

## RECOMMENDED CONDITIONS OF CONSENT

- 1) The proposal shall comply with the conditions of Development Consent.
- 2) This development consent shall be read in conjunction with Development Application No. DA-107/2017 submitted by Pacific Planning Pty Ltd, accompanied by Drawing No. SK101, SK103 and SK104 dated 15 June 2017, prepared by Stanisic 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.
- 3) This notice of determination does not grant consent for any demolition or construction works. Separate development applications are to be submitted for each future stage of the development and any demolition, construction, drainage, infrastructure or civil works at the site.
- 4) While this development consent remains in force, each future stage of the development must not be inconsistent with the concept plan approved under DA-107/2017.
- 5) No construction preparatory work (including tree or vegetation removal, ground clearing, excavation, filling, and the like) shall be undertaken on the site unless a valid development consent is in place for such works.
- 6) Consolidation of the existing allotments must be registered by the office of Land and Property Information prior to the issue of any occupation certificate.
- 7) The granting of consent under this notice of determination does not preclude the levying of section 94A contributions for future stages of the development in accordance with Council's *Section 94A Development Contributions Plan*.
- 8) Further site investigations, including sampling of soils and groundwater, shall be undertaken by a suitably qualified and experienced environmental consultant prior to development consent being granted for any future stage of the development, in accordance with the conclusions of the report by Sullivan Environmental Sciences dated 11 August 2017.

Following the completion of the further site investigations, a Remedial Action Plan (RAP) must be prepared in accordance with relevant guidelines including, but not limited to, the EPA '*Guidelines for Consultants Reporting on Contaminated Sites 2011*'. The RAP must set the remediation objectives and determine the most appropriate remedial strategy to ensure that the site will be suitable for the development. The RAP must be submitted to the satisfaction of Council.

- 9) A maximum of 137 dwellings is approved under this development consent, with one level of basement car parking.
- 10) Development applications for buildings H, J and K must demonstrate compliance with all relevant provisions of the SEPP 65 *Apartment Design Guide*.
- 11) The maximum height of buildings in future stages of the development is to be 13 metres above existing ground level.
- 12) The floor plans for the future stages of the development must incorporate the minimum setbacks and building separation shown on Drawing No. SK101 dated 15 June 2017 prepared by Stanisis Architects.
- 13) The western elevation of building H, the eastern and western elevations of building J, and the eastern elevation of building K, must be treated as non-habitable according to the SEPP 65 *Apartment Design Guide*.
- 14) Each future stage of the development that involves the construction of residential dwellings must be accompanied by an acoustic report, prepared by a suitably qualified consultant, outlining all necessary mitigation measures to control road and rail noise and vibration impacts.
- 15) The stormwater drainage system for the development must be designed in accordance with Council's *Development Engineering Standards*.
- 16) A waste management plan must be submitted to and approved by Council prior to development consent being granted for the construction of any residential dwellings at the site. The waste management plan must detail the method of waste collection from the development (i.e. from within the site or from Auburn Road) to the satisfaction of Council. All necessary provisions for waste storage and bin storage must be detailed, including bulk bin storage areas and proposed collection points. If on-site collection is proposed or required, it will need to be demonstrated that waste collection vehicles can enter and exit the site in a forward direction.
- 17) A construction staging plan must be submitted to and approved by Council prior to development consent being granted for the construction of any residential dwellings at the site. The construction staging plan must include (but not be limited to) the provision and embellishment of communal open space to ensure compliance with the SEPP 65 *Apartment Design Guide* for each stage of the development; the provision of car parking for each stage of the development that complies with Council's *Bankstown Development Control Plan 2015* or the *RMS Guide to Traffic Generation Development*; stormwater drainage for each stage of the development to the satisfaction of Council; and safe and convenient pedestrian access to Auburn Road during all stages of construction.

- 18) A demolition and construction management plan must be submitted with each future stage of the development and must detail measures to ensure that there would be no adverse or unreasonable impact on the locality (including neighbouring residential dwellings) by way of noise, dust, or stormwater runoff during construction. The construction management plan must also detail measures to ensure the safe removal and management of any asbestos at the site.
- 19) A landscape plan prepared by a suitably qualified consultant must be submitted with each stage of the development that involves the construction of residential dwellings. The landscape plan must include details on:
  - a) Landscaping proposed as part of that development application;
  - b) Details on plant numbers, pot sizes and species;
  - c) Street tree plantings on Auburn Road; and
  - d) A maintenance plan for a minimum 52 week period.
- 20) The approval of all relevant service providers shall be obtained, where necessary, for each stage of the development.
- 21) All future development applications for the site are to be accompanied by a stormwater drainage concept plan, engineering details, and a civil works plan.
- 22) All future development applications for the site are to include (where appropriate) floor plans, elevations and sections showing:
  - Existing ground level.
  - Proposed finished ground level.
  - Proposed height of the proposed development (measured in metres) above existing ground level.
  - Shadow diagrams.
  - Proposed external finishes, including details of colours and materials.
- 23) A detailed waste management plan and supporting documentation complying with Council's requirements must be lodged with all future development applications.
- 24) Two (2) driveway entries to the basement car parking level are approved, at the locations shown on Drawing No. SK101 dated 15 June 2017 prepared by Stanisic Architects.
- 25) The width of the driveways with the separation and sight distance requirements need to be in accordance with AS/NZS 2890.1:2004. The driveway widths need to take into account the size of the largest vehicle accessing the site.

- 26) The existing bus stop approximately 10 metres north of the southern driveway to Auburn Road may require relocation in order for the development to comply with the sight distance requirements outlined in AS/NZS 2890.1:2004. If relocation is required, this will be to a location between the two driveways in front of the development, and will need to be to the satisfaction of Council and, if necessary, Council's Traffic Committee. All costs associated with any relocation of the bus stop shall be borne by the applicant.
- 27) Development applications for future stages of the development must demonstrate that access to driveways, ramps, circulation aisles and parking arrangements are designed in accordance with Australian Standards 2890.1, 2890.2 and 2890.6.
- 28) Bicycle spaces should be provided for the residential buildings according to AustRoads Guide to Traffic Management Part 11: Parking CI C2.2. The dimensions of these spaces needs to be in accordance with AS2890.3:2015 Fig 2.1.
- 29) Footway/footpath paving shall be provided along the site frontage to Auburn Road, at full cost to the applicant. The location, width, design and material of the paving is to be to Council's satisfaction.
- 30) A Crime Prevention Through Environmental Design report is to accompany all future stages of development for the construction of residential dwellings. The CPTED report is to be prepared by a suitably qualified consultant and is to be accompanied by the CPTED checklist issued by NSW Police.

#### **END OF CONDITIONS**