

## DRAFT CONDITIONS OF CONSENT

### The addition of the following condition:

#### A.11 Approved Amended (s96) Plans and supporting documents

Those acting upon or under this amended consent must carry out all work and maintain the use and works in accordance with the approved plans and supporting documents listed in the original consent, as amended by the amended architectural approved plans to which is affixed a Council stamp “Approved” and supporting documents as submitted by the Applicant listed below otherwise than modified by further condition(s). Where the plans relate to amendments, alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
S96 1000 A S96 2005 A S96 2006 A S96 2007 A S96 2300 A S96 2301 A S96 2401 A S96 2402 A S96 2403 A S96 2404 A	Architectural Plans	JPRA	11.09.2017

**Note:** These plans and supporting documentation may be subject to conditions modifying the development imposed under section 80A(1)(g) of the *Act* (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A6 (Autotext AA6)

### The modification of the following conditions:

#### C.2 Modification of details of the development (Section 80A(1)(g) of the Act)

The *approved plans* and the *Construction Certificate* plans and specification, required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation*, must detail the following amendments:

- a) Acoustic measures to the development is to be implemented to ensure that the following LAeq levels are not exceeded:
  - (i) in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,
  - (ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.
- b) The proposed development shall comply with the relevant detailed design requirements for self-contained dwellings in Schedule 3 of State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004.
- c) The height of the proposed solar panels shall be limited to RL 18.95 AHD.
- d) Pedestrian splay shall be provided in accordance with the dimensions set out in Clause 3.2.4 of AS/NZS 2890.1:2004 in order to ensure adequate sight lines are provided to pedestrians in the frontage footpath and vehicles in the frontage road.
- e) In order to ensure that pedestrian safety is not compromised due to the steep entry driveway gradient, the applicant shall install convex mirrors, rubber speed hump and

stop sign at the driveway exit. The rubber speed hump shall be installed, across the entire width of driveway, at approximately 1 metre front the front boundary.

- f) A minimum 12 metres of queuing area shall be provided between the vehicular control point (such as garage entry door or intercom etc) and the property boundary to allow a free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road to comply with Clause 3.4 of AS/NZS 2890.1:2004.
- g) Additional control measures such as convex mirrors or give-way lines/signs are required at suitable positions on the driveway ramp connecting the basement level and the lower ground level to ensure safe vehicle movements within the car park.
- h) The proposed loading bay located at the frontage of the site in New South Head Road as indicated on the 'GROUND FLOOR – LEVEL 3' drawing shall be deleted.
- i) For the submitted stormwater plans, the following amendments shall be made:
  - (i) Subsoil drainage is not supported. The proposed basement shall be waterproofed and tanked to comply with Council's DCP.
  - (ii) The proposed absorption trench system shall be located at least 3 metres from the footing of any structures.
  - (iii) For the proposed pump out system, the storage volume required shall not be less than the volume of the runoff generated from the 100 ARI storm with 2 hours durations.
- j) A louvered privacy screen shall be installed along the north-eastern edge of the deck to apartment WF2 on the ground floor (level 3). The privacy screen shall have a minimum height of 1.7m, as measured from the finished floor level of the balcony, and extend for a minimum length of 4m, as measured from the north-western external wall to Bedroom 1.
- k) Development consent is not granted for any changes to the existing north-eastern (side) boundary wall.
- l) **Bicycle parking provision is to be minimum 3 spaces on-site. Bicycle parking must comply with AS 2890.3 Bicycle Parking Facilities in terms of security, accessibility and design specifications.**
- m) **The car parking space associated with the adaptable unit is to comply with Clause 2.2 of AS/NZS 2890.6:2009.**

**Note:** The effect of this condition is that it requires design changes and/or further information to be provided with the *Construction Certificate* drawings and specifications to address specific issues identified during assessment under section 79C of the *Act*.

**Note:** Clause 146 of the *Regulation* prohibits the issue of any *Construction Certificate* subject to this condition unless the *Certifying Authority* is satisfied that the condition has been complied with.

**Note:** Clause 145 of the *Regulation* prohibits the issue of any *Construction Certificate* that is inconsistent with this consent.

Standard Condition: C4 (Autotext CC4)

## I.9 Provision of Off street vehicle facilities

The owner and occupier, in compliance with AS/NZS 2890.1:2004 *Parking Facilities – Off-Street Car Parking* and AS/NZS 2890.6:2009 *Parking Facilities - Off-street parking for people with disabilities* must maintain unimpeded public access to off-street parking as follows:

Use	Number of spaces
Residents car parking	13

Residents car parking for adaptable unit (disabled parking space)	1
Non-residential car parking	4
Courier parking	1
Non-residential bicycle parking	3

This condition has been imposed to ensure adequate on-site parking is maintained.

Standard Condition: I21