

Brad Roeleven

From: Ary Bornoush <Ary.Bornoush@ymci.com.au>
Sent: Tuesday, 3 October 2017 3:15 PM
To: Brad Roeleven
Subject: HPRM: Re: HPRM: RE: DA 1005/2016 - Further report to SWCPP and updated conditions

Brad

We have reviewed and are in agreement with the conditions from Paramatta council dated the 3 October 2017

Regards
Ary Bornoush
0412 720 659

On 3 Oct 2017, at 1:55 pm, Brad Roeleven <BRoeleven@cityofparramatta.nsw.gov.au> wrote:

Hi Ary

Please see responses in RED below.

I've updated the draft conditions to reflect those comments – see attached. Text in yellow are the changes from issue A.

I will re-number all conditions once we are agreed, for lodgement with SWCPP.

I also have to double check some of the numberings for the drawings for the private landscape plans – I'll do that now – expect condition will need to change

thanks

Brad

From: Ary Bornoush [<mailto:Ary.Bornoush@ymci.com.au>]
Sent: Thursday, 28 September 2017 2:28 PM
To: Brad Roeleven <BRoeleven@cityofparramatta.nsw.gov.au>
Cc: Myfanwy McNally <MMcNally@cityofparramatta.nsw.gov.au>
Subject: HPRM: RE: DA 1005/2016 - Further report to SWCPP and updated conditions

Brad

Further to our discussions, here is a summary for the issues we have to resolve, noting some of which have already been agreed in the previous round but not implemented;

- Ensure the drawing numbers are correct. Some discrepancies we have found are
 - DA 10.01 Revision C was the latest issued **UPDATED**
 - DA 13.56 Revision C was the latest issued **UPDATED**
 - DA 13.57 Revision C was the latest issued **UPDATED**
 - Survey plan seems to be missing **SURVEY PLANS NEVER REFERENCED AS APPROVED PLAN**
- Sample sales contract attached as requested
- 11 – The garbage chutes as per the Waste Management Plan by Elephants Foot (Rev C, dated 13 October 2016) are 'ediverter chutes' designed for both waste and recyclables. **AGREE. CONDITION AMENDED**

- 15 – the timing is too onerous and unnecessary. Should be a condition of OC. **NO CHANGE . THIS CONDITION IS PART OF THE PACKAGE OF 'ANSWERS' TO PRESENT TO THE PANEL REGARDS ITS CONCERNS OVER STADIUM NOISE. WORDING FOR THE COVENANT SHOULD BE EASY ENOUGH TO AGREE WITH COUNCIL GIVEN SOPA TEMPLATE.**
- Delete 17 already in 110 **THE TWO CONDITIONS ADDRESS SEPARATE ISSUES.THEY ARE MANDATORY VIA EPA REGULATION. NO CHANGE.**
- 23 – Accessibility Design Statement date to be corrected to the date as lodged in the DA set on 31 May 2017 **THAT WAS A DRAFT. FINAL VERSION DATED 6.9.17. CONDITION AMENDED.**
- 30 – few issues need to be resolved to provide a little flexibility
 - include the words or **engineered solution**
 - not all apartments will be getting a car space
 - the number of carparks is subject to change if the PCA or council do not fully agree with the engineered solution.

REFERENCE TO 1 SPACE PER UNIT DELETED / REQUIREMENTS RELATING TO CARE SHARE SPACE REMOVED, AND INSERTED AS SEPARATE CONDITION TO BE SATISFIED PRIOR TO OC / CONDITION 32 DELETED AND INSTEAD INCLUDED AS PART OF CONDITION 30

- 35 – the condition should include the word **generally** before designed to ausroads. **CONDITION REVISED TO ALSO DEFER TO ROAD SAFETY AUDIT**
- 36 – correct the wording to state: **no pedestrian crossings shall be provided AGREED**
- 37 – clarification needed on the location of the proposed refuge islands. We assume that these are the roundabout refuge islands. **CONDITION AMENDED TO GIVE CLEARER DIRECTION.**
- 40 – correct reason **DONE. ALSO NOTE THAT ROUNDABOUTS ADDED TO LIST AS THESE ALSO HAVE TO BE SIGNED OFF BY LTC**
- **48 – DELETED AS OVERLAND FLOW ISSUE NOW RESOLVED**
- 49 – This clause should be deleted as we have our own rainwater collection system and do not intend to dual pipe the reticulation system. If the condition is being enforced then there are no needs for the rainwater tanks currently designed. The condition also needs further clarity on how far the reticulation of recycled water needs to be implemented, as we are currently using the recycled water for mainly irrigation purposes. Also as discussed, the deletion of the tanks will have minimal impact on the basix which can be resolved through simple introduction of items such as additional solar or energy efficient washer dryers etc.

I AM STILL TRYING TO GET CLARIFICAITON FROM SOPA REGARDS THE ABILITY FOR CARTER STREET SITES TO CONNECT INTO SOPA WATER RECYCLING SYSTEMS (WRAMS) OR DETAILS ABOUT SYDNEY WATER ALTERNATIVE. THE WRAMS SYSTEM STATES AS BEING SUITABLE FOR THE FOLLOWING USES

• toilet flushing • washing clothes • washing pets • watering gardens (including vegetables), lawns and parks • filling ornamental ponds, water features and fountains • fire-fighting • washing cars, windows, brickwork • irrigation of parklands and playing fields • air-conditioning cooling.

IF THIS SYSTEM IS TO BE USED IN LIEU OF ELEMENTS OF YOUR DESIGN (EG RAINWATER TANKS) THEN BEST APPROACH IS TO DEAL WITH VIA A SECTION 96 POST CONSENT, EITHER TO REVISE DESIGN/BASIX BECAUSE OF WRAMS, OR DELETE CONDITION 49 BECAUSE OF LACK OF DETAILS ON TIMING ETC FOR SYSTEM TO BE AVAILBLE FOR CONNECTION TO CARTER STREET PROPERTIES. I WILL KEEP SEEKING FURTHER INFORMATION.

- 57 – delete this condition as its covered by 132 – 135

CONDITION 57 REQUIRES APPROVAL OF PLANS FOR THE WORKS. CONDITIONS 132-135 ADDRESS COMPLETION OF THOSE WORKS TO COUNCIL'S SATISFACTION. CONDITION 57 TO REMAIN. ALSO, NO CHANGE TO CONDITION 57 REGARDS TIMING FOR APPROVAL.

IMPORTANT TO DEMONSTRATE THAT LEVELS OF PUBLIC DOMAIN WORKS WILL MARRY APPROPRIATELY WITH GROUND FLOOR BUILDING LEVELS, BEFORE GROUND FLOOR SLAB IS POURED. YOU MENTIONED THAT THE PUBLIC DOMAIN WORKS ARE CLOSE TO CC LEVEL DRAWINGS. COUNCIL CAN PRIORITISE REVIEW OF THESE PLANS ONCE RECEIVED.

- 58 – remove the comment stating “**reduce length of awning..... in width** ” as previously agreed

AWING CAN REMAIN, BUT NEEDS TO BE REDUCED IN WIDTH TO MAX 0.5M TO ENSURE BEST CHANCE FOR STREET TREES TO MATURE WITH PROPER CANOPY. CONDITION AMENDED TO CLARIFY

- 61 – make as part of final OC as access will still be required from the park to finish off the 3B1 and B2 buildings.

COMPLETION OF WORKS BY THIS SEPERATE DA ARE ALREADY FRAMED TO BE COMPLETED PRIOR TO OC. WE NEED TIME TO ASSESS, REPORT AND DETERMINE THIS DA FOR THE PARK - THAT’S WHY LODGEMENT IS LINKED TO GROUND FLOOR CC.

- 61b – add **If by way of a new precinct wide Planning Instrument in the form of a SEPP or LEP amendment the zoning of Lot 13 DP 1217641 changes the above condition will become redundant**

IF THAT CIRCUMSTANCE ARISES AND WARRANTS AN AMENDMENT TO THIS CONDITION THEN YOU CAN YOU CAN LODGE A SECTION 96 APPLICATION.

- 87 – should note “**post dedication or existing public roads**” for clarity **AGREED. UPDATED.**
- 100 – “During construction of all public area civil and drainage works a qualified civil engineer must supervise the **relevant** work.....” no need to have a fulltime civil engineer on site during the works. Relevant certification and QA will be issued **AGREED. CONDITION 101 UPDATED.**
- Delete 105 already in 79 **AGREE THERE IS SOME DUPLICATION BUT NO NEED TO CHANGE CONDITIONS**
- Delete 106 as its been resolved in a different manner with the public domain team. **CONDITION 106 MODIFIED TO DELETE REFERENCES TO CLEARANCES TO STREET ELEMENTS, BUT CONDITION RETAINED AS DS39 STILL RELEVANT.**
- Delete 111 already in 23 **CONDITION 23 REQUIRES MATTERS TO BE ADDRESSED AT CC- CONDITION 111 REQUIRES PROOF THAT ALL MEASURES WERE IMPLEMENTED. NO CHANGE.**
- Delete 112 already in 24 **AS ABOVE.**
- Delete 126 as it’s the same as 140. **THIS INFO REQUIRED WITH EITHER OC OR SC WHICHEVER COMES FIRST.**
- 136 – delete as this condition as RMS is widening Hill road past road 1

COUNCIL DOES NOT HAVE DETAILS OR TIMING FOR RMS WORKS. COUNCIL’S TRAFFIC ENGINEER REQUIRES ROAD 1 ACCESS TO BE MODIFIED AS PER THIS CONDITION AS FINAL FUTURE CONDITION. IF RMS WORKS PROCEED TO MAKE THIS CONDITION REDUNDANT THEN A SECTION 96 APPLICATION CAN BE LODGED TO DELETE CONDITION AND HAVE REFUND OF BOND.

137 - The roads are proposed to be dedicated to council post completion. Historically I have handed over roads 12 months post construction to ensure that the final asphalt layer is placed as late as possible to minimise cosmetic defects in the wearing layer. Public domain works still need to be completed with the 3CD side of the road, 3CD DA will be lodged within the next 6 weeks, hence dedication of the road 1 at 3AB OC will cause issues. I propose that Lot 5 be dedicated within 12 months of receiving the first building OC in 3AB. This will give us sufficient time to complete the public domain works and get the majority of the

construction and infrastructure works out of the way prior to the road dedication. Pls note this also provides a safer environment for the occupants as they won't have to share the road with construction

SEE NEW CONDITION 15A

- **143 – NAME OF RELEVANT OFFICER INSERTED AS DISCUSSED**

Hope to be able to resolve the above as we would still like to pursue our option in electronically resolving the DA

Thx

From: Brad Roeleven [<mailto:BRoeleven@cityofparramatta.nsw.gov.au>]
Sent: 26 September 2017 16:49
To: Ary Bornoush <Ary.Bornoush@ymci.com.au>
Cc: Myfanwy McNally <MMcNally@cityofparramatta.nsw.gov.au>
Subject: DA 1005/2016 - Further report to SWCPP and updated conditions

Hi Ary

Attached is the addendum report and new conditions set as just discussed.

thanks

Brad

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<DA 1005.2016 - Addendum report Issue B 3.10.17.pdf>