 June 2016 seeking amendment to Development Consent 2009/381/1 issued for *development for the purposes of a club including the demolition of 8 dwellings, alterations and additions to the existing club building, car parking and, with respect to land in excess of 25m distance from the 6(c) zone boundary, landscape works.*

The current modification seeks:-

- 3 additional carparking levels accommodating an extra 425 parking spaces (total of 778 spaces);
- amendments to landscaping and
- signage.

Pursuant to Section 96(2) of the Environmental Planning & Assessment Act, 1979, Council grants approval for S96(2) Modification seeking 3 additional carparking levels accommodating an extra 425 parking spaces (total of 778 spaces); amendments to landscaping and signage.

Accordingly, Development Consent 2009/381/1 is amended as follows:-

Condition 2 is amended to include the following:-

- Architectural Plans prepared by The Buchan Group, Project No. 209073, Drawing No. A-DA-1500 (MDCP Site Plan), Issue F, Drawing No. A-DA-1501 (Multideck Carpark Plan Proposed Deck 1 & 2), Issue M, Drawing No. A-DA-1502 (Multideck Carpark plan Proposed Deck 3 & 4), Issue M, Drawing No. A-DA-1503 (Multideck Carpark Plan Proposed Deck 5 & 6), Issue H, Drawing No. A-DA-2500 (Multideck Carpark Proposed Elevations – Sheet 1), Issue H, Drawing No. A-DA-2501 (Multideck Carpark Proposed Elevations – Sheet 2), Issue B, Drawing No. A-DA-3500 (Multideck Carpark Proposed Sections), Issue E and Drawing No. A-DA-6100 (Finishes Board), Issue C, all dated 22 June, 2016;

- Landscape Plans prepared by Site Image Landscape Architects, Job No. SS16-3252, Drawing No's. 101, 501 and 601, all Issue C, all dated 26 September, 2016;
  - Stormwater Plans prepared by EFWF Consulting Engineers, Job No. 20493-008, Drawing No. H-TE-1500, Issue 2, dated 7 October, 2016 and Stormwater Plans prepared by Sellick Consultants, Job No. 151040, Drawing No's. C1503 and C1505, both Issue O, both dated 8 October, 2016;
  - Traffic Report prepared by Colson Budd Rogers & Kafes Pty Ltd, Reference No. JH/10004/jj, dated 5 October, 2016;
  - Acoustic Assessment Report prepared by Renzo Tonin & Associates, Reference No. TE191-19F01 Multilevel Carpark Construction Noise Assessment (r1), dated 5 October, 2016.
  - Ecological Assessment prepared by Ecological Australia Pty Ltd, ELA Reference No. 4164, dated 20 May, 2016;
  - Structural Design Certificate prepared by Sellick Consultants dated 19 May, 2016
  - Building Code of Australia Report prepared by McKenzie Group Consulting (NSW) Pty Ltd, Reference: 069610-05BCA Statement, dated 27 May, 2016;
  - Fire Services Assessment prepared by Olsson Fire & Risk Consulting Engineering, Reference No. S15305\_Let(Multi-deck Carpark), dated 27 May, 2016, and
  - Obstructive Lighting Report prepared by Haron Robson, dated 23 May, 2016
- a) As amended in red by Council and conditions of this consent. All amendments are to be incorporated in the Construction Certificate plans.

Condition 80a is inserted as follows:-

**On-site Stormwater Detention – Additional Levels to the multi-deck car park**

- 80a. The proposal of additional levels to the multi-deck car park has been identified as requiring an on-site stormwater detention (OSD) system which has formed part of the development consent. Therefore, in order to satisfy the drainage requirements for the structure, any construction certificate for the building shall include the construction of the OSD system. In this regard, design and construction details of the OSD system for the additional multi-decking demonstrating compliance with the development consent, OSD plan number 2017-012 and Council's on-site detention policy shall be submitted to the certifying authority prior to the issue of a construction certificate. The following shall also be addressed:

- a. Fully detailed design drawings and calculations shall be prepared and provided by a practising Civil Engineer. Design and construction of the on-site stormwater detention system shall be in accordance with Council's OSD Policy and the latest revision of the 3<sup>rd</sup> Edition of Upper Parramatta Catchment Trust's O.S.D. Handbook. The catchment area shall be approximately 3,790m<sup>2</sup> based on the building footprint of the multi-decking car park (existing/proposed). In this regard, a minimum volume of 180m<sup>3</sup> storage shall be provided for the OSD system subject to the noting below.

**Note:** Council's information indicates the 1% AEP tail water level of 27.85m AHD at the existing stormwater connection to the existing channel. In this regard, the OSD volume requirement may need to be adjusted if the design invert level of orifice outlet within the Discharge Control Unit (DCU) is below the 1% AEP level of the existing channel. The orifice outlet will be considered to be functioning as a submerged outlet.

- b. The applicant's Engineer shall demonstrate that the existing stormwater pipe capacity of Council's stormwater easement is adequate to collect the flow from the development and not surcharge and/or worsen the existing condition.
- c. A minimum of 75% High Early Discharge (HED) shall achieve within the OSD system.
- d. Downpipe locations and stormwater line connection to the proposed OSD system and/or stormwater quality treatment units shall be indicated on the engineering drawings.

**Note:** Hydraulic service stormwater drainage plans shall be consistent with the engineering drawings.

- e. All proposed structure/works, including roof eaves, retaining walls, drainage lines etc shall be clear of the existing Council's 600mm diameter RCP with a minimum of 3 metre wide Council drainage easement.

Condition 128 is amended to read as follows:-

128. The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

*The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.*

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals

- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Condition 139a is inserted as follows:-

139a. The development works associated with the multilevel carpark located at the Wentworthville Leagues Club is required to be undertaken against the acoustical assessment prepared by Renzon Tonin & Associates (NSW) Pty Ltd (ref: TE191-19F01 Multilevel Carpark Construction Noise Assessment (r1) dated 5 October 2016 and the NSW EPA Interim Construction Noise Guideline.

- All other conditions of Development Consent 2009/381/1 and subsequent Section 96 approvals remain unchanged.

Section 96(6) of the Environmental Planning & Assessment Act 1979 confers upon an applicant, dissatisfied with Council's determination of an application made pursuant to Section 96(2) a right of appeal to the Land and Environment Court.

Section 96AB of the Act provides that an applicant may request, within 28 days of the date of determination of the Section 96 Application, that the Council review its determination (this does not apply to integrated or designated development). A fee is required for this review.

If you have any further enquiries please contact Mr P Anzellotti of Council's Environment & Infrastructure Division on 02 8745 9771, Monday to Friday.

Yours faithfully,

Karl Okorn

MANAGER DEVELOPMENT SERVICES