

Kim Holt

From: Chugh, Pooja <Pooja.Chugh@Willoughby.nsw.gov.au>
Sent: Tuesday, 19 December 2017 10:15 AM
To: Kim Holt
Cc: Megan Parker; 'Gil Candido'; kai.zhu; Jim Murray
Subject: Changes to Draft Conditions: Panel Ref: 2017SNH052 – 989-1015 Pacific Highway, Roseville - DA 2017/181

Hi Kim,

Further to my discussion with the applicant, RMS and internal sections, please find below changes to the draft conditions previously sent to the Panel:

1. **Condition 2 Schedule 1** (Revised Overland Flood Study) is to be **reworded** as follows:

Submit for assessment a revised overland flood study prepared by a qualified and experienced Civil Engineer specifically containing the following:

- Include runoff for all storm events from a sub-catchment north east of Boundary Street that contributes to the overland flooding affecting the site.
- Longitudinal and cross sections at 5 metre intervals of the overland flow path with details suitable for construction to Willoughby City Council's specifications. The cross-sections must show existing and proposed levels, top water overland flow and ponding levels, hydraulic data, flood extents etc.
- Identify overland flow / ponding depths over all driveways and paths within the development.
- Demonstrate nil flood afflux for all storm events to all surrounding land including the Pacific Highway.
- Demonstrate that overland flows at the downstream / eastern boundary of the site replicate the existing pre-developed conditions for all storm events.

The flood study must be designed and signed by the engineer declaring that the study has been undertaken in accordance with Australian Rainfall and Runoff, the NSW Floodplain Management Manual and Council's DCP and Floodplain Management Technical Standard including the application of blockage factors.

Revised plans and details addressing the above shall be submitted to Council for further assessment. Amendments to the architectural plans may be required to satisfy the requirements of the revised overland flood study.

2. **Condition 1 in Schedule 2** (Approved Plans/Details): Part of this condition after the approved plans table is to be **reworded** as follows:

Approved Plan/Details

Changes to the approved Architectural Plans may require lodgement of a modification application under Section 96 of the *Environmental Planning and Assessment Act, 1979*. As amended by the **Deferred Commencement Conditions in Schedule 1**, the application form and any other supporting documentation submitted as part of the application, except for:

- a) Any modifications which are "Exempt Development" as defined under S76(2) of the Environmental Planning and Assessment Act 1979;
- b) Otherwise provided by the conditions of this consent.
(Reason: Information and ensure compliance)

3. **Condition 28** (Heritage Character): This condition is to be **deleted** as the revised plans address heritage concerns raised in the subject condition.
4. **Condition 145** (Splay Corner for Fence): This condition is to be **reworded** as follows:

Splay Corner

Prior to the issue of any Occupation Certificate, a 2mx 2.5m splay on the driveway exit on Pacific Highway is to be provided in order to ensure adequate sight distances for pedestrians are maintained.
(Reason: Pedestrian safety)

5. **Condition 189** (Visitor and Commercial Car Parking Spaces): This condition is to be **reworded** as follows:

All visitor car parking spaces are to be physically identified on site, and maintained free of obstruction for the exclusive use of all visitors to the approved development at all times.

The approved commercial car spaces must be made freely available to all visitors to the commercial premises during trading hours of the commercial tenancies unless otherwise in use by a staff member of the commercial tenancies.

The use of visitors and commercial car spaces must be reflected in by-law of the strata management plan or building management plan for the approved development.
(Reason: Parking Management)

Please do not hesitate to contact me for further clarification.

Kind Regards



From: Gil Candido [mailto:gil@citypd.com.au]
Sent: Friday, 8 December 2017 4:23 PM
To: Chugh, Pooja
Cc: kai.zhu; Jim Murray; Adam Huang
Subject: (DWS Doc No 144275748) RE: Panel Ref: 2017SNH052 – 989-1015 Pacific Highway, Roseville - DA 2017/181

Hi Pooja

Thanks for advising the report being presented to Council and the Planning Panel. You've done a great job particularly at addressing the complexity of the project. We have had a quick scan of the conditions and make the following comments -:

- **Condition 28 – Heritage Character.** We think this may be not required as we have had a meeting with your heritage architect and there was general agreement that we have satisfied this.
- **Condition 77** – We note construction/demolition work is limiting to 12pm on Saturday. Given the busy nature of the site and fact that it is away from residences limiting it to say 4pm could be appropriate and reasonable.
- **Condition 58** – We note condition states 58 adaptable units. Our Access reports states that we are providing 46 adaptable units and 13 Livable Housing Silver units and that this is consistent with Council 50%

objective. We believe the objective is a high standard and it would be preferable to have the condition reflect the Silver units in the total 58 number.

- **Condition 68** – there are no trees being removed from the road reserve.
- **Condition 145** – Splay Corner for Fence - -not sure where this applies to . Our driveway will comply with Aust Standard which call up this requirement.
- **Condition 189** – Implies that residential visitor can park in the Commercial level. This is contrary to RMS wishes and should be deleted.
- **Condition 192** – Heritage building being retained is going to be totally refurbished. This condition could be amended to reflect the special items like the windows and window surround etc rather than 'any portion' of the building. This seem to be a very onerous clause.
- **Condition 196** – there are no adjoining trees

In relation to the deferred commencement condition we understand we need to do more work with Council infrastructure dept. We would like to get going with this and assume you will be the point of contact. In relation to the specific conditions we have the following comments -:

- The note at the end of Schedule 1 re amended plans to comply with any required changes may require a 96 modification, contradicts the statement under the approved plans at Schedule 2 Condition 1; Would be good to resolve this perhaps.
- **Condition 3 – RMS drainage.** This condition is dealt with in Condition 53 and 54. Would be good to only have this in one place - our preference is in the main Consent condition. RMS have indicated they are happy to receive this in CC stage.
- **Condition 5 – Approval of Relocation of Utility Services.** This should be in the main consent conditions as some utility won't look at approvals, or can take a long time. These approval would normally be in the main Consent Conditions and would facilitate a timely approval of the deferred commencement.

We hope you can look at our comments and where possible make an adjustment or deletion.

Kind Regards,

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Development | Design | Management

From: Chugh, Pooja [<mailto:Pooja.Chugh@Willoughby.nsw.gov.au>]

Sent: Wednesday, 6 December 2017 10:03 AM

To: Gil Candido <gil@citypd.com.au>

Cc: kai.zhu <kai.zhu@kecocity.com.au>

Subject: Panel Ref: 2017SNH052 – 989-1015 Pacific Highway, Roseville - DA 2017/181

Good morning Gil,

Please see below link to the assessment report and draft conditions, as sent to the Panel.

Regards



From: Chugh, Pooja
Sent: Tuesday, 5 December 2017 1:53 PM
To: 'Kim Holt'
Cc: Megan Parker; 'Rushil Chhibber'
Subject: (DWS Doc No 143984889) Panel Ref: 2017SNH052 – 989-1015 Pacific Highway, Roseville - DA 2017/181

Dear Kim,

I hope you are well. Please see below web link for the assessment report and revised architectural plans for the Determination meeting on 20 December 2017:

<https://share.willoughby.nsw.gov.au/owncloud/public.php?service=files&t=1688fffb96f6d197827675f1f651c743>

Please do not hesitate to contact me if there are issues with the web link.

Kind Regards,

Pooja Chugh - *Development Assessment Officer*

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