

CONDITIONS OF CONSENT

Conditions 2, 11, 12, 20 and 78 of Determination Notice No. DA-576/2015 are amended to read (*amendments in italics*):

- 2) Development shall take place in accordance with Development Application No. DA-576/2015, submitted by Jensen Bowers, accompanied by Drawing No. DA 02.04, DA 02.05, DA 02.06, Revision F, dated 30/10/15; DA 03.01 and DA 03.02, Revision E, dated 30/10/15; DA 02.01, Revision C, dated 24/09/15; DA 02.07 and DA 04.01, Revision D, dated 24/09/15; DA 02.02 and DA 02.03, Revision B, dated 17.08.15; prepared by Marchese Partners, and affixed with Council's approval stamp, *and Section 96(2) Modification Application No. DA-576/2015/3, submitted by Le Chateau Developments Pty Ltd C/- Jensen Bowers, accompanied by Drawing No. S-96.091, S-96.095, S-96.100, S-96.104, S-96.120, S-96.124, S-96.128, S-96.200, S-96.300 and S-96.301, Revision A, dated 5 August 2016, prepared by Nordon Jago Architects, and affixed with Council's approval stamp, except where otherwise altered by the specific amendments listed hereunder and/or except where amended by the conditions contained in this approval.*

The development plans for Section 96(2) Modification Application No. DA-576/2015/3 shall be amended as follows:

- a) *The communal open space area on Level 6 shall be deleted and replaced with a non-trafficable roof. There shall be no access provided to the non-trafficable roof other than for maintenance purposes. The privacy screening surrounding the windows of Units 6.08 and 6.21 shall be deleted.*
- b) *Unit 6.24 and the adjacent corridor shall be deleted and replaced with a non-trafficable roof. There shall be no access provided between the eastern wing on Level 6 and Units 6.21, 6.22 and 6.23.*
- c) *Units 6.21, 6.22 and 6.23 shall be amended to demonstrate full compliance with the design criteria contained in the Apartment Design Guide. Compliance shall be achieved in a manner that does not increase the internal floor area of each individual unit (e.g. the number of bedrooms or bathrooms may have to be reduced).*
- 11) A long service levy payment of \$147,351.41, which is 0.35% of the total cost of the work, is to be paid to the Building and Construction Industry Long Service Payments Corporation.
- 12) Pursuant to section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Bankstown City Council Section 94A Development Contributions Plan 2009 (Section 94A Plan), a contribution of \$421,004.02 shall be paid to Council.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Section 94A plan. The contribution is to be paid before the issue of the construction certificate.

Note: The Section 94A Contributions Plans may be inspected at Council's Customer Service Centre, located at Upper Ground Floor, Civic Tower, 66-72 Rickard Road, Bankstown, between the hours of 8.30am-5.00pm Monday to Friday.

- 20) The development, which contains 159 residential units, requires allocation of waste and recycling bins based on 120L/unit/week for both services across 3 waste collection areas.

The waste storage areas shall be designed to accommodate the following:

Area 1 – Restwell side (servicing 53 units)

Ground floor waste room:

- 3 x 1100L bulk waste bins collected twice weekly + 1 x 1100L to remain under chute
- 5 x 1100L recycling bins collected weekly

Floor waste areas:

- 2 x 240L recycling bins per floor (=12 bins). 1 bin should remain in the cupboard while the other is being rotated.

Area 2 – middle (servicing 50 units)

Ground floor waste room:

- 3 x 1100L bulk waste bins collected twice weekly + 1 x 1100L to remain under chute
- 5 x 1100L recycling bins collected weekly

Floor waste areas:

- 2 x 240L recycling bins per floor (=12 bins). 1 bin should remain in the cupboard while the other is being rotated.

Area 3 – Leonard side (servicing 56 units)

Ground floor waste room:

- 4 x 1100L bulk waste bins collected twice weekly + 1 x 1100L to remain under chute
- 7 x 1100L recycling bins collected weekly

Floor waste areas:

- 2 x 240L recycling bins per floor (=14 bins). 1 bin should remain in the cupboard while the other is being rotated.

All areas

Bin rooms shall be designed to fit these bins side-by-side:

Bin Type	Height	Width	Depth
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1100 litres	1460mm	1370mm	1230mm
240 Litres	1080mm	585mm	735mm

Collection point – Restwell St (for Restwell and Middle bins)

The storage area shall be adequately sized for the 16 x 1100L bins requiring servicing per week, including:

- 6 x 1100L bulk waste bins collected twice weekly
- 10 x 1100L recycling bins collected weekly

Collection point – Leonard St (for Leonard bins only)

The storage area shall be adequate sized for the 11 x 1100L bins requiring servicing per week, including:

- 4 x 1100L bulk waste bins collected twice weekly
- 7 x 1100L recycling bins collected weekly

Both

The storage areas must be designed to ensure they can be unlocked and accessible to Council on collection days.

78) 233 off street car spaces being provided in accordance with the submitted plans. This shall comprise:

- 200 residential spaces
- 32 visitor spaces
- 1 car wash bay

7 of the above car parking spaces (i.e. 6 residential spaces and 1 visitor space) are to be provided for people with mobility impairment in accordance with AS 2890.1. All car parking spaces shall be allocated and marked according to these requirements.