

# APPENDIX 1

PPS-2017SSH019

1-21 DILLWYNNIA GROVE, HEATHCOTE

DA17/0467

## ORIGINAL APPENDICES PREPARED FOR 28 JUNE 2018 SSPP DETERMINATION MEETING

### Appendix A Draft Conditions of Consent

- General Terms of Approval and Safer By Design Crime Risk Evaluation

B Detailed Response to submissions

C Pre-Application discussion dated 16 December 2015

D Submissions summary

E Information Session notes

F Architectural Review Advisory Panel Report dated 13 June 2017

G Original Heritage Council General Terms of Approval dated 22 August 2017

H Local Emergency Management Committee response

I Revised Clause 4.6 Objection

J Rural Fire Service General Terms of Approval

K Revised Heritage Council General Terms of Approval dated 17 May 21018

L Landscape, Height annotated Plan

M Privacy and setbacks/stair/lift annotated plan

N Parking annotated plan

O Letter to SSPP re Council Resolution dated 10 July 2017

**DRAFT CONDITIONS OF DEFERRED COMMENCEMENT CONSENT****Development Application No. 17/0467****PART 1 - DEFERRED COMMENCEMENT CONDITIONS**

To enable the submission of further information to clarify or resolve specific aspects of the proposed development this Development Consent is issued as a "Deferred Commencement" Consent under the provisions of Section 4.16(3) of the Environmental Planning and Assessment Act as amended. The Consent does not operate until the applicant satisfies the Consent Authority as to the following matters.

The required information must be submitted within **12 months** of the date of issue of this development consent.

Note- Under the provisions of Clause 95A(5) of the Environmental Planning and Assessment Regulation 2000 upon submission of the required information, Council must advise in writing whether or not it is satisfied as to the relevant matters.

**1. Deferred Commencement (UNI1012)****A. Heritage Curtilage**

In accordance with the General Terms of Approval issued by the Heritage Council (dated 17 May 2018) the following must be demonstrated and submitted to the satisfaction of the Heritage Council and the Sydney South Planning Panel:

- i) Amended plans overlaid with the development and setback zones identified in the CMP are required to clarify that the residential development is contained wholly within the areas identified as being of moderate significance to the north and north-west of Heathcote Hall, and the recommended setback areas have been kept free of development.
- ii) Information/amended plans to clarify how the private open space of townhouses that encroaches into the reduced landscaped setting/ pleasure garden of Heathcote Hall, as well as the original east-west drive, will be detailed to mitigate any potential adverse heritage impacts.

**B. Building Height**

*Submit amended plans indicating:*

- i) The height of Building A must be no greater than 9.1m above existing ground level (ground level at the date of issue of the Deferred Commencement), excluding lift overrun.
- ii) The height of Building B must be no greater than 8.5m in height above existing ground level (ground level at the date of issue of the Deferred Commencement), excluding lift overrun.

- iii) The height of Townhouses 30 and 31 must be no greater than 8.5m in height above existing ground level (ground level at the date of issue of the Deferred Commencement).

### **C. Additional Commercial Basement Parking**

*Submit amended plans indicating:*

Separate commercial visitor parking must be provided at Basement Level B2, associated with the use of Heathcote Hall. This parking is to replace the proposed commercial parking in Basement Level B1 and lift (to the east of Dwelling 23) in accordance with the following:

- i) Basement level B2 is to be increased in size to provide additional parking area under the footprint of under Residential flat Building B and extend north towards Residential Flat Building A.
- ii) This parking area is to be accessed via the driveway to Basement Level B2 from Dillwynnia Grove.
- iii) The vehicular entry to the commercial car parking is to be separate to the residential entry to Basement Level B2, with a secure gate to be provided to the residential entry.
- iv) A minimum of eight (8) parking spaces must be provided in accordance with AS2890.1 2014.
- v) Provide a separate lift and stair core from this parking area, to be used for the commercial basement parking area. This lift shall be located so as not to have any connection and/ or conflicts with the private residential components of the development and shall be erected in the vicinity of the Heritage Interpreted Carriageway to the south of the residential flat buildings. This carriageway must provide pedestrian access to Heathcote Hall and gardens.

### **D. Setbacks to Boronia Grove**

*Submit amended plans indicating the following:*

- i) *Dwellings 2 - 7:*
  - a) The first floor voids must be reduced in depth to no greater than 1m, in order to achieve this the screen must be set 1m from the façade of these dwellings. The walls associated with the voids must also be reduced in depth to no greater than 1m (except where required as common walls for fire separation), as must the roof areas.
  - b) The northern deck off the master bedroom for these dwellings must be reduced in depth to no more than 300mm, with the roof form to change over the balcony to align with the amended depth of the deck.

ii) *Dwellings 11 and 12*

The extent of the eave/ roof overhang off the master bedroom, is to be reduced to be no greater than 1m, measured from the northern façade.

iii) *Dwellings 2-14*

In addition to 4(a) and 4(b) above, where there is an eave/roof overhang, it shall measure no greater than 1m in depth from the northern facade where overhang is proposed for these dwellings.

**E. Adaptable and Liveable Dwellings**

*Submit amended plans indicating the following:*

A total of eleven (11) adaptable dwellings and six (6) liveable dwellings must be provided in accordance with the following:

- i) Adaptable dwellings must be provided in accorded with AS 4299 (Adaptable Housing) at the following rates:
  - a) Townhouses: Seven (7) dwellings; and
  - b) Apartments: Four (4) dwellings
- ii) In addition to Adaptable dwellings as per (a) above, Livable dwellings must be provided designed to *Silver Standard Livable Housing Design Guidelines*, at the following rates:
  - a) Townhouses: Four (4) dwellings; and
  - b) Apartments: Two (2) dwellings.



## PART 2 - CONDITIONS OF CONSENT

### 2. Deferred Commencement Plans and Documents (UNI2003)

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings in the table below, except where they are the subject of the deferred commencement condition/s:

<i>Plan number/ Reference</i>	<i>Title</i>	<i>Prepared by</i>	<i>Date</i>
Project Number IA1633 DA01 Issue B	Site Plan	Ink Architects	Amended by Council 7 June 2018
Project Number IA1633 DA02 Issue A	Demolition Plan	Ink Architects	5/12/2017
Project Number IA1633 DA05 Issue A	Lower Basement Floor Plan - B2	Ink Architects	Amended by Council 7 June 2018
Project Number IA1633 DA06 Issue A	Basement Floor Plan - B1	Ink Architects	11/12/2017
Project Number IA1633 DA07 Issue A	Ground Floor Plan	Ink Architects	11/12/2017
Project Number IA1633 DA08	First Floor Plan	Ink Architects	Amended by Council 7 June 2018
Project Number IA1633 DA09 Issue A	Second Floor	Ink Architects	8/12/2017
Project Number IA1633 DA10 Issue A	East, North, West and South Elevations	Ink Architects	1/12/2017
Project Number IA1633 DA11 Issue B	Sections A-A, B-B, C-C and D-D	Ink Architects	19/2/2018
Project Number IA1633 DA12 Issue B	Sections E-E, F-F, G-G, H- H, I-I and J-J.	Ink Architects	19/2/2018
Project Number IA1633 DA16 Issue B	Typical Buildings A and B Section and Typical Adaptable Units	Ink Architects	21/02/2018
Project Number IA1633 DA21 Issue A	Material Finishes Board	Ink Architects	4/12/2017
Project Number IA1633 DA29 Issue A	Wayfinding	Ink Architects	27/11/2017
Project Number 1609	Schedule of Drawings	Tropman and Tropman Architects	23/11/2017
Project 1609	Location	Tropman and Tropman Architects	23/11/2017

EX100	Revision	F	Existing Site Plan	Tropman and Tropman Architects	23/11/17
Project1609					
EX101	Revision	F	Ground Floor	Tropman and Tropman Architects	23/11/17
Project1609					
EX102	Revision	F	Existing First Floor	Tropman and Tropman Architects	23/11/17
Project1609					
EX110	Revision	F	Existing Elevations S-W	Tropman and Tropman Architects	23/11/17
Project1609					
EX111	Revision	F	Existing Elevation S-E	Tropman and Tropman Architects	23/11/17
Project1609					
EX112	Revision	F	Existing Elevation N-W	Tropman and Tropman Architects	23/11/17
Project1609					
EX113	Revision	F	Existing Elevation N-E	Tropman and Tropman Architects	23/11/17
Project1609					
PR.200	Revision	F	Existing Roof Plan	Tropman and Tropman Architects	23/11/17
Project1609					
PR 201	Revision	F	Proposed Ground Floor Plan	Tropman and Tropman Architects	23/11/17
Project1609					
PR 202	Revision	F	Proposed First Floor Plan	Tropman and Tropman Architects	23/11/17
Project1609					
PR 210	Revision	F	Proposed Elevation S-W	Tropman and Tropman Architects	23/11/17
Project1609					
PR 211	Revision	F	Proposed Elevation N-W	Tropman and Tropman Architects	23/11/17
Project1609					
PR 212	Revision	F	Proposed Elevation N-E	Tropman and Tropman Architects	23/11/17
Project1609					
PR 213	Revision	F	Proposed Elevation S-E	Tropman and Tropman Architects	23/11/17
Project1609					
DA-C01.01	Revision 5		Cover Sheet, Drawing Schedule and Locality Plan	Northrop	16/2/18
DA-C02.01	Revision 5		Concept Sediment and Erosion Control Plan	Northrop	16/2/18
DA-C02.11	Revision 5		Sediment and Erosion Control Details	Northrop	16/2/18
DA-C04.01	Revision 6		Stormwater Management Plan	Northrop	08/03/18
DA-C04.61	Revision 5		Stormwater Management Devices-OSD 1- Sheet 1	Northrop	16/2/18
DA-C04.62	Revision 5		Stormwater Management Devices- OSD1 - Sheet 2	Northrop	16/2/18
DA-C04.71	Revision 5		Stormwater Management Devices OSD 2- Sheet 1	Northrop	16/2/18

DA-C04.91 Revision 1	Pre- Development Stormwater Catchment Plan	Northrop	16/2/18
DA-C04.92 Revision 5	Post Development Stormwater Catchment Plan	Northrop	16/2/18
DA-C05.61 Revision 5	Site works General Arrangement Plan	Northrop	16/2/18
DA-C05.71 Revision 5	Siteworks Driveway Plan Sheet 1	Northrop	16/2/18
DA-C05.72 Revision 4	Siteworks Driveway Plan Sheet 2	Northrop	16/2/18
L-02 Issue D	Heritage Survey / Site Analysis	Site Design	11/12/2017
L-03 Issue D	Heritage Survey Site / Analysis	Site Design	11/12/2017
L-04 Issue D	Heritage Survey / Site Analysis	Site Design	11/12/2017
L-05 Issue D	Heritage Survey / Site Analysis	Site Design	11/12/2017
L-06 Issue C	Heritage Concept Plans - Italianate	Site Design in coordination with Michael Lehany	Received by Council on 20 March 2018
L-07 Issue D	Heritage Garden/ CMP Reference	Site Design	Received by Council on 20 March 2018
L-7A Issue D	Heritage - CMP	Site Design	Received by Council on 20 March 2018
L-09 Issue E	Site Analysis	Site Design	19/3/18
L-10 Issue E	Interpretation	Site Design	19/3/18
L-11 Issue E	Landscape Masterplan	Site Design	19/3/18
L-12 Issue D	Landscape Plans Levels	Site Design	11/12/2017
L-12A Issue E	Landscape Plans - Hydraulics	Site Design	19/3/18
L-13 Issue E	Landscape Plan - Details	Site Design	19/3/18
L-14 Issue E	Existing Trees Plan	Site Design	19/3/18
L-14A Issue E	Existing Trees Plan	Site Design	Received by Council on 20 March 2018

L-15 Issue E	Existing Tree Report - Draft	Site Design	Received by Council on 20 March 2018
L-16 Issue E	Incursions	Site Design	19/3/18
L-17 Issue E	Planting Area Plan	Site Design	Received by Council on 20 March 2018
L-18 Issue E	Plant List	Site Design	Received by Council on 20 March 2018
L-19 Issue E	Landscape Plans - Materials	Site Design	Received by Council on 20 March 2018
L-20 Issue E	Details	Site Design	Received by Council on 20 March 2018
L-21 Issue E	Sections	Site Design	Received by Council on 20 March 2018
Project Number IA1633 DA17 Issue A	Project Perspectives	INK Architects	7/12/2017
Reference: 170224 DSP Issue 1 Sheet 1 of 14	Location Plan	Tasy Moraitis	Printed 18 May 2018
Reference: 170224 DSP Issue 1 Sheet 2 of 14	Lower Basement Plan	Tasy Moraitis	Printed 18 May 2018
Reference: 170224 DSP Issue 1 Sheet 3 of 14	Basement Level 1	Tasy Moraitis	Printed 18 May 2018
Reference: 170224 DSP Issue 1 Sheet 4 of 14	Basement Level 1	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 5 of 14	Basement Level 1	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 6 of 14	Ground Level	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 7 of 14	Ground Level	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 8 of 14	Ground Level	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 9 of 14	Level 1	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 10 of 14	Level 1	Tasy Moraitis	Printed 18 May 2018

Reference 170224 DSP Issue 1 Sheet 11 of 14	Level 1	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 12 of 14	Second Level	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 13 of 14	Ground Level - Hall	Tasy Moraitis	Printed 18 May 2018
Reference 170224 DSP Issue 1 Sheet 14 of 14	Level 1 - Hall, Level 2 - Hall,	Tasy Moraitis	Printed 18 May 2018
SP Form 3.01 Issue 1 Sheet 1 of 3	Strata Plan Administration Sheet	Tasy Moraitis	Printed 18 May 2018
SP Form 3.07 Issue 1 Sheet 2	Strata Plan Administration Sheet	Unknown	Printed 18 May 2018
SP Form 3.08 (Annexure) Issue 1 Sheet 3	Strata Plan Administration Sheet	Unknown	Printed 18 May 2018

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

**Note:** The following must be submitted to Sutherland Shire Council prior to the commencement of any building or subdivision work

- i) A Construction Certificate.
- ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.
- iii) Notification of the commencement of building and/or subdivision works with a minimum of 2 days' notice of such commencement.

Under section 109E(2) of the Environmental Planning and Assessment Act 1979, please note that Sutherland Shire Council must be appointed as the Principal Certifying Authority for all subdivision works.

### 3. Design Changes Required (UNI2020)

#### A. Before Construction

The following design changes must be implemented:

- i. An underground rainwater storage tank or tanks must be provided under the footprint of a building/s (i.e. not within a deep soil zone) to provide adequate water supply for the irrigation of the heritage garden and the communal landscaped areas. The rainwater tank/s shall have a minimum volume of 50,000L.
- ii. Replace bitumen driveway on the eastern side of Heathcote Hall with gravel paving to match the reinstated heritage drive on the western side of the building.

- iii. Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric associated with the townhouses and residential flat buildings.
- iv. The following changes to the basement must be made:
  - (a) Ten (10) bicycle parking spaces must be provided in the basement.
  - (b) Three (3) dedicated car wash bays, with a minimum dimension of 3x 7.6m are to be provided in the basement.
  - (c) The provision of blind aisles, and parking spaces in both basements (B1 and B2) are to comply with AS2890.1.
  - (d) The driveway gradients must be in accordance with AS2890.1 with a 10m length at 5% to facilitate access by a Heavy Rigid waste collection vehicle.
  - (e) Waste collection areas should also be incorporated into the Basement Level (B2).
  - (f) Where waste cannot be collected for Dwellings 29, 30 and 31 from Boronia Grove/ Basement level B1, kerbside waste collection may only occur for dwellings 29, 30 and 31 from Dillwynia Grove for these three dwellings only.
  - (g) A temporary waste holding area is to be provided adjacent to the collection area on Boronia Grove and Dillwynia Grove.
  - (h) Parking bays in Basement Level B2 must not be enclosed, caged or a door provided, except for the 3 double garages.
  - (i) Curved access to Basement Level B2 must be widened to a minimum 6.3m wide to facilitate 2-way movement In accordance with table 2.2 of AS2890.
- v. The existing soil profile and ground levels must be retained around the ALL existing trees to the north of townhouses 1 to 17 inclusive along Boronia Grove, and townhouses 18 to 21 on Tecoma Street, both on the Council verge and within the site.

No reshaping, battering, excavating or filling of the original ground surface is permitted within this area.

Where building edges or feature walls are required adjoining/adjacent to the trees on Council verge or within the site; they must be constructed so as to minimise impact upon the adjoining landscape, and present a vertical face to the street.

- vi. The wall on the northern side of the external stairs to Dwelling 2 must be deleted and replaced with a 1m balustrade constructed of a light weight material, either a clear glass or palisade type fence.

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

#### **4. Integrated Development Approval - Requirement of Approval Bodies (UNI2025)**

##### **A. General Terms of Approval from Other Approval Bodies**

The development must be undertaken in accordance with all General Terms of Approval (GTA) of the following approval bodies under Section 91A of the Environmental Planning and Assessment Act 1979:

- (i) NSW Rural Fire Service (dated 27 April 2018)
- (ii) NSW Heritage Council (dated 17 May 2018)

A copy of the GTA and any further requirements of the approval body/bodies are attached to this development consent. These requirements must be incorporated in the application for a Construction Certificate.

#### **5. Requirements of Authorities - NSW Police (UNI2030)**

##### **A Requirements from Other Authorities**

The development must be undertaken in accordance with the requirements of NSW Police and in accordance with the requirements of the Crime Risk Evaluation Report prepared for DA17/0467, (dated 31 May 2017), prepared by the NSW Police Force Crime Management Unit.

A copy of the requirements of the Approval Authority(s) are attached to this development consent. These requirements must be incorporated in the application for Construction Certificate where required.

#### **6. Lot Consolidation (UNI9001)**

Lots 1 & 2 in DP725184 must be consolidated and registered with the relevant authority prior to the issue of any Construction Certificate on the site.

#### **7. Requirements of Authorities - RailCorp and Sydney Trains (UNI9002)**

##### **A. During Construction**

The applicant must not at any stage block the corridor access gate on Wilson Parade, and should make provision for easy and ongoing 24 hour access by rail vehicles, plant and equipment to support maintenance and emergency activities.

*Reason:* The ongoing ability to access the rail corridor for maintenance and emergency situations is critical to the safety, integrity and operation of the Sydney Trains network. Sydney Trains needs to ensure that access to the corridor can continue to be easily achieved as a result of the development.

##### **B. Prior to Issue of Construction Certificate**

In order to protect Sydney Trains facilities and infrastructure, the integrity, safety and operation of the Sydney Trains network and services, the persons or entity having the benefit of this consent, must identify and incorporate the existence, and any restrictions, of Sydney Trains bridge assets and structures within all works of their proposed development.

Where bridges and structures exist near to or are intended for access use during any works of the proposed development, the persons or entity having the benefit of this consent, must incorporate any restrictions to be adhered to into their construction controls.

Prior to the issue of any Construction Certificate, the persons or entity having the benefit of this consent must include in the Construction Environmental Management Plan and Safe Working Method Statements (SWMS) adherence to the load restriction set in place for the Wilson Parade, Heathcote Bridge, of T44 (44 Tonne). The Principal Certifying Authority must not issue any Construction Certificate until these requirements have been addressed.

These requirements must be incorporated in the application for Construction Certificate where required.

**8. F6 Investigation Area (UNI9004)**

The subject property is within a broad area currently under investigation in relation to the proposed F6 project.

Further information about the project is available by contacting the F6 Team on 1800 789 297 or [motorwaydevelopment@rms.nsw.gov.au](mailto:motorwaydevelopment@rms.nsw.gov.au), or by visiting the project website at [www.rms.nsw.gov.au/projects/motorwaydevelopment](http://www.rms.nsw.gov.au/projects/motorwaydevelopment).

Details of this should accompany any Construction Certificate.

**9. Lift Design to accommodate stretchers(UNI9005)**

All lifts to be installed as part of this development must be designed to accommodate stretcher to be used by the NSW Ambulance Service.

Approval of lifts to be used must be gained by the NSW Ambulance Service prior to the issue of any Construction Certificate.

**10. Landscape Security (Council Tree Protection) (FIN1005)**

**A Before Works**

The persons or entity having the benefit of this consent must provide a bond to Sutherland Shire Council to the value of \$110, 000 (in the form of cash, cheque or bank guarantee). This bond is to ensure that all trees on public land are maintained in the same condition as found prior to the granting of this consent, unless otherwise agreed to be removed with the consent of Councils arborist (as required by other conditions in this consent) prior to issue of Construction Certificate.

**B After Occupation**

An application for refund of this bond may be made to Sutherland Shire Council twelve months after completion of works or in the case of subdivision, twelve months after the issue of a Subdivision Certificate. In the event that any of the specified trees are found damaged, dying or dead at any time during the construction, the bond may be forfeited to Council.



## **11. Public Place Environmental, Damage & Performance Security Bond (FIN1015)**

### **A. Before Issuing of any Construction Certificate**

Prior to the issue of a Construction Certificate or the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be caused to any Council property and/or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non-refundable inspection/administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and/or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is \$100,000.

Note: Bond amount includes a non-refundable administration fee which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount/bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiple bank guarantees to be lodged.

### **B. After Occupation**

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

## **SECTION 94 CONTRIBUTIONS (FIN3000)**

The following dedication of land and/or monetary contributions have been levied in relation to the proposed development pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

The Contributions Plan may be viewed on line on Council's web page (search for S94 Contributions Plan). A copy may also be viewed or purchased at the Customer Service Counter in Council's Administration Centre, Eton Street, Sutherland during office hours.

## **12. S94A 2016 Plan - Sutherland Shire (FIN3005)**

### **A. Before Construction**

Pursuant to s.80A(1) of the Environmental Planning and Assessment Act 1979, and Sutherland Shire Council Section 94A Plan 2016, a contribution of \$295,004.74 must be paid to Sutherland Shire Council towards the cost of works contained in the contribution plan. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Section 94A Development Contributions Plan.

The rate used to index the contribution rate and outstanding contributions is the Consumer Price Index (All Groups Index) for Sydney. Outstanding levies will be adjusted on the first of July each year in accordance with the following formula:

The formula to review a contribution rate is:

$$\text{Adjusted Contribution} = \text{Current Contribution} \times \frac{\text{Current CPI}}{\text{Previous year's CPI}}$$

Payment must be made before whichever is the first to occur:

- the issue of a construction certificate, or
- the release of the subdivision certificate/ linen plan, or
- the commencement of the use/occupation of the premises.

## **13. Approvals Required under Roads Act or Local Government Act (ENG1005)**

### **A. Before Construction**

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993. These approvals must be to the satisfaction of Council for the required development works and may include but are not limited to the following:

- Frontage Works including construction of a driveway, footpath, etc.
- Road openings and restoration to provide services to the development.
- Work Zones and Hoardings.
- Skip Bins.
- Shoring / Anchoring.
- Standing of cranes, concrete pumps, etc.

Note: All Plans and Permits are required to be on site, at all times and may be requested by council officers at any time.

**Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.**

#### **14. Design and Construction of Works in Road Reserve (Council Design)**

##### **A. Design**

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end a Detailed Frontage Works application under the Roads Act 1993 must be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate. The form is available on Council's website. A fee applies for the relevant inspections, assessment, coordination, creation of design brief and the issue of permits providing consent to undertake frontage works. The design will be quoted separately by Council's Design Services unit.

This design will generally comply with the approved architectural design drawings, the trunk stormwater drainage design drawings and the current website version of Council's Public Domain Design Manual (PDDM) and Public Domain Technical Manual (PDTM) except where modified by/or addressing the following:

- i) Property alignment/ boundary levels - establish the property alignment/ boundary levels and crossing profiles.
- ii) Grades - regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.
- iii) Vehicle Crossings - construct two vehicle crossings minimum 6m wide at the boundary and 9m wide at the kerb.
- iv) Redundant Laybacks and Crossings - remove redundant laybacks and vehicle crossings and replace with kerb and gutter (including associated road reconstruction works).
- v) Stormwater Connection - construct new stormwater infrastructure as required to facilitate drainage for the proposed development including adjustment of Council's existing drainage system. Drainage calculations must be provided to determine if upgrading of Council's existing infrastructure is required.
- vi) Footpath
  - a) install new footpath pavement along all frontages of the site. The footpath must be designed to retain and protect existing Sydney Turpentine Ironbark Forest (an Ecologically Endangered Community) and Heritage Listed street trees.
  - b) Provide new footpath pavement on Boronia Grove from the subject property to Wilson Parade. Provide kerb ramps where required.

- vii) Infrastructure Transitions - ensure there are adequate transitions between newly constructed and existing infrastructure as required.
- viii) Retaining Structures - construct retaining/slope stability walls as required.
- ix) Road Pavement - construct road pavement as required.
- x) Kerb and Gutter - realign the kerb along all frontages of the site as required including associated road reconstruction.
- xi) Street Signage - alter existing and/or install new street signage as required.
- xii) Bus Stops - upgrade existing bus stops on Tecoma Avenue with pedestrian links as required.
- xiii) Trees - retain existing Sydney Turpentine Ironbark Forest (an Ecologically Endangered Community) and Heritage Listed street trees; and install *Syncarpia glomulifera* (Turpentine), *Eucalyptus saligna x botryoides* and *Eucalyptus paniculata* (Grey Ironbark) new street trees as required by Council.
- xv) Undergrounding - provide replacement of existing local distribution power lines and other overhead utilities with subsurface utilities or with insulated aerial bundles cables (ABC) as required.
- xvi) Street Lighting - install new street lighting in conjunction with the undergrounding of local distribution power lines and other utilities as required.
- xvii) Utility Services - adjust public services infrastructure as required.
- xviii) NBN - the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

NBN is the IPOLR (infrastructure provider of last resort) in developments of 100 lots or more within its fixed-line footprint and in new development where its fixed-line network is available, or the NBN rollout has been announced ([www.nbnco.com.au/learn-about-the-nbn/rollout-map.html](http://www.nbnco.com.au/learn-about-the-nbn/rollout-map.html)).

If you use NBN, you will need to provide six months' notice before your network needs to be available.

Evidence of the lodgement of this application must be provided to the PCA prior to the release of the Construction Certificate

**C. Before Occupation**

Prior to the occupation of the building or the issue of an Occupation/Subdivision Certificate the following certification must be provided to Sutherland Shire Council:

- i) The supervising engineer must certify that the road frontage works were constructed in accordance with the development consent and associated approval under the Roads Act 1993 including the approved drawings and specification.

**15. Pre-commencement Inspection (ENG3015)**

**A. Before Works**

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Public Domain Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

- i) Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements;
- ii) Check the installation and adequacy of all traffic management devices;
- iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

**Note:** An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Council's Adopted Schedule of Fees and Charges.

**16. Supervising Engineer (ENG4005)**

**A. Before Construction**

The applicant must engage an Accredited Certifier in civil engineering works or a Charter Civil Engineer to supervise construction of any:

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.
- iii) Rainwater harvesting & reuse.
- iv) All other works that form part of a subdivision.

## **B. During Construction**

The engineer must supervise the works as listed above to ensure compliance with:

- i) All relevant conditions of development consent.
- ii) Any Consent issued under the Roads Act for this development.

## **C. Before Occupation**

The supervising engineer must certify the works required in “A” above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

# **17. Internal Driveway, Parking and Manoeuvring (ENG4015)**

## **A. Design**

The internal driveway profile, parking and manoeuvring areas must be designed in accordance with the approved architectural plans except where modified by the following:

- i. Align with Access and Alignment levels issued by Council’s Public Domain Unit.
- ii. The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.
- iii. Provide adequate sight distance for the safety of pedestrians using the footpath area.
- iv. Provide a maximum grade of 5% for the length required to accommodate the waste collection vehicle.
- v. The maximum longitudinal grade of the driveway must not exceed 25%.
- vi. The crest for the driveways providing access to the basement car parks should be a minimum of the kerb level.
- vii. Comply with AS2890.1(2004) in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle. This will require amending the widths of some of the parking spaces. The footprint of basement levels B1 and B2 shall not increase, except for B2, where required to provide additional commercial parking area as per the Deferred Commencement Condition 1.

## **B. Construction**

Certification from an appropriately qualified engineer to the effect that the design requirements of “A” above have been met must accompany the Construction Certificate.

## **C. Occupation**

Prior to the occupation of the development or the issue of any occupation certificate a suitably qualified engineer must certify that the works required in “A” above were undertaken and completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy also provided to Council.

## **D. On-going**

The approved parking must be used exclusively for car parking as approved for the life of the development.

## **18. Basement Car Park Design & Construction (ENG4025)**

### **A. Design**

The basement car park must be designed in accordance with the approved architectural drawings, subject to the following modifications:

- i. A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position in accordance with clause 5.3 of AS2890.1.
- ii. All parking bays must provide a minimum clear parking envelop in accordance with figure 5.2 of AS2890.1.
- iii. Any double garage accessing off a 6.0m aisle must have a minimum internal width of 5.5m with a minimum door opening of 5.6m wide (if perpendicular to the aisle)x 2.2m high clear of any necessary hinges, jambs or fixtures required for the operation of garage doors or any services within the garage area.
- iv. A parking bay within each adaptable garage must have a clear width of 3.8m, a clear length of 5.4m and a head height clearance of 2.5m, except where this space is occupied by a remote controlled roller door.
- v. Parking bays provided for adaptable units must have the minimum clear dimensions of 3.8m wide by 5.4m long or comply with AS2890.6.
- vi. The security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.
- vii. Visitor parking spaces adjacent to walls must be 2.7m wide.
- viii. Double garages must be a minimum 5.5m wide.
- ix. Blind aisles are to be provided for all garages where applicable.

### **B. Prior to Construction**

Certification from a Chartered Civil Engineer or a Registered Surveyor, to the effect that the car park layout and vehicle access-way design has been prepared in accordance with A above must accompany the application for the Construction Certificate.

### **C. Occupation**

Prior to the occupation of the development or the issue of any Occupation Certificate a Chartered Civil Engineer or a Registered Surveyor must certify that the works required in "A" above have been completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy provided to Council.

### **D. On-going**

The approved parking must be used exclusively for car parking as approved for the life of the development.

## **19. Drainage Design - Detailed Requirements (ENG5015)**

### **A. Design**

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing, Australian Standard AS3500.3:2003 and the BASIX Certificate issued for this development. Except where modified by the following:

- i. A detailed drainage design supported by a drainage calculation.
- ii. The rate of discharge of stormwater from the site to a drainage system under Council's control must be controlled so that it does not exceed the pre-development rate of discharge.
- iii. All levels reduced to Australian Height Datum.
- iv. Harvested rainwater must be used for irrigation of communal areas.
- v. The pipeline within the footpath verge must be 375mm RCP.
- vi. All Council pits where private connections are proposed should be replaced and reconstructed in accordance with Council's standard engineering drawings.
- vii. A Dilapidation report shall be prepared for all Council stormwater assets in the vicinity of the proposed development. If the development results in damage to Council assets, the applicant shall replace or repair at their expense prior to the Occupation Certificate.
- viii. CCTV must be obtained for all drainage pipes where direct discharge is proposed. if any pipes or pits are to be in disrepair, the applicant should renew these assets as required to facilitate the development.
- ix. Maintenance on all private stormwater assets shall be carried out in accordance with the maintenance schedule outlined in Appendix A of Stormwater Management Report prepared by Northrop dated 8th March 2018.
- x. Orifice plates on both OSD tanks shall not be removed except for replacement.
- xi. The detailed design shall meet the aims, objectives, and criteria set out in section 2.2 of NSW state Government's Guidelines for developments adjoining land managed by the Office of Environment and Heritage.

### **B. Before Construction**

- i. Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the drainage design is to their satisfaction and satisfies the design requirements in "A" above must accompany the application for a Construction Certificate.
- ii. The stormwater detailed design and construction certificate plans shall be prepared in accordance with Chapter 38 of SSDCP2015 and the NSW Government's " Guidelines for Developments Adjoining Land Managed by the Office of Environment and Heritage" 2013.
- iii. A revised stormwater management plan shall be prepared prior to the CC in conjunction with detailed design. The revised plan shall be prepared in accordance with the 2009 Sutherland Shire Council Environmental Specifications - Stormwater Management and Chapter 38 of SSDCP 2015.
- iv. A suitably qualified and experienced engineer shall certify that the Stormwater Management Plan and detailed design has been prepared in accordance with Chapter 38 of SSDCP 2015, SSC Environmental Specification Stormwater Management Plan 2009, and NSW Government's Guidelines for Developments Adjoining Land Managed by the Office of Environment and Heritage.



### **C. Before Occupation**

Prior to the issue of an Occupation Certificate:

- i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities. An original or a colour copy must be submitted to Sutherland Shire Council.
- ii) The Supervising Engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

### **D. Ongoing**

- i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.
- ii) The stormwater detention / absorption facility must be:
  - Kept clean and free from silt, rubbish and debris.
  - Be maintained so that it functions in a safe and efficient manner.
  - Not be altered without prior consent in writing of the Council.

**Note 1:** Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the section 149(5) certificate advising future owners that their property is burdened by a stormwater detention facility.

**Note 2:** Upon submission of the Certified Works-As-Executed drawing for the stormwater drainage system a notation will be added to the section 149(5) certificate advising future owners that their property is burdened by a stormwater treatment device that must be maintained, serviced and cleaned.

## **20. Damage to Adjoining Properties (ENG6015)**

### **A. Before Works**

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, a Geotechnical Engineers Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support. This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

### **B. During Works**

The constraints and recommendations of the Geotechnical Engineers Report must be implemented.

## **21. Public Utilities (ENG7005)**

This condition is imposed to facilitate the provision of services to the development and reduce conflicts between services and lot boundaries, buildings or associated facilities.

### **A. Before Construction**

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications (including NBN) and the like, and any necessary underground conduits are provided. The Australian Government has issued a new policy on the provision of telecommunications infrastructure in new development. This policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network. NBN is the IPOLR (infrastructure provider of last resort). NBN require 6 months' notice in order to make the network available.

A copy of the agreements/contracts with the utility providers must form part of the supporting construction certificate documentation.

### **B. Before Occupation/Subdivision**

Prior to issue of any Occupation/Subdivision certificate, certification must be provided from each utility service provider/approved agent to the effect that each lot has been serviced to their satisfaction.

Prior to the issue of any Occupation/Subdivision certificate, evidence satisfactory to the Certifying Authority that arrangements have been made for:

- i) The installation of fibre-ready facilities (conduits and pits) to all individual lots and/or premises/dwelling to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Certification from each carrier/provider must be provided to the PCA that they are satisfied that the fibre ready facilities are fit for purpose.
- ii) The provision of fixed-line telecommunications infrastructure (cables) in the fibre-ready facilities to all individual lots and/or premises/dwellings must be installed and certification from the carrier/provider must be provided to the PCA stating that the infrastructure has been provided and to their satisfaction.
- iii) Installation of gas and/or electricity must be constructed/installed by the utility service provider/approved agent to each allotment. Certification must be provided from each provider/agent stating that all allotments have been serviced to their satisfaction.
- iv) WAE drawings must to be prepared by a registered surveyor detailing location and depth of conduits/pits and connection points/ties within allotments. A copy of the WAE drawings must form part of any Occupation/Subdivision certificate documentation.

Note: Should these requirements result in any significant change to the approved design an application must be made to modify the consent under s.96 of the Environmental Planning and Assessment Act.

**22. Allocation of Common Property (ENG7030)**

**A. Ongoing**

Common property must not be allocated by the Owners Corporation for the exclusive use of a proprietor. No modification may be made to a Plan of Strata Subdivision without the prior development consent of Council.

**23. Land Dedication (ENG9001)**

A 3m x 3m land dedication by way of splay corners` at the intersections of Dillwynnia Grove and Tecoma Street and Tecoma Street and Boronia Grove must be made to Council prior to the release of any Subdivision Certificate.

**24. Construction Environmental Management Plan (ENG9002)**

**A. Design**

A Construction Environmental Management Plan (CEMP) must be prepared by an appropriately qualified, experienced and certified environmental practitioner to manage and control all aspects of environmental site management throughout development

The environmental practitioner must be certified by one of the following certification schemes, or demonstrate an equivalent standard to the satisfaction of Sutherland Shire Council, Manager Environmental Science:

- EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

The CEMP must be submitted to Sutherland Shire Council for approval prior to the issue of a Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management, and the following:

- (i) The CEMP must be prepared in accordance with the "Guidelines for the Preparation for Environmental Management Plans", by NSW Department of Infrastructure, Planning & Natural Resources (2004).
- (ii) The CEMP must have regard for the management measures and controls required by the site-specific environmental management plan, acid sulfate soil management plan and any other management plan.
- (iii) The CEMP must address, but not be limited to, the following:
  - a) Description of works.
  - b) Details of all contractors involved with the project.
  - c) Protection of existing trees and vegetation i.e. tree protection zones etc.

- d) Identify all trees that are to be retained and the measures proposed to protect them (including fencing, mulching, watering, erection of signs excluding access to the protection zone, etc), and identify areas for revegetation.
- e) Environmental awareness and training of contractors.
- f) Compliance with legislation and regulations.
- g) Measures to prevent noise, water, air and land pollution, including detail on the control of air born dust for all aspects of the proposed works.
- h) Safe access to and from the site during construction.
- i) All construction traffic is to be restricted to using Wilson parade, Boronia Grove, Dillwynnia Grove and Tecoma Street only.
- j) Safety and security of work site, road and footpath area; including details of any proposed fencing, signage, hoarding and lighting, as required.
- k) Method and details of loading and unloading excavation machines, construction materials etc.
- l) Details of how and where construction material and any waste materials will be appropriately managed, stored and disposed of.
- m) Details of any fuel storage and management.
- n) Detailed erosion and sediment control measures including methods to prevent material impacting adjoining roadways, neighbouring land and the Royal National Park.
- o) Unexpected Finds Protocol i.e. the address unexpected finds of soil or groundwater contamination.
- p) Work, Health & Safety requirements.
- q) Contingency and emergency response plans.
- r) Inclusion of a detailed site plans.
- s) Details regarding parking of all constructions vehicles within the site.
- t) What actions and works are to be employed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery, and the like.
- u) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be certified by a Certifier accredited in civil engineering.

**Note:** The footpath and road reserve must not be used for construction purposes (including storage of skips or building materials, standing cranes or concrete pumps, erecting hoardings, or as a construction zone) unless prior approval has been granted by Council under the Roads Act 1993

#### **B. Prior to Commencement and Issue of Construction Certificate**

The CEMP must be approved by Sutherland Shire Council, prior to the issue of any Construction Certificate.

#### **C. During Works**

The site management measures outlined above must remain in place and be maintained throughout the period of works until the site is stabilised and landscaped.

**25. Geotechnical Supervision (ENG9003)**

All excavation for the basements within the development is to be done under the direction and supervision of a Geotechnical engineer

**26. Restrictions for Truck Movements (ENG9004)**

Truck movements proposed to access or egress the development site via Wilson Parade, Boronia Grove, Dillwynnia Grove and Tecoma Street are not permitted between the hours of 8.00am and 9:30am and 2.30pm and 4.00pm, Monday to Friday.

**27. Covenant for Pedestrian Pathway and Public Access (ENG9005)**

**A. Before Subdivision**

The design of the shared public/private walkways and gardens within the property from Boronia Grove, Tecoma St and Dillwynnia Grove shall be compliant with *Disability Discrimination Act 1992* (DDA), relevant Australian Standards and Building Code of Australia.

The Registered proprietor must create a legal right for public access to all pedestrian pathways, stairs and lift, and all other areas. This right of access is to be registered and recorded on the Certificate of Title and is to include:

1. The pathways, gardens, any stairs and lift are to be accessible on an unrestricted basis to all members of the public.
2. Ongoing maintenance of the pathways, gardens, stairs and lift shall be undertaken by the Owners Corporation to ensure its compliance with the DDA, Australian Standards and building Code of Australia in order to provide a safe, unobstructed and fully operational thoroughfare at all times.
3. The ability to be extinguished only through agreement by Council.

**28. Landscaping Works (ENV2005)**

**A. Design**

The landscaping works must be designed in accordance with the approved Landscape Plan, except where modified by the following, and submitted to the Director of Shire Planning for approval prior to the issue of a Construction Certificate:

- i) Amend the heritage landscape plans and landscape plans in accordance with the approved architectural and stormwater plans.
- ii) Amend the Existing Trees Plan, if required, in accordance with findings by Council's Arborist and the supervising Consulting Arborist following a site inspection carried out prior to any demolition works on site. The purpose of the inspection is to physically mark existing trees that are to be removed or pruned.
- iii) Show on plan Tree Protection Zones (TPZ) and the outline of protective fencing for all existing trees and heritage site features to be retained and protected.
- iv) Provide detailed planting plans for all landscaped areas showing plant locations, species and numbers that achieve a minimum plant density of 4 plants per sqm to ensure good coverage and to inhibit weed growth.

- v) Ensure that new plantings satisfy the RFS bushfire code, heritage view corridors and STIF revegetation requirements.
- vi) Provide detailed hardworks details including all paving, ramps, stepping stones, walls, steps, edgings, fencing, gates and furniture. Note that all landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- vii) Provide detail levels of all courtyards and hardworks to confirm the protection of all existing trees to be retained.
- viii) Clarify the location and extent of fencing around the heritage compound and kitchen gardens and orchard. Ensure that fencing is located a minimum distance of 600mm away from the trunks of Trees 99, 99D, 112, 113, 114 and 124.
- ix) In the heritage kitchen gardens and orchard delete the section of raised planting bed within the TPZs of Trees 99, 99B and 99C.
- x) Provide minimum soil depths in planter boxes as follows:
  - 1200mm for large trees.
  - 900mm for small trees and tall shrubs.
  - 600mm low shrubs.
  - 450mm grass and ground covers.
- xi) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas must achieve a minimum of 4 plants per square metre.
- xii) To reduce long term maintenance of planting beds turf species must be native grass such as Zoysia 'Nara' or Buffalo varieties.
- xiii) Each town house and ground floor unit must be provided with a clothes line in the rear garden easily accessible from the laundry. Each unit above the ground floor must be provided with a clothes line on a balcony. Ensure that clothes lines are not visible above the balustrade.
- xiv) The communal open space areas and all planter boxes on slab must be provided with a water-efficient irrigation system and taps at 25m centres, connected to a pump and the rainwater tank, to enable effective landscape maintenance.
- xv) Each area of private open space for townhouses and ground floor units must be provided with a tap, connected to mains water. In townhouses provide one tap in front garden and one tap in the rear garden.
- xvi) As the subject site is identified as being within a Greenweb Core area, all new plantings around the perimeter of the site and along the public pathways must be indigenous species selected from Council's 'Native Plant Selector' available on Council's website ([www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au) and search for Native Plant Selector). Within the Private Open Space of the townhouses at least 50% of tree and understorey species must be indigenous species. Within the Heritage Precinct exotic species are permitted in accordance with the Heritage Landscape Architect's plans except for the perimeter area bounded by the driveway and Dilwynnia Grove and Tecoma Street where indigenous species should predominate.
- xvii) *Eucalyptus saligna* x *botryoides* is not generally available from Council's or other nurseries. Seed for this species must be collected from the site and the trees propagated in advance of planting.

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above. Details of these design changes must be included in the documentation submitted with the application for a Construction Certificate.

**Notes:**

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

If demolition works to occur prior to the Construction Certificate being issued, tree protection measures must be installed prior to commencement of demolition.

**B. Prior to Occupation/Occupation Certificate**

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above. A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an Occupation Certificate (interim or final). This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333 48 hours prior to the required inspection date. An inspection fee of \$230 is required to be paid, prior to the inspection. Additional inspections will be charged at a rate of \$103 each.

**C. Ongoing**

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDP 2015 Chapter 38).

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

**Note:** If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery  
345 The Boulevard, Gympie  
Ph: 02 9524 5672

## 29. Tree Removal on Private and Council Land

The removal of the following trees is approved:

- i) Trees identified on the approved Landscape Plan as “existing tree to be removed” and in accordance with the findings by Council’s Arborist and the supervising Consulting Arborist following a site inspection carried out prior to any demolition works on site.
- ii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
- iii) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

### A. Tree Replacement

- i) Approximately 46 trees within the site and 8 street trees covered by the TPO (excluding trees in very poor health) are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land and 4:1 on Council land (Council Resolution EHR003-17 of 18 July 2016).
- ii) Approximately 400 replacement trees are required to be planted.  
**In determining this application, the extent of compensatory planting has been reduced as the development has been sensitively designed to maintain existing bush land or trees such that it makes a positive contribution to the local landscape character.**
- iii) The final number of replacement trees to be planted on the site and the street will be determined once the detailed landscape plans have been approved by Council, the RFS and the Heritage Office prior to the issue of the Construction Certificate. Replacement trees within the site must be planted within 3m of the front or rear setback of the subject property and not within 4m of an existing or approved building or structure.
- iv) Trees must have a minimum container size of 5 litres.

**Note:** Where replacement trees required by “B ii)” above are unable to be planted on the site or in the street, Council offers offsite planting under a ‘Deed of Agreement’ as an alternative to on site planting, at a cost of \$100 per tree. Offsite planting will be undertaken as part of Council’s Green Street Program. ‘Deed of Agreement’ forms can be downloaded from Council’s website at [www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement](http://www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement). A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.



## **B. Tree Removal on Council Land**

Council has preferred supplier agreements in place with arborists who are approved to carry out arbor works on Council land. Removal / pruning of the tree/s listed below must only be undertaken using Council's preferred supplier at the applicant's expense. The applicant is responsible for contract management and payment of the arborist prior to works being undertaken.

Select from Council's list of preferred suppliers listed on Council's website: <http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land>. Payment of the quoted amount provided must be made prior to any works commencing on site.

## **C. Prior to Occupation/Occupation Certificate**

The replacement tree planting must be completed in accordance with the approved Landscape Plan/ required street tree planting. Certification will be provided as part of the Final Landscape Inspection by Council's landscape officer (refer Condition - Approved Landscape Plan).

## **D. Ongoing**

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDP2015 Chapter 38). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

**Note:** If you have difficulty sourcing suitable indigenous plants from other suppliers, plants grown from local provenance seed may be available from:

Sutherland Shire Council Nursery

345 The Boulevard, Gympie

Ph: 02 9524 5672

Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

## **30. Tree Retention and Protection (ENV2040)**

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

### **A. Before Works**

Prior to the commencement of any demolition, excavation or construction works on site the applicant must engage a suitably qualified and experienced Supervising Consulting Arborist to oversee the measures for the protection of existing trees as listed below. Once the protective measures are in place, Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to confirm that the protective measures are adequate.

**Note:** A Consulting Arborist is a person with a current membership of the Institute of Australian Consulting Arboriculturalists (IACA) or alternatively a person who has obtained an Australian

All trees not approved for removal must be protected by the following measures:

- i) To preserve any existing trees on site or in the road reserve, the footings of any proposed structure including fencing and retaining walls, must be isolated pier and beam construction within the Tree Protection Zone. The piers must be hand dug and located such that no roots of a diameter greater than 50mm are severed or injured in the process of any site works during the construction period. The beam must be located on or above the existing soil levels. The location and details of any footings within the Tree Protection Zone (TPZ) shall be detailed in accordance with i) above and on the Construction Certificate Plans.
- ii) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the approved Landscape Plan and supervising Consulting Arborist's advice. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".
- iii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.
- iv) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- v) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.
- vi) Tree trunk/branch batten protection boards are to be installed as per 4.5.2 of Australian Standard (AS4970-2009) - Protection of Trees on Development Sites.

**B. During Works**

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) The supervising Consulting Arborist must be present during any approved pruning of the canopy or hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.
- iii) The supervising Consulting Arborist must strictly supervise that there is no disturbance or severing of roots greater than 50mm diameter and to cleanly cut those roots between 10-50mm in diameter.

- iv) If the trees identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the trees and recommend action to be taken.
- v) The supervising Consulting Arborist must inspect the tree protection measures and maintain a record throughout the construction process. As a minimum an inspection must be undertaken at each hold point listed below:

Hold Point	Task	Responsibility	Certification	Timing of Inspection
1.	Indicate clearly with spray paint trees approval for removal only	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment
2.	Establishment of tree protection fencing	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment
3.	Supervise the removal of deadwood or pruning of the canopy to allow for building works.	Principal Contractor	Supervising Arborist	As required prior to the works proceeding adjacent to the tree
4.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Supervising Arborist	As required prior to the works proceeding adjacent to the tree
5.	Inspection of trees by Project Arborist	Principal Contractor	Supervising Arborist	Bi-monthly during construction period
6.	Final inspection of trees by project Arborist	Principal Contractor	Supervising Arborist	Prior to issue of interim/final Occupation Certificate

### C. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate the supervising Consulting Arborist must provide final certification that the tree protection measures required by this condition have been maintained throughout the construction process including that the inspections required by B(v) above have been undertaken. The final certification must be provided to the PCA and a copy must be provided to Council's Landscape Officer at the time of the final landscape inspection.

## 31. Pruning of Trees on Private Land

### A. Before Works

The approved Landscape Plan includes the pruning of trees as identified on site and adjoining streets during the site inspection carried by Council's Arborist and the supervising Consulting Arborist prior to any demolition works on site. The purpose of the inspection is to physically mark existing trees that are to be removed or pruned.

Pruning works include the removal of deadwood, to allow vehicular access into driveways and to allow clearance where adjacent to buildings. The details of pruning works required must be incorporated on the approved Landscape Plan.

All pruning must be carried out by a qualified Tree Surgeon/Arborist and conform to the provisions of AS4373 - 2007 **Australian Standard for Pruning of Amenity Trees**.

## **32. Management of Site Soil / Fill Material (ENV3011)**

### **A. During Works**

#### **i) Disposal of site soils**

Any soils to be excavated and disposed of from the site must be analysed and classified by an appropriately qualified, skilled and experienced environmental practitioner, in accordance with relevant NSW EPA guidelines including the "Waste Classification Guidelines" 2014, prior to off-site disposal.

Excavated material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines.

**Note 1:** With respect to fill material classified as special waste (asbestos); the waste facility must be licensed to accept asbestos waste.

#### **ii) Reused soils**

Any existing soils excavated to be reused on the site must be assessed by an appropriately qualified, skilled and experienced environmental practitioner in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) and any relevant guidelines approved under *the Contaminated Land Management Act 1999*; to verify that the material is suitable for the intended land use, prior to reuse.

Any soils not suitable for the intended land use must be removed from site and disposed of in accordance with i) above.

#### **iii) Importation of fill material**

Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other suitable material in accordance with the relevant Resource Recovery Exemption issued under the *Protection of the Environment Operations (Waste) Regulation 2014*.

**Note: 2** The environmental practitioner must be certified by one of the following certification schemes, or demonstrate an equivalent standard to the satisfaction of Sutherland Shire Council, Manager Environmental Science:

- EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

### **33. Protection for a Potential Item of Aboriginal Heritage (ENV4050)**

#### **A. During Construction**

Development consent from Council does not imply consent to destroy an Aboriginal site or object issued under the National Parks and Wildlife Act.

Should any Aboriginal objects be unearthed/exposed during the project, works must temporarily cease within the immediate vicinity and the Office of Environment and Heritage be contacted to advise on the appropriate course of action.

#### **Requirements of National Parks and Wildlife Act 1974**

The National Parks and Wildlife Act is the primary legislation for the protection of Aboriginal cultural heritage in NSW. Under the National Parks and Wildlife Act 1974 it is an offence to desecrate or harm an Aboriginal object without having obtained an Aboriginal Heritage Impact Permit (AHIP) under section 90 or without having exercised due diligence in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (NSW Department of Environment, Climate Change & Water (DECCW)).

### **34. Potential Contaminated Land - Unexpected Finds Protocol**

#### **A. During Works**

If unexpected soil and/or groundwater contamination is encountered during any works; all work must cease and the situation must be promptly evaluated by an appropriately qualified and experience environmental practitioner.

The contaminated soil and/or groundwater must then be managed in accordance with the Unexpected Finds Protocol provided in the Council endorsed Construction Environmental Management Plan.

#### **B. Prior to recommencement of works**

If unexpected contaminated soil or groundwater is treated and/or managed onsite; the supervising environmental practitioner must certify that the situation was appropriately managed in accordance with site-specific environmental management plan.

This certification documentation must be provided to the satisfaction of the Principal Certifying Authority (PCA) and Sutherland Shire Council, Manager Environmental Science, prior to the recommencement of any works.

The environmental practitioner must be certified by one of the following certification schemes, or demonstrate an equivalent standard to the satisfaction of Sutherland Shire Council, Manager Environmental Science:

- EIANZ 'Certified Environmental Practitioner - Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist - Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

### **35. Management of Site Soil / Fill Material**

#### **A. During Works**

##### **i) Disposal of site soils**

Any soils to be excavated and disposed of from the site must be analysed and classified by an appropriately qualified, skilled and experienced environmental practitioner, in accordance with relevant

NSW EPA guidelines including the “Waste Classification Guidelines” 2014, prior to off-site disposal.

Excavated material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines.

**Note 1:** With respect to fill material classified as special waste (asbestos); the waste facility must be licensed to accept asbestos waste.

**ii) Reused soils**

Any existing soils excavated to be reused on the site must be assessed by an appropriately qualified, skilled and experienced environmental practitioner in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) and any relevant guidelines approved under *the Contaminated Land Management Act 1999*; to verify that the material is suitable for the intended land use, prior to reuse.

Any soils not suitable for the intended land use must be removed from site and disposed of in accordance with i) above.

**iii) Importation of fill material**

Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other suitable material in accordance with the relevant Resource Recovery Exemption issued under the *Protection of the Environment Operations (Waste) Regulation 2014*.

**Note: 2** The environmental practitioner must be certified by one of the following certification schemes, or demonstrate an equivalent standard to the satisfaction of Sutherland Shire Council, Manager Environmental Science:

- EIANZ ‘Certified Environmental Practitioner - Site Contamination’ scheme (CEnvP SC).
- Soil Science Australia ‘Certified Professional Soil Scientist - Contaminated Site Assessment & Management’ scheme (SSA CPSS CSAM).

**36. Car Wash Bays (HLT2005)**

To prevent contamination of the stormwater drainage system three car-wash bays must be provided on site:

**A. Design**

The wash-bay must be graded to an internal drainage point and connected to the sewer.

**B. Before Construction**

Details of the design satisfying ‘A’ above must accompany the application for a Construction Certificate.

### **C. Before Occupation**

The Principal Certifying Authority must be satisfied that

- i) 'A' above has been complied with and
- ii) any discharge to the sewer from the premises is in accordance with the requirements of Sydney Water.

### **D. Ongoing**

All car-wash, engine degreasing and steam cleaning must be conducted in the wash-bay detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

## **37. Garbage, Recycling and Green-waste Storage Area (HLT3015)**

To ensure the proper storage of waste from the premises:

### **A. Design**

The garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

### **B. Before Construction**

Details of compliance with 'A' above must form part of the documentation accompanying the applications for a Construction Certificate.

### **C. Before Occupation**

The works must be completed prior to the issue of any Occupation Certificate.

### **D. Ongoing**

All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

## **38. External Lighting - (Amenity) (HLT3025)**

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

### **A. Design**

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

### **B. Ongoing**

All lighting must be operated and maintained in accordance with the Standard above.

**39. Noise Control - Residential Air Conditioning Unit / Heat Pump Water Heater (HLT4005)**

To minimise the noise impact on the surrounding environment:

**A. Design**

The unit must be designed and/or located so that noise generated does not cause an LAeq (15min) sound pressure level in excess of 5 dB(A) above the ambient background level when measured on or within any residential property.

**B. Ongoing**

- i) The unit must be operated in accordance with 'A' above.
- ii) Between the hours of 10.00pm and 8.00am on weekends and public holidays and 10.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

**40. Noise Control - Design of Plant and Equipment (General Use) (HLT4010)**

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

**A. Design**

All plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

**Note:** The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

**B. Before Occupation**

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

**C. Ongoing**

All plant and equipment must be operated and maintained in accordance with 'A' above.

**41. Noise Control - Design of Plant and Equipment (Continual Operation) (HLT4020)**

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation systems and / or refrigeration systems:

**A. Design**

All plant and equipment must be designed and / or located so that the noise emitted does not exceed the Project Specific Noise level when measured at the most affected point on or within any residential property boundary.



The Project Specific Noise level must be the most stringent noise level of the Intrusive and Amenity criteria and be calculated in accordance with the provisions of the Department of Environment and Conservation's Industrial Noise Policy.

**Note:** The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

**B. Before Construction**

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

**C. Before Occupation**

Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

**D. Ongoing**

All plant and equipment must be operated and maintained in accordance with the 'A' above.

**42. Noise and Vibration Control - Residential Car Park (HLT4060)**

To minimise noise and vibration from use of the security door in the car park:

**A. Design**

The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns.

**B. Before Occupation**

The Principal Certifying Authority must be satisfied that 'A' above has been complied with.

**43. Building Ventilation (HLT5005)**

To ensure adequate ventilation for the building:

**A. Design**

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

- i) The Building Code of Australia;
- ii) AS 1668 Part 1 - 1998;
- iii) AS 1668 Part 2 - 1991;
- iv) The Public Health Act - 2010;
- v) The Public Health Regulation 2012;
- vi) AS 3666.1 - 2002;

- vii) AS 3666.2 - 2002; and
- viii) AS 3666.3 - 2000.

#### **B. Before Construction**

Details of compliance with the above must form part of the documentation accompanying the application for a Construction Certificate.

#### **C. Before Occupation**

- i) Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.
- ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for any cooling tower / warm water system

#### **D. Ongoing**

The ventilation system must be operated and maintained in accordance with 'A' above.

### **44. Car-Park Ventilation - Alternate System (HLT5010)**

To ensure adequate ventilation for the car park:

#### **A. Design**

As the basement car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -1991, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -1991 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at anytime it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

#### **B. Before Construction**

Details of compliance with 'A' above must form part of the application for a Construction Certificate.

#### **C. Before Occupation**

Certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with 'A' above.

#### **D. Ongoing**

The ventilation system must be operated and maintained in accordance with 'A' above.

### **45. Demolition Work (HLT5015)**

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

#### **A. Before Commencement**

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact SafeWork NSW.

#### **B. During Works**

- i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.
- ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of \$5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

- a) Work Health and Safety Act 2011;
- b) Work Health and Safety Regulation 2011;
- c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;
- d) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
- e) SafeWork NSW 'Working with Asbestos - Guide 2008';
- f) Protection of the Environment Operations Act 1997; and
- g) Protection of the Environment Operations (Waste) Regulation 2005.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m<sup>2</sup> or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at <https://wastelocate.epa.nsw.gov.au>.

### **46. Dilapidation Report - Adjoining Properties (ORD1005)**

#### **A. Before Works**

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings, including any basements and ancillary structures at:

- 24 Boronia Grove, Heathcote
- 23 Dillwynnia Grove, Heathcote

The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

The reports must be prepared by a suitably qualified and experienced person, such as a structural engineer.

**47. Design Requirements for Adaptable Housing (ORD4010)**

**A. Design**

A report prepared by a suitably qualified Adaptable Housing Specialist must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS4299 - Adaptable Housing. The report must contain a completed checklist (Appendix A - AS4299) demonstrating compliance with the requirements of a Class C Adaptable House.

**B. Before Occupation**

A suitably qualified Adaptable Housing Specialist must certify prior to the issue of any Occupation Certificate that the development has been constructed in accordance with the requirements of AS4299 - Adaptable Housing for a Class C Adaptable House. A copy of this certification must accompany the Occupation Certificate.

**48. Verification of Design for Construction - SEPP 65 (ORD4015)**

**A. Design**

Design verification must be provided by a registered Architect pursuant to SEPP 65 stating that the design intent approved by the Development Consent has been maintained in the building / architectural plans submitted with the Construction Certificate. This must accompany the application for a Construction Certificate.

**B. Before Occupation**

Prior to the issue of the final Occupation Certificate design verification must be provided in accordance with SEPP 65.

**49. Fire Safety - Upgrade of Heathcote Hall (ORD4025)**

The works to Heathcote Hall are subject to the implementation of the following fire safety upgrade works considered necessary for the buildings proposed new use:

- a) Compliance with Part E1 and E4 of the Building Code of Australia. The upgrade shall be designed and certified by a heritage professional with expertise in Fire Safety and BCA upgrade of heritage buildings to reduce the impacts onto the original fabric of the item.

Prior to issue of any Construction Certificate, the Accredited Certifier must ensure that all recommended upgrade works are documented and accompany the application for a Construction Certificate.

**50. Certification Requirement of Levels (ORD4035)**

**A. During Construction**

At the following stages of construction:

- i) Prior to the pouring of each floor or roof slab,
- ii) Upon completion of the roof frames.

A registered surveyor must provide the Principal Certifying Authority with Certification that the stage of structure complies with the development consent in respect of levels.

**B. Before Occupation**

The certification referred to above must form part of the application for an Occupation Certificate.

**51. Sydney Water Requirements & Section 73 Compliance Certificate (for Dual Occs) (ORD4040)**

**A. Before Any Works**

Prior to the commencement of any works on site, including demolition or excavation, the plans approved as part of the Construction Certificate must also be approved by Sydney Water. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Customers will receive an approval receipt which must be included in the Construction Certificate documentation.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au).

**B. Before Occupation / Subdivision Certificate**

Prior to the issue of an Occupation Certificate or a Subdivision Certificate a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges. This assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to the mains.

**Sydney Water Advice on Compliance Certificates:**

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. Please make early contact with the Coordinator, since building of water / sewer extensions can be time-consuming and may impact on other services as well as building, driveway or landscaping design.

Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

**52. Dial Before You Dig (ORD4050)**

**A. Before Construction**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

### **53. Noise Control and Permitted Hours for Building and Demolition Work (ORD5006)**

#### **A. During Works**

To minimise the noise impact on the surrounding environment:

- i) The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.
- ii) All building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work must be carried out on Sundays and Public Holidays.

In order to activate the extended hours of operation both Council and affected neighbours must be notified a minimum of 48 hours prior to commencement. Affected neighbours include those in the immediate vicinity, adjacent or adjoining the development site. Notification must be by way of written advice including:

- Date/s the extended hours will be utilised.
- The purpose of the extended hours - pouring large slab.
- Address of the development works / site.
- Contact name and number of appropriate site officer (supervisor or manager) for enquiries.

Notification to Council must include a copy of the letter and a map or list identifying those affected neighbours who have been notified.

### **54. Toilet Facilities (ORD5010)**

#### **A. During Works**

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993.

**55. Street Numbering and Provision of Letter Box Facilities (ORD6005)**

**A. Prior to Issue of Construction Certificate**

The applicant shall apply to Council for street and unit numbers for the site.

**B. Before Occupation**

- i) Street / unit numbers must be clearly displayed.
- ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.

**56. Car parking Areas (ORD7015)**

**A. Ongoing**

To ensure that the car parking area satisfies the demands of the development:

- i) it must be made available on an unrestricted basis and free of charge at all times for employees' and visitors' vehicles
- ii) any parking nominated as visitor parking or common property must be continually available as common property.

**57. Car Parking Allocation (ORD7020)**

**A. Before Subdivision**

Residential car parking must be allocated to individual strata lots as part of their unit entitlement.

Visitor parking facilities and/or car wash bays must be designated as common property on any strata plan.

Parking must be allocated on the following basis:

- Residential dwellings: a minimum of 1 space per one bedroom dwelling; 1.5 spaces per two bedroom dwelling; and 2 spaces per three bedroom dwelling.
- Residential visitors: a minimum of 1 space per 4 dwellings
- Car wash bay(s): 3 spaces total
- Bicycle bays: 10 spaces total
- Retail/commercial: minimum of 12 spaces
- Loading/servicing: within the driveway waste collection/ loading area

**B. Ongoing**

The car-parking provided must only be used in conjunction with the dwellings and/or tenancies contained within the development and not for any other purpose.

**58. Loading and Unloading (ORD7035)**

To preserve the amenity and ensure the safety of the public:

**A. Ongoing**

All loading and unloading of vehicles must be carried out within the site and not from the public roadway. All service/delivery vehicles must enter and leave the site in a forward direction.

**59. Storage volumes per dwelling (ORD9001)**

Storage must be provided at the following rates for each dwelling, with 50% of the volumes to be provided within the dwelling:

- One bedroom dwelling - 6m<sup>3</sup>
- Two bedroom dwelling - 8m<sup>3</sup>
- Three bedroom dwelling - 10m<sup>3</sup>

Details of this must be shown on plans accompanying any Construction Certificate

**END OF CONDITIONS**





# NSW RURAL FIRE SERVICE



The General Manager  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

Your reference: DA17/0467  
Our reference: D17/1511  
DA17051607313 GB

ID:107313/104574/5

27 April 2018

**Attention:** Lisa Pemberton

Dear Sir/Madam,

## **Proposal: Integrated Development Application 1-21 Dillwynnia Grove Heathcote**

Reference is made to Council's correspondence dated 9 May 2017 seeking general terms of approval for the above Integrated Development Application in accordance with section 91 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information provided. General Terms of Approval, under Part 5 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under Section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

1. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the residential complex that is consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

### **Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. The provision of water, electricity and gas supplies shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

### **Access**

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

#### **Postal address**

NSW Rural Fire Service  
Records Management  
Locked Bag 17  
GRANVILLE NSW 2141

#### **Street address**

NSW Rural Fire Service  
Planning and Environment Services (East)  
42 Lamb Street  
GLENDENNING NSW 2761

T 1300 NSW RFS  
F (02) 8741 5433  
E [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

3. The proposed emergency vehicle access into the centre of the site shall comply with the following requirements: the pavement shall be capable of carrying a load of 15 tonnes; a minimum carriageway width of 4 metres; a minimum vertical clearance of 4 metres to any overhead obstruction; the access road shall be a through road or suitable turning provisions shall be provided for a medium rigid vehicle.

### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. Heathcote Hall shall be upgraded to improve ember protection. This shall include enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
5. Any new works to Heathcote Hall shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
6. Proposed Town Houses 18, 19, 20, 21 & 22 shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
7. The Garage Door to the Lower Basement Car-parking B2, shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas*.

### **Landscaping**

8. Landscaping within the site shall comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

### **General Advice – consent authority to note**

The Council, together with the Local Emergency Management Committee (LEMC) and relevant government authorities, should ensure that the vehicular crossing of the railway line at Heathcote Station is kept trafficable at all times in case of an emergency.

If you have any queries regarding this advice, please contact Garth Bladwell, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Nika Fomin  
**Manager, Planning and Environment Services (East)**

Ms Lisa Pemberton  
Environmental Assessment Officer – Planner  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

By email: [lpemberton@ssc.nsw.gov.au](mailto:lpemberton@ssc.nsw.gov.au)

Dear Ms Pemberton

## HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION IDA/2017/55 (revised proposal)

**Site:** 1-21 DILLWYNNIA GROVE, HEATHCOTE - HEATHCOTE HALL SHR N° 00191

**Proposal:** Refurbishment and restoration of Heathcote Hall, construction of 35 townhouses and 20 apartments, extensive landscape works across the entire site, and 56 lot strata subdivision.

**Additional Information Requested:** No

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 91A of the *Environmental Planning and Assessment Act 1979*, the following terms of approval are proposed to be granted:

### APPROVED DEVELOPMENT

1. Development must be in accordance with:
  - a) Architectural drawings, prepared by Tropman and Tropman Architects as listed below:

Drawing No.	Title	Date	Rev
Project Name: Heathcote Hall			
Ex100	Existing Site Plan	23/11/17	A
Ex101	Ground Floor	23/11/17	A
Ex102	Existing First Floor	23/11/17	A
Ex110	Existing Elevation S-W	23/11/17	B
Ex111	Existing Elevation S-E	23/11/17	A
Ex112	Existing Elevation N-W	23/11/17	A
Ex113	Existing Elevation N-E	23/11/17	A
PR.200	Existing Roof Plan	23/11/17	F
PR.201	Proposed Ground Floor Plan	23/11/17	F
PR.202	Proposed First Floor Plan	23/11/17	F
PR.210	Proposed Elevation S-W	23/11/17	F
PR.211	Proposed Elevation N-W	23/11/17	F

PR.212	Proposed Elevation N-E	23/11/17	F
PR.213	Proposed Elevation S-E	23/11/17	A

b) Architectural drawings, prepared by Ink Architects, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name:</b> Historic Heathcote Hall – 1-21 Dillwynnia Grove, Heathcote, Sutherland			
DA01	Site Plan	6/12/17	A
DA02	Demolition Plan	5/12/17	A
DA05	Lower Basement Floor Plan - B2	12/12/17	A
DA06	Basement Floor Plan- B1	11/2/17	A
DA07	Ground Floor Plan	11/12/17	A
DA08	First Floor Plan	11/12/17	A
DA09	Second Floor Plan	8/12/17	A
DA10	East, North, West & South Elevations	1/12/17	A
DA11	Sections A-A, B-B, C-C & D-D	19/2/18	B
DA12	Sections E-E, F-F, G-G, H-H, I-I & J-J	19/2/18	B
DA16	Typical Buildings A & B Section and Typical Adaptable Units	21/2/18	B
DA21	Material Finishes Board	4/12/17	A
DA29	Wayfinding	27/11/17	A

c) Landscape drawings, prepared by Site Design + Studios and Michael Lehany, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name:</b> Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW			
L-06	Heritage Concept Plans-Italianate	11/12/17	C
L-07	Heritage Garden/ CMP Reference	11/12/17	D
L-7A	Heritage-CMP	11/12/17	D
L-09	Site Analysis	19/3/18	E
L-10	Interpretation	19/3/18	E
L-11	Landscape Masterplan	19/3/18	E
L-12	Landscape Plans - Levels	11/12/17	D
L-12A	Landscape Plans - Hydraulics	19/3/18	E
L-13	Landscape Plans - details	19/3/17	E
L-14	Existing Trees Plan	19/3/17	E
L-14A	Existing Trees Plan	19/3/17	E
L-15	Existing Tree Report - Draft	19/3/17	E
L-16	Incursions	19/3/17	E
L-17	Planting Areas Plan	19/3/17	E
L-18	Plant List	19/3/17	E
L-19	Landscape Plans - Materials	19/3/17	E
L-20	Details	19/3/17	E
L-21	Sections	19/3/17	E

- d) *Heathcote Hall, 1-21 Dilwynnia Grove, Heathcote, NSW – Revised Heritage Impact Statement*, prepared by Tropman and Tropman Architects, dated December 2017.
- e) *Heathcote Hall, 1-21 Dilwynnia Grove, Heathcote, NSW - Schedule of Works*, prepared by Tropman and Tropman Architects, dated April 2017.
- f) *Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW – Conservation Management Plan*, prepared by Anne Warr Heritage Consulting, dated 18 July 2017.
- g) *Statement of Environmental Effects: Proposed restoration of the State Significant Historic Heathcote Hall and Gardens Incorporating the Development of 36 Town Houses and 21 Units Including Basement Parking*, prepared by HGPS, dated 12 April 2017.
- h) *Addendum to the Statement of Environmental Effects – 1-21 Dillwynnia Grove, Heathcote*, prepared by HGPS, dated 11 December 2017.
- i) Heritage Landscape Assessment by the Expert Michael Lehany, prepared by Michael Lehany, dated 9 March 2017 (included as Appendix to HIS).
- j) Report titled *RE: Addendum Arborist Report at Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote (The Site) – DA 17/1467 with Sutherland Shire Council (Council)*, prepared by Jacksons Nature Works, dated 8 March 2018 (refer to DOC17/636501-27).
- k) *Flora and Fauna Report: Heathcote Hall Residential Development*, prepared by Eco Logical Australia, dated 8 March 2018 (refer to DOC17/636501-26).
- l) *Quantity Surveyors Construction Cost Report – Historic Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW*, prepared by Mitchell Brandtman, dated April 2017.
- m) *Re: Proposed Re-Development of ‘Heathcote Hall’ 1-24 (sic) Dillwynnia Grove – Quantity Surveyors Construction Cost Report*, prepared by Mitchell Brandtman, dated 1 May 2017.

**EXCEPT AS AMENDED** by the following conditions of this approval:

## **DEFERRED COMMENCEMENT - HERITAGE AGREEMENT**

2. The approval for refurbishment and restoration of Heathcote Hall, construction of 35 townhouses and 20 apartments, extensive landscape works, and 56 lot strata subdivision is subject to Deferred Commencement in accordance with s63A of the *Heritage Act 1977*. This approval is subject to the following condition:
  - a. The applicant is to enter into a heritage agreement with the Minister for Heritage – and have it registered on the title of the property – to ensure:
    - i. the appropriate conservation works are undertaken prior to the issue of an Occupation Certificate for any new residential development within the curtilage;
    - ii. development and implementation of a comprehensive maintenance plan which identifies urgent, short, medium and long term maintenance works in perpetuity;
    - iii. appropriate interpretation in accordance with an approved interpretation strategy, implemented prior to the issue of an Occupation Certificate for any new residential development within the curtilage;
    - iv. an annual open day to allow public access to Heathcote Hall;
    - v. no new structures to be constructed within the reduced landscape setting of Heathcote Hall; and
    - vi. funding to implement conservation and maintenance works as well as interpretation.



*Reason: Despite the adverse heritage impact on the setting of the place, the proposed development is considered the only viable means of funding the required works to conserve the place in perpetuity.*

## **FUTURE WORKS APPLICATION**

3. Conservation works set out in the Schedule of Works are approved. However, works relating to the service upgrade and adaptive reuse of Heathcote Hall are not approved, including:
- a. kitchen exhaust;
  - b. WCs (A12, B11);
  - c. widening of door (D15);
  - d. removal of dividing wall (between B8 and B11);
  - e. air-conditioning; and
  - f. flat roofed structure (A14).

The use and fitout of the place is to form a separate, future application.

*Reason: Modifications for a potential future use is premature and could unnecessarily impact significant fabric. Whilst sympathetic adaptive reuse is encouraged, and the proposed modifications may be acceptable, without more detail and a definitive use it is not possible to undertake a thorough heritage impact assessment.*

## **ADDITIONAL INFORMATION**

4. In order to clarify issues and enable a thorough impact assessment, the following information is to be submitted with the section 60 application for assessment by the Heritage Council of NSW (or delegate):

- a. Amended plans overlaid with the development and setback zones identified in the CMP are required to clarify that the residential development is contained wholly within the areas identified as being of moderate significance to the north and north-west of Heathcote Hall, and the recommended setback areas have been kept free of development.

*Reason: To comply with the policies of the CMP and conserve significant fabric, views and elements. It is unclear that the amended proposal complies with the development zones set out in the endorsed CMP.*

- b. Information to clarify how the private open space of townhouses that encroaches into the reduced landscaped setting/ pleasure garden of Heathcote Hall, as well as the original east-west drive, will be detailed to mitigate any potential adverse heritage impacts.

*Reason: To make certain that this encroachment will not result in a further adverse visual (or physical) impact on the setting of Heathcote Hall and ensure significance is conserved, and interpretation enabled.*

- c. Detailed planting plans are required and are to include proposed revegetation areas, particularly those to the main hall's south and east. Detailed management strategies to retain significant views to Dillwynia Grove from Heathcote Hall and views from its remnant and recreated drive, paths, pleasure gardens by:
  - i. controlling shrub heights;
  - ii. only planting new native trees under or near mature existing ones to bolster groves and elsewhere in the hall's south;
  - iii. removing new tree seedlings in most of the southern 'fringe'.

*Reason: Remaining or recoverable views to and from Heathcote Hall, its remnant and recreated drive, paths, pleasure gardens have higher cultural heritage value relative to that of the site's natural heritage value and should be favoured over the latter. Additional detail has been provided*

*which appears to control shrub height to retain/ reinstate views, however further assessment of the information is required at s60 stage, in conjunction with detailing of the pleasure garden, to ensure appropriate landscaping.*

- d. Detailed information on the proposed design of the pleasure garden based on further site investigation.

*Reason: To enable investigation of the historical garden and appropriate conservation and reconstruction of this significant garden setting.*

- e. Amended plans showing the detail and location of all fences.

*Reason: Insufficient information has been provided to enable a thorough impact assessment of this element. The location of the 1200mm picket fence appears at odds with the existing landscape plan, crossing paths at unusual angles. The location of this fence is to be carefully reconsidered in light of the future investigations which are required to aid the detailed design of the pleasure garden.*

- f. Internal and external paint scrapes are to be taken at Heathcote Hall to determine the early decoration schemes. New paint schemes are to be based on the findings of this investigation.

*Reason: No detailed information on the internal or external paint scheme for Heathcote Hall has been provided to enable a thorough heritage impact assessment. To ensure compliance with CMP policy 5.2.27.*

- g. Amended plans and supporting documentation showing inconsistencies have been rectified. The duplication in numbering of building spaces on the ground floor of Heathcote Hall and ancillary structures is to be removed; ancillary structures are to be renumbered from A1 to C1, etc.

*Reason: To ensure there is no confusion over proposed works.*

- h. Detailed information addressing fire protection of the historic elements of the place.

*Reason: No provision for fire protection of the historic dwelling, associated landscaped setting and elements has been indicated. Considering the local bushfire threat, and the significance of the place, means to address this issue should be installed.*

## **DESIGN MODIFICATIONS**

- 5. Repainting of the stair dado (A6) is not approved. Preservation of this significant decoration is required.

*Reason: Repaint of this element is contrary to CMP policy 5.2.28. Preservation is preferred and must be investigated.*

- 6. Replacement light fittings in Heathcote Hall are to be appropriate to the character of Heathcote Hall and approved by the nominated heritage consultant.

*Reason: To ensure replacement fittings are sympathetic to the aesthetic significance of the place.*

- 7. Ancillary structure A5 (WC) is to be retained and conserved.

*Reason: This structure is identified as being of exceptional-high significance in the CMP and should be conserved.*

## **HISTORICAL ARCHAEOLOGY**

8. The applicant shall submit an Archaeological Research Design and Excavation Methodology undertaken by a suitably qualified and experienced historical archaeologist as part of the section 60 application.

*Reason: To appropriately manage archaeological resources on the site.*

9. The name of a nominated excavation director suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level is submitted with the section 60 application.

*Reason: To ensure that archaeological excavation at the site is managed by a suitably qualified excavation director.*

10. Following the receipt of the Archaeological Research Design and Excavation Methodology as part of the section 60 application, the Heritage Council of NSW reserves the right to issue Archaeological Conditions as part of the section 60 approval to manage the archaeology. Matters such as (but not limited to) fieldwork methodology, artefact analysis, and final reporting may be included as part of these archaeological conditions.

*Reason: To ensure that archaeological resources are managed in accordance with the approved research design and methodology.*

11. This archaeological approval does not cover the removal of any State significant relics. This approval covers the archaeological monitoring of works which may disturb or expose relics. Only relics of local heritage significance can be removed.

*Reason: To ensure that locally significant relics are appropriately managed and State significant relics are not removed.*

## **UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

12. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: This is a standard condition to identify to the Applicant how to proceed if unexpected historical archaeological relics are discovered on site.*

## **ABORIGINAL OBJECTS**

13. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.

*Reason: This is a standard condition to identify to the Applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

## **HERITAGE CONSULTANT**

14. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide



heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

## **HERITAGE INTERPRETATION STRATEGY**

15. An interpretation plan must be prepared in accordance with the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines, and submitted for approval to the Heritage Council of NSW (or delegate) prior to the issue of any Construction Certificate.
16. The interpretation plan must detail how information on the history and significance of name of item will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.
17. The approved interpretation plan must be implemented prior to the issue of an occupation certificate for any residential development within the curtilage of Heathcote Hall.

*Reason: Whilst interpretation is generally encouraged, the proposal should be informed by an interpretation strategy to ensure that interpretation is cohesive and appropriate to convey the significance of the site. Interpretation is an important part of every proposal for works at heritage places.*

## **SITE PROTECTION**

18. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

*Reason: To ensure significant fabric including vegetation is protected during construction.*

## **PHOTOGRAPHIC ARCHIVAL RECORDING**

19. A photographic archival recording of Heathcote Hall (including built and landscape elements and the setting) must be prepared prior to the commencement of works. This recording must be in accordance with the NSW Heritage Division publication Photographic Recording of Heritage Items using Film or Digital Capture (2006). The digital copy of the archival record must be provided to the Heritage Division, Office of Environment and Heritage.

*Reason: To capture the condition and appearance of the place prior to modification of the site which impacts significant fabric.*

## **COMPLIANCE**

20. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

## **SECTION 60 APPLICATION**

21. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate) prior to work commencing.

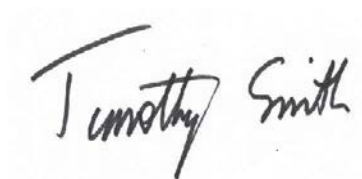
*Reason: To meet legislative requirements.*

**ADVICE**

*Section 148 of the Heritage Act 1977, allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.*

If you have any questions regarding the above matter please contact Anna London, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage, on 9873 8608 or [anna.london@environment.nsw.gov.au](mailto:anna.london@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large initial 'T'.

**TIM SMITH, OAM**  
**Director, Heritage Operations**  
Heritage Division  
Office of Environment and Heritage  
**As Delegate of the Heritage Council of NSW**

17 May 2018



RECEIVED

16 JUN 2016

## NSW POLICE FORCE

### Sutherland Local Area Command

113 – 121 Flora Street,  
Sutherland NSW 2232

Tel: 02 9542 0899  
Facsimile 02 9542 0708  
Ref.No. DEV 821384

13 June 2017

General Manager,  
Sutherland Shire Council  
4-20 Eton Street,  
Sutherland NSW 2232

RE: Development Application DEV 17/0467  
Refurbishment and restoration of Heathcote hall. Construction of 36 Town Houses and 21  
apartments associated landscape works and 58 lot strata subdivision of 1-21 Dillwynnia  
Grove Heathcote

In line with the Crime Prevention Guidelines of the New South Wales Environmental Planning and Assessment Act, 1979, Section 79C, Sutherland Local Area Command has conducted a *Safer by Design Crime Risk Evaluation* as requested by Sutherland Shire Council, Eton Street, Sutherland on the Refurbishment and restoration of Heathcote hall. Construction of 36 Town Houses and 21 apartments associated landscape works and 58 lot strata subdivision. The assessment was conducted without access to final draft plans.

The result of this Safer by Design Crime Risk Evaluation for this development has identified an overall crime risk rating as **LOW**, on a sliding scale of low, moderate, high crime risk. The evaluation was conducted on a weekday and during daylight hours only.

The proposed development will introduce new (potential) victims, crime opportunities and offenders to the development site and its surroundings. It is highly probable, therefore, that reported crime will increase in the future.

Crime Prevention through Environmental Design (CPTED) treatment options should be considered for the proposed development in order to reduce opportunities for crime.

Yours sincerely,

Julian GRIFFITHS  
Superintendent  
Local Area Commander

## Safer by Design



***Crime Risk Evaluation:  
Refurbishment and restoration of Heathcote Hall,  
Construction of 36 Town houses and 21 apartments,  
associated landscape works and 58 lot strata subdivision***

***DA 17/0467***

A report prepared for Sutherland Shire Council By NSW Police Force Crime Management  
Unit 113-121 Flora Street, Sutherland. 31 May 2017.

Telephone 9542 0899

Facsimile 9542 0854

Email [port3mar@police.nsw.gov.au](mailto:port3mar@police.nsw.gov.au)



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### **Disclaimer**

New South Wales Police has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by NSW Police absolutely safe for members of the community or their property;
2. It is based upon the information provided to NSW Police at the time the evaluation was made;
3. The evaluation is a confidential document and is for use by the consent authority referred to on page 1 only;
4. The contents of this evaluation are not to be copied or circulated other than for the purposes of the consent authority referred to on page 2.

NSW Police hopes that by using the recommendations contained in this document criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.



## ***Section 79C of the Environmental Planning and Assessment Act and Crime Prevention***

In April 2001, the NSW Minister for Planning introduced Crime Prevention Guidelines to S79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. "If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised".

The Guidelines contain two parts. "Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification of proposals to minimise risk" (DUAP 2001:2).

### ***Crime Prevention through Environmental Design***

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place-management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);



- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and
- Minimise excuse-making opportunities (removing conditions that facilitate the rationalisation of inappropriate behaviour).

CPTED employs four key strategies. These are Surveillance, Access Control, Territorial Reinforcement and Space/Activity Management.

### ***Surveillance***

*Natural surveillance (NS)* is achieved when normal space users can see and be seen by others. NS highlights the importance of building layout, orientation and location; the strategic use of street design; landscaping and lighting. NS is a by-product of well-planned, well-designed and well-used space. *Formal (or Organised) Surveillance (FS)*, is achieved through the tactical positioning of guardians. An example would be the use of supervisors on station platforms, or the placement of a taxi rank within eyesight of a station entry. *Technical Surveillance (TS)* is achieved through mechanical/electronic measures such as CCTV, help-phones and mirrored building panels. TS is commonly used as a “patch” to supervise isolated, higher-risk locations.

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Australia and New Zealand Pedestrian Lighting Standard 1158.3.1 requires lighting engineers and designers to factor in crime risk and fear when selecting lamps and lighting levels.

### ***Access Control***

Access control measures restrict, channel and encourage people, bicycles and motor vehicles into, out of and around targeted sites. Wayfinding, desire-lines and formal/informal routes are important crime prevention considerations.





Access control is used to increase the time and effort required to commit a crime and to increase the risk to criminals. *Natural Access Control (NAC)* includes tactical use of landform and waterways, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens. *Mechanical/Electronic Access Control (MEAC)* includes the employment of security hardware and *Formal (or Organised) Access Control (FAC)* includes on-site guardians such as employed security personnel.

### ***Territorial Reinforcement***

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Reinforcement (TR)* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/should not be and what types of behaviour are appropriate.

### ***Space and Activity Management***

Space and activity management strategies are an important way to develop and maintain *natural* community control. Space management involves the formal supervision, control and care of the public domain. All space, even well-planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

### ***Evaluation***

This evaluation was requested by Sutherland Shire Council for DA17/0467 which is described as Refurbishment and restoration of Heathcote Hall, Construction of 36 Town houses and 21 apartments, associated landscape works and 58 lot strata subdivision.



Primary focus areas include:

- Design detail;
- Pedestrian access (internal and external); and
- Place management.

### ***Sutherland Local Area Command (LAC)***

The Sutherland Local Area Command (LAC) is on the southern fringes of Sydney, between Sydney and Wollongong. Geographically the command is the largest in the Central Metropolitan Region being 300 square kilometres in size. A large part of the LAC consists of the Royal National Park. The major suburbs are Sutherland, Menai, Engadine and Gympie. There are a total of 28 suburbs within the command. Adjoining Sutherland LAC includes Miranda LAC to the east, Wollongong LAC to the south, Liverpool LAC to the west, Bankstown LAC to the north-west and St George LAC to the north. Sutherland LAC is situated within the Sutherland Shire which includes Miranda LAC and is a major thoroughfare for motorists and commuters travelling between Sydney and Wollongong.

The Sutherland Shire has almost 80 schools within the area, indicating a high percentage of juveniles living and visiting the area. Overall population is in excess of 225,070 (ABS 2014).

Sutherland CBD is a main central location which connects visitors travelling through the area who reside in the South Coast and the Cronulla areas and those visiting the Royal National Park and South Coast. Public transport hubs are located at Sutherland, being a bus terminal, taxi rank and railway station with connecting lines. A bus service operates the western part of Sutherland Shire which is the only form of public transport within that area. Cronulla Beach is the only beach within Sydney which is connected directly with a railway line service.

The proposed development is located a short distance away from Heathcote Railway Station, Heathcote Public School, 2 x licensed premises, restaurants, small businesses and a small supermarket. A public reserve with children's play equipment is located a short distance away. Heathcote is located on the southern fringe of the Sutherland Shire, where





the Princes Hwy is situated through the main township connecting Wollongong to Sydney. This road is heavily populated between the hours of 6am to 9am and 3pm to 6pm weekdays and all day Saturday and Sunday. The licensed premises (Heathcote Hotel) and Heathcote Services Club regularly attract large numbers of patrons organising live entertainment and themed days/nights.

### **Crime Ratings**

Reported crime statistics have been used to help identify 'crime likelihood'. These statistics are based on raw data, however, can be provided by Police, if required, or for more accurate statistics can be acquired by the Bureau of Crime Statistics. In NSW, crime statistics are gathered and analysed in geographical areas referred to as Police Local Area Commands (LACs). This development is located within Sutherland Local Area Command and the following incident categories and rating have been identified for the Local Area Command in which the development is located:

CPTED crime evaluation tool:

Incident	Likelihood Values based from Raw Data Statistics				
	Highly Likely	Likely	Moderate	Unlikely	Not assessed
Assault					
Break & Enter					
Malicious Damage					
Stolen M/V					
Stealing					

The Sutherland LAC Intelligence Unit has conducted a crime analysis for the 12 month period 1/5/2016 – 30/04/2017 for a 500 metre radius of the proposed location.

The aforementioned analysis is based on the following raw data and are as follows: 13 incidents recorded. Assault (including robbery) – 2 , Break & Enter – 9; Malicious damage – 1; and 1 Fraud. – 3;



### ***Evaluation Rating***

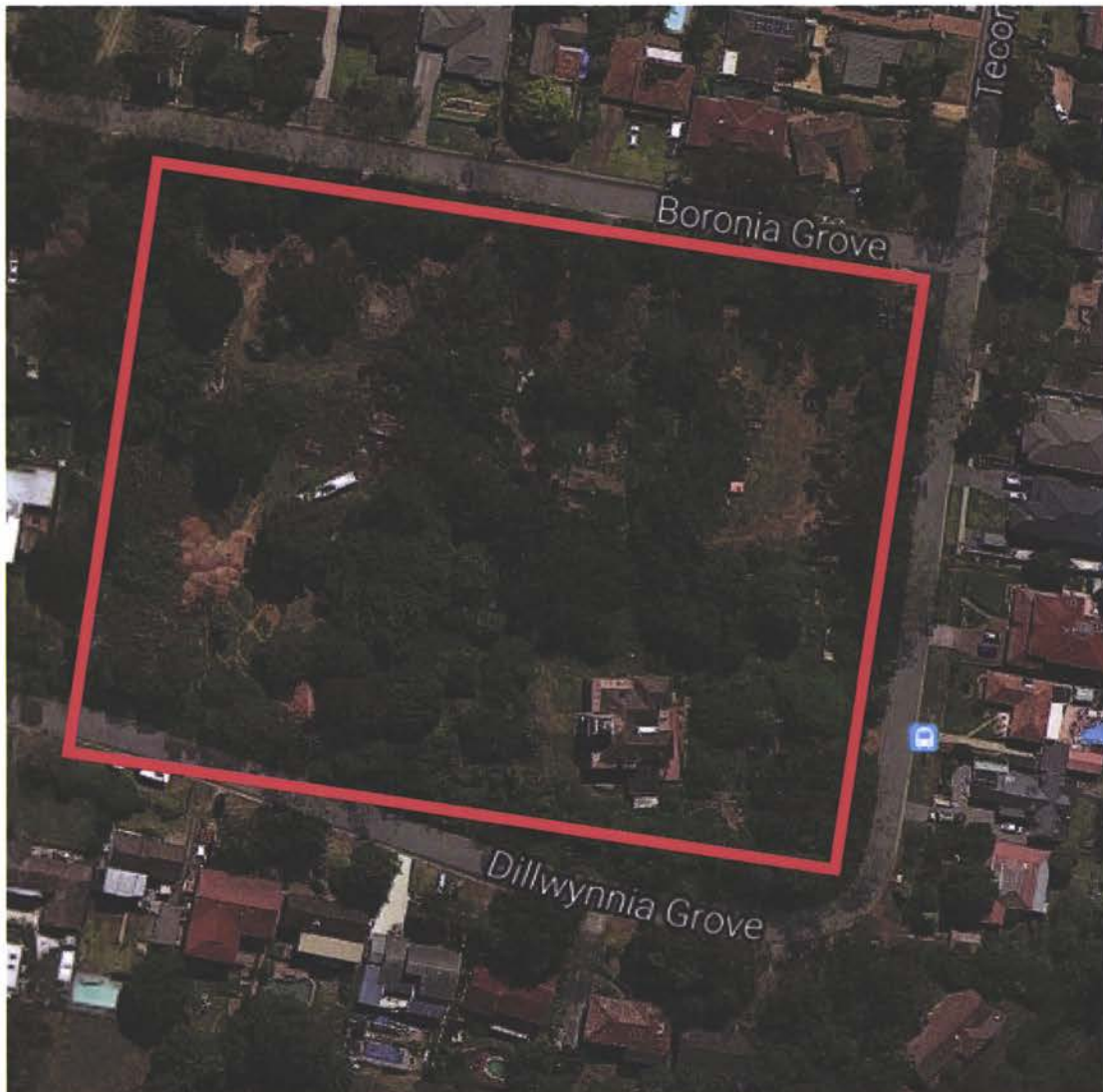
After conducting a Safer by Design Crime Risk Evaluation for the proposed development the crime risk rating has been identified as **LOW**. This is on a sliding scale of low, medium, high.

### ***View of proposed area:***





***Aerial View of Proposed area:***



***Issues and Recommendations:***

No maps or development plans have been provided with the application presented to Sutherland police. The following recommendations are on the information provided.





Clear sight lines provide a higher measure of safety through natural surveillance; this may come at the expense of some privacy on all levels.

Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. The proposed development application requires good use of perimeter barriers while operating to designate access control.

Barriers to include minimum 1.8m fencing along or near the boundary marker, being the road and common areas. This would reduce the risk of passing pedestrians and/or patrons entering leaving the premises and clearly defines the boundary.

Heavy duty garage doors to be used with multi-programmable openers for common driveway. A sensor should be installed detecting vehicle movements or allow one vehicle at a time only through the main garage door. Individual garages to include an extra dead bolt for securing doors.

Emergency service access should be allocated in the case of an emergency.

Mirrors should be installed within the car park areas for viewing around blind corners.

Car park should be painted/paved in light colours, inclusive of lighting for illuminating the special area to maximum potential.

All external doors to be fitted with security locking mechanism and, security mesh door to be installed in addition with peep-view holes.

Police suggest the use of CCTV to monitor the common areas to increase resident safety and reduce the likelihood of stealing/robbery type incidents.

### **Additional Information**

#### ***Warning Signs***

- Path Finding and/or directional signs should be installed to provide guidance to visitors and/or Emergency Services in locating units, prohibited areas etc



- Warning Signs can assist in controlling activities and movements throughout the premises
- Signs to be erected in order to ensure a secure premises and to remind residents to close the door upon entry/exit to the complex.
- Post warning signs around the perimeter of the premises to warn possible intruders of what security treatments have been implemented to reduce opportunities for crime
  - *Warning. Trespassers will be prosecuted.*
  - *Warning. This property is under electronic surveillance.*
  - *All property has been marked for Police identification.*

### **Landscaping**

- Keeping trees & shrubs trimmed can reduce concealment opportunities and increase visibility within the property.
- Remove obstacles & rubbish from property boundaries and footpaths to restrict concealment

### **Security Lighting**

- Install security lighting in and around each property, particularly over entry/exit points to create an even distribution of light with no glare, e.g. sensor lighting or floodlighting.
- Leave an amount of internal lighting on at night to enable patrolling Police, security guards or passing people to monitor activities within and around the premise.

### **Building Design**

- Maintain clear sightlines between the street, neighboring property and the buildings.
- Limit the number of entry/exit points to restrict unauthorised access.
- Security fencing and security gates and should be installed at entry points with a video intercom system.
- Security screen mesh doors should be installed for each unit.
- Solid wooden doors should be installed for each external door of each unit.



- Natural ladder opportunities should be minimised with removal/trimming of trees, awnings and neighboring unit designs.
- Unit occupant's mail collection area should be positioned in an area which restricts general public access. The area should contain secure and lockable letterboxes for the prevention of mail theft specifically targeting Identity theft. Consultation in planning should be carried out with Australia Post, whereby a cyber-lock key system can be constructed and installed

### **Surveillance Equipment**

- Surveillance equipment can enhance the physical security of your premise and assist in the identification of people involved in anti-social or criminal behavior.
- CCTV cameras should be installed in and around the property to maximise surveillance opportunities.
- Digital technology should be used to record images from the cameras.
- Recording equipment should be installed in a lockable, restricted area where person/s cannot tamper with the equipment.
- Installed surveillance equipment should be maintained in working order and regularly tested.
- If the surveillance system is installed, use it.
- Strata/staff members should be trained in the correct use of the system.
- The CCTV System should be able to be recording and retained for a minimum of 28 days.
- CCTV to be made available to police on request
- Any surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested.
- Ensure that the requirements of the Surveillance, Telecommunications and Privacy Acts and any other applicable Act are adhered to.

### **General**

- Computer passwords should be changed regularly to restrict access to avoid misuse by past and present members of staff.





- Emergency evacuation plans should be implemented and maintained by the strata to assist residents, (staff) and Emergency Services in the event of an emergency. This plan should be prominently displayed.
- Residents should be suitably trained in evacuation procedures.
- Police strongly recommend the use of a reputable security company to monitor the property.

NSW Police hope that by using the recommendations contained within this report, criminal activity will be reduced and the safety of residents or tenants and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

NSW Police would like to thank you for your interest in improving the security of your property and in preventing crime in our community. Should you require any further information please contact Constable Mary PORTELLI at Sutherland Police Station on 9542 0899.

Regards,

Mary Portelli  
Constable  
Crime Prevention Officer  
Sutherland Local Area Command

Issue	Specific Matter	Comment/ Assessment
Heritage	Decrease of value of Heritage Item	The current site is in a dilapidated state. If consent is granted the Hall and significant heritage areas of the site, including the gardens, will be restored in accordance with the requirements of the Heritage Council of NSW, and would be required to accord with Heritage conservation objectives and Section 60 application.
	Integrity of heritage fabric if an additional use to be made to the Hall/impact of the use of the Hall	The use of the Hall is not proposed as part of this application. Any future proposed use of the Hall would be required to be assessed under a separate development application.
	Social and cultural impact of the use of the Hall	
	Where will the Conservation Management Plan and other historic documents be kept on the site, will they be available to the public? What about Oral histories? Referred to in documents submitted	<p>An Interpretation Strategy for Heathcote Hall is required to be prepared in accordance with the General Terms issued by the Heritage Council, which is required to be approved via a Section 60 application as per the <i>Heritage Act 1977</i>, this may include oral histories.</p> <p>This interpretation strategy is to detail <i>“information on the history and significance of the place will be provided for the public, and must identify the types and locations of interpretive devices that will be installed as part of this project”</i></p> <p>The CMP contains a thorough research of the place and policies for its management based on the principles of the <i>Burra Charter</i> for conservation of heritage items. If the CMP is lodged at the Heritage Council library, it will be available to the public. All documents that are part of the DA including the CMP are on Councils records system and can be made available subject to an application via the <i>Government Information (Public Access) Act 2009</i>. The copyright for all documents will stay with the author.</p> <p>Historic information about Heathcote Hall may be found at the Sutherland Local Studies Library.</p> <p>Further the General Terms of Approval issued by the Heritage Council require the preparation of a <i>“photographic archival recording of Heathcote Hall (including built and landscape elements and the setting)”</i> to be prepared and provided to the Heritage Division, Office of Environment and Heritage.</p>
	Where is the original entry to the site, how will the carriageway be interpreted	There are a number of “historic” entries to the site. The original east/ west carriage which was previously used to gain access from the station has been severed in the past through the previous subdivision into residential allotments along the northern side of Dillwynnia Grove. However the east/west carriage way within the site will be reinstated to its previous location, based on a research of historical documents. This location is considered significant as per the requirements of the Heritage Council to undertake a heritage interpretation of the carriageway.

		The applicant has relocated dwellings 29-31 and Building B further to the north so that the carriageway can be re-interpreted on site in accordance with the requirements of the Heritage Council and the Conservation Management Plan.
	Consistency with the Heritage Act	See assessment report.  The General Terms Issued by the Heritage Office have been issued in accordance with the <i>Heritage Act 1977</i> .
	Past restoration works have not occurred or were poorly undertaken.	Past restoration works are not a matter for consideration with this development application. The applicant will be required to undertake full restoration of the Hall and the significant gardens, in accordance with the general terms issued by the Heritage Council. Work is required to be undertaken under the supervision of a heritage consultant; and an excavation director who will be approved to the satisfaction of the Heritage Council
	Building over heritage listed gardens/ development should not extend into the heritage area	The Heritage Council supports the heritage assessment undertaken as part of the Conservation Management Plan (CMP). This CMP identifies areas of moderate and high heritage significance, which has identified areas suitable for dwellings with respect to Heritage Impact. The Heritage Gardens are located in an area of high significance.
	Sutherland Shire Council has "overlooked and ignored the significance of one of the most historic buildings and sites in the Sutherland Shire"  Heathcote Hall is a rare item of State Significance	Heathcote Hall (building and grounds) is a heritage item of State and Local significance. Both the Statement of Heritage Impact (SHI) and the (CMP) demonstrate the importance and significance of the item at State level.  The Local listing in the Schedule 5 of the Sutherland Shire Local Environmental Plan 2015 establishes the importance of the building locally. However, the Heritage Act 1977 is a higher level of protection. Therefore the development application is Integrated Development that requires the approval of the Heritage Council (OEH) for the proposed works.  Clause 5.10.10 of the SSLEP 2015 is a standard and compulsory Clause in LEPs across the State, imposed by the Minister for Planning. Council recognises the significance of the Heathcote Hall site as it is a locally listed Heritage Item.
	That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense. Development of the site should not be reliant on the restoration; it should be an unencumbered restoration separate from increased density residential development.  Why does a sinking fund need to pay for ground maintenance?	Clause 5.10.10 of the SSLEP 2015 requires the applicant to demonstrate that a Heritage Item can be restored and maintained.  The grounds are a component of the Heritage significance of the site, therefore funds are required to maintain these gardens if significant works are required to maintenance these gardens.
	Heritage Council do not care about the community as their agenda is Heritage Restoration. A copy of the report from the Heritage Office be provided to the public to review	The original and amended General Terms issued by the Heritage Council have been made available for the public to view on Councils website.

	State Heritage office should be approached with a view to establishing a compatible site use with the ability for the wider community to appreciate the Hall and its curtilage through public access on a regular basis. The example of Retford Park at Old South Rd, Bowral amongst others is an example of this philosophy.	The Heritage Council supports the heritage assessment undertaken as part of the Conservation Management Plan (CMP). The Heritage Council has issued General Terms supporting the application (with conditions). This indicates support of the proposed land uses.
	Are some items to be removed from the Hall not items of significance (such as the awning and veranda)	Various structures will be removed from the site, as determined appropriate by the Heritage Council.
	Is a 2M mural appropriate for the Hall and surrounds?	A mural is discussed in the application as a form of Heritage Interpretation. Any interpretation strategies will be subject to future approval by the Heritage Council.
	Heathcote Hall needs immediate remediation Works	It is noted that the Hall is in need of immediate repair, however the significance of this structure is that it requires a holistic approach to its restoration.
	How will the outcomes of further Heritage investigation as per the reports submitted by the applicant occur? What is the outcome?	Additional consent is required to be gained from the Heritage Office in accordance with a Section 60 application This will require the detail of the proposal to be 'approved', including unexpected finds.
	Original route into the site has not been protected	The entry of the site from the west was not proposed to be re-instated as part of the original application. The Heritage Council, as part of their comments in August 2017, require that this original carriageway be interpreted, and that no built form is constructed over this entry.
	What is the status of the S60 application	The Section 60 application will be applied for post consent to be approved by the Heritage Council, and in accordance with the General Terms of Approval issued by the Heritage Council on 21 May 2018.
	What/ where is the Heritage Interpretation plan?	The Heritage Interpretation plan will be prepared in accordance with the Section 60 application, and in line with the endorsed Conservation Management Plan and Heritage Impact Statement.
	The tennis court should be shown as a restored structure on the plans or removed from the plans	The tennis court is not proposed to be reinstated for use as a tennis court, it will form part of the heritage interpretation strategy of the site, subject to approval via the Section 60 application.
	Why is the proposed community room to be used for Heritage interpretation rather than the Hall itself?	The community room has been removed from the proposal as a result of amendments to the proposal.
<b>Use of the Hall/ and Grounds</b>	Is there a Conservation Area to be created as per the documentation submitted by the applicant indicates? Where is the policy?	The Conservation Management Plan indicates that the Council should move to make this part of the LGA a Conservation Area. This is not currently proposed.
	Expressions of Interest from philanthropists and the like should occur to ensure that the hall is restored separate to residential development/profit. Would be an ideal nature centre/ science, Heritage and education groups/ plant nursery/Should be maintained as a historic estate/museum with a community "feel"  The Hall should be a community venue, similar to that of Hazelhurst Regional Gallery but open to more than artist/	The use of the Hall itself is not known, or proposed as part of this application. Any future use would be subject to a separate development application

	cultural groups	
	Site use should envisage passive uses, and not be a museum/Heathcote Hall & gardens should be a destination use of reflection/ Heathcote Hall and gardens and passive use should be retained/Site & use should be a destination & functional site within the community/Aim at reinstatement of Hall & gardens as a passive function centre/Low key use of the Hall & environs should be a paramount objective	The use of the Hall itself is not known, or proposed as part of this application. Any future use would be subject to a separate development application
	Other suggested uses of the Hall and Grounds: Government authority offices need consideration for use of the Hall & site/Educational functions need consideration for the Hall and curtilage/Agricultural college & ancillary uses should be considered/The Hall could admirably be the central office of the Sutherland Heritage Office/ School or charity Heritage Hall with ancillary use of grounds./Government authority or regional offices would be an appropriate function  Restriction as to user/ caveat to control the use of the Hall	The use of the Hall itself is not known, or proposed as part of this application. Any future use would be subject to a separate development application
	Proposed use of the hall will restrict community/public access to the Hall and Grounds  How will the public have access over the public spaces? What does the public mean? Is this 24 hour access?  Proposed use of the hall will restrict community/public access to the Hall and Grounds/The Hall should be open to the public.	The use of the Hall as proposed in the documents submitted as part of the original proposal indicated a use for the Hall. Since the application has been modified, and at the request of the Heritage Office, the use of the Hall has been removed from the proposal.  There is a main public pedestrian entry through the site from Boronia Grove as well as from Dillwynia Grove. There are a number of gated entries to the proposed residential development to officer security and privacy to future residents.  Access is guided by the Strata plan submitted with this application that indicates areas for public access.  A requirement of the General Terms of the Approval is that the Hall must be opened one day per annum to the public. This will be required to be registered on title in perpetuity.
	Works to the hall are not clear what is the function centre, and where is the function centre? Where are the architectural plans regarding the function centre?  Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall  What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description.  Where will the profits from the function centre/ café go?	The use of the Hall as proposed in the documents submitted as part of the original proposal indicated a use for the Hall. Since the application has been modified, and at the request of the Heritage Office, the use of the Hall has been removed from the proposal. As the application currently stands, since amendment, the use of the Hall itself is not known, or proposed as part of this application.  Any future use would be subject to a separate development application.  The details of any commercial operation of the futures uses are unknown, as is the applicants business modelling (regarding profits)

	Consider John Paul Village expansion of villas on Heathcote Hall site.	The site is not owned by the owners of the John Paul Village. What is planned is based on what the current owners proposal.
	Does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable	The use of the Hall as proposed in the documents submitted as part of the original proposal indicated a use for the Hall. Since then the application has been modified, and at the request of the Heritage Office, the use of the Hall has been removed from the proposal. As the application currently stands, since amendment, the use of the Hall itself is not known, or proposed as part of this application. Any future use would be subject to a separate development application.
	Impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise	The use of the Hall itself is not known, or proposed as part of this application. Any future use would be subject to a separate development application. The assessment of any application for the use of the Hall would consider park and noise impacts amongst other matters.
	Would rather see the Hall turned into a function centre, with sufficient outside parking, and beautiful manicured grounds, then a high density development.	There are conflicting preferences for the use of the site amongst the public. The proposal as lodged with Council and subject of this report is for residential development and the restoration of the Hall and surrounding gardens.
	Concerns that there may be bus tours and commercial expansion of the hall	There are no proposed uses for the Hall at the time of writing this report. Any proposed use of the Hall and grounds would be subject to a separate development application.
	Keep as a private estate/ the hall has always been privately owned and has never been utilised by the community/ Heathcote Hall has not ever been put on the open market for an individual to purchase and use for personal use.	The site is now held by new owners. What has been planned for the site is as per the preferences of the owner.
	Hours of operation of any activity in the hall should be restricted/ what are the hours of use, will there be a DA needed for the specific use of the Hall	The use of the Hall itself is not known, or proposed as part of this application. Any future use would be subject to a separate development application
<b>Restoration and maintenance process</b>	Will the residents be kept informed of changing matters/ issues/ significant archaeological finds/ amendments?  How will the public be kept informed that the development will comply with all policies and procedures?	If the proponent needs to amend any development approval they will be required to submit a modification pursuant to the Environmental Planning and Assessment Act 1979.  Depending on the nature of the modification it would be notified to the public.  The Heritage Council have inspectors monitoring that the works comply with the S60 conditions. A heritage consultant will be assigned to the development that will verify that the policies for the place are followed
	Who will ensure on-going maintenance of the Hall  Who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?	The General Term of Approval issued by the Heritage Office will require a restriction on title regarding the on-going maintenance of the Hall. The Heritage Council will certify all work undertaken.  The applicant has submitted a feasibility assessment including the annual maintenance cost required for a sinking fund. This is discussed in further detail in the assessment report.
	When does the maintenance plan/period ends?	



	How will the maintenance plan be imposed?	Part of the strata fees collected will be used towards the maintenance of the hall including monies to be placed into a sinking fund for maintenance. This will be built into a future Strata Management Plan.
	What if a significant item of heritage is located prior to commencement of work and prevents development from proceeding	<p>If any items are found they will be subject to the Section 60 application and Conservation Management Plan policies.</p> <p>The due diligence Clause of the <i>Heritage Act 1977</i> states that if unexpected relics or archaeological items are found during works, the works must stop and permits and approval from the Heritage Council sought before works can continue.</p> <p>There are penalties for removing or destroying State significant relics, knowingly or unknowingly.</p>
	State Government needs to accept responsibility for restoration & use.	The site is not identified for acquisition at State or Local Government level.
	The Hall can be restored by retired tradesmen and volunteers	The Hall is required to be restored by those appropriately qualified in Heritage Restoration, and in accordance with detail as per the Heritage Council requirements and Section 60 application
	What is the sequencing of the hall restoration, when must it commence/complete?/How can it be guaranteed that the Hall will be reported by the developer/Restoration of the Hall must occur first	According to the General Terms of Approval Issued by the Heritage Office, the Heritage works must be complete prior to the issue of any construction certificate.
	Inadequate commitment from the developer to the Conservation Management Plan	The works and detail specified in the Conservation Management Plan, must be undertaken in accordance with a further approval known as a section 60 application to be made under the Heritage Act 1977
	Where is a copy of the strata plan with respect to ongoing maintenance?	This Strata Management Plan has not yet been prepared.
	Who will own the building and surrounds and have responsibility for it?	Heathcote Hall, surrounding gardens, public pedestrian access way from Boronia and Dillwynnia Grove, and a portion of the south western corner of the site are identified as common property on the submitted strata plan. These areas will be managed under any Strata Management Plan.
	Upkeep and maintenance must be the responsibility of the owners corporation and this must be indicated in the consent	<p>The owners of the site will enter into a contract with the Minister and the Heritage Council to ensure that Heathcote Hall and Grounds are maintained in the future, which will be registered on the property title. As per the General Terms of Approval issued by the Heritage Council on 21 May 2018.</p> <p>A Conservation Works Schedule may be part of the agreement. All the documentation and funding details will be part of the conditions of the Section 60 approval which will be obtained from the Heritage Council if consent is granted.</p>
	Lack of construction management restoration plan for Heathcote Hall	This will be subject of the Section 60 application to be made to the Heritage Council is consent is granted.

<b>LEP/DCP</b>	Does not comply with controls, including height	This matter is discussed in the assessment report.
	Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site	This matter is discussed in the assessment report.  Clause 5.10.10 is not a loophole it requires rigorous assessment of the proposal against this clause and other provisions. Clause 5.10.10 is a compulsory clause across NSW for all LEPs (as per the standard instrument).
	The development plan should not use the renovation of the hall as an excuse to break the E4 zoning regulations because breaking the regulations causes far more problems for the community than failing to renovate the hall does.  Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone	This matter is discussed in the assessment report.
	Has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?	This matter is discussed in the assessment report.
	Inconsistent with Cl 6.16 and 6.17 of the LEP - Urban Design	This matter is discussed in the assessment report.
<b>Consent Authority Should Be Council</b>	Decision should be handed from SSPP to Council	As per the relevant legislation this proposal meets the threshold to be determined by the Sydney South Planning Panel.
<b>General Process</b>	The objector said that their submission wouldn't make a difference as it would be approved at LEC	All objections are taken into consideration. The proposal is currently to be determined by the Sydney South Planning Panel. The SSPP will be provided with a copy of all submissions
	Has requested that the following persons/grounds be consulted with: Sydney Water, Sydney Electricity, NSW Department of Education, John Paul Village, NSW Fire and Rescue, NSW Ambulance, NSW RFS, NSW Police, SES, State Rail, RMS, Telecommunications Providers, Local Bus Operators, NPWS, Sporting Clubs based at Heathcote Oval, local preschools	Council has notified the application, and referred the matter to the following: Sydney Water, LEMC (NSW Fire and Rescue, NSW Ambulance, NSW Police, SES, Sydney Trains,) Roads and Maritime Service, Office of Environment and Heritage (including the National Parks Division), NSW Police.  The Council notified the community in accordance with legislations and Council Policy.
	Application incomplete as the submissions from the RFS and Heritage Council have not been finalised and made available for public view/ objectors want to review the comments from Heritage Council and RFS and provide comment	Since receiving the submission, comments that have been received by the Heritage Council and the Rural Fire Service have been placed on Councils website for public access.
	The whole application and all reports submitted by the applicant should be assessed by an independent consultant	The proposal will be assessed by the Council. All documents will be provided to the Consent Authority being the SSPP who are independent from Council.



	Lack of consultation with the public (both the applicant and or Council)/inadequate consultation by Council/would like a second information session once the assessment has been undertaken	Council has notified the application twice, and both for periods longer than required by legislation. Council held one information session during the first notification period. Council has made all documents available, other than the document which is marked <i>Commercial In Confidence</i> . Council has also responded to a number of GIPA requests, and made information available in accordance with the requests and GIPA legislation.  The public will have the opportunity to attend the public determination meeting to be chaired by the Sydney South Planning Panel
	Amended scheme has made minor changes and is still not satisfactory/ Concerns listed in first submission not addressed	Noted, the applicant has made some amendments to the proposal, the details and outstanding issues are discussed in the assessment report.  Matters raised in submissions (both the original scheme and amended scheme) will be addressed in assessment report and this table.
	Will the elected Council make a submission on this DA?	On 19 June 2017 the Council made a resolution to make a " <i>submission to the Sydney South Planning Panel</i> ". Correspondence regarding this resolution was sent to the Sydney South Planning Panel on 10 July 2017 (Copy included at Attachment O)
	Commentary period is flawed if all documents are not disclosed	Council has made all documents available, other than the document which is marked Commercial In Confidence. Council has also responded to a number of GIPA requests, and made information available in accordance with the requests and GIPA legislation
<b>Traffic and parking, site access</b>	Access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs	The NSW Rural Fire Service have recommended internal road widths/design detail. If consent is granted a condition will be imposed regarding the road design
	Concerns regarding commercial deliveries overall to the site  Impact of deliveries (postal/ courier deliveries from on-line shopping/ etc)	Commercial deliveries will be required to be made wholly within the site, a condition regarding this is recommended should consent be granted.
	Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction	The applicant has submitted an amended Traffic report. Councils Traffic Engineer has reviewed the report. This matter is discussed in the assessment report.
	Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)/ Parking allocation - how many to visitors and how many to users of the function centre	The parking requirements for visitors are compliant with the DCP 2015, based on both the visitor requirements for residential parking, and the requirements for commercial parking. This matter is discussed in the assessment report.  A function centre is not proposed.
	Parking for whatever the use of the hall is not adequate	The parking requirements for visitors are compliant with the DCP 2015, based on both the visitor requirements for residential parking, and the requirements for commercial parking. A discussion regarding parking is included in the assessment report.
	Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/	Sequencing is at the discretion of the RMS.

	Inadequate traffic report - including any report should take into account schools hours and sporting events	The applicant submitted an amended Traffic Assessment.  Traffic is discussed in the assessment report.
	Inconsistent parking numbers in the traffic report and statement of environmental effects	Council has undertaken an assessment of parking numbers this matter is discussed in the report.
	Construction Traffic	A condition of consent will require the preparation of a construction management plan
	If the Heathcote Hall development proceeds, install a roundabout on the corner of Wilson Parade and The Avenue.	Council's Traffic Engineer has not recommended any changes to the local road network.
	An alternative access point to Heathcote East should be constructed if this development is to "work"/ Second Bridge Required/ Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.	There are currently no proposals to investigate, or construct a second entry to Heathcote East. There is currently an emergency access/egress point as a 'level crossing' the rail line to the north of the Heathcote Train station platform.  A discussion regarding the Local Emergency Management Committee is included in the report
	No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction	The local roads are not proposed to be widened as part of this development application.
	Impact upon on street parking (including during construction - workers parking)	If consent is granted a draft condition of consent regarding construction management will be imposed including addressing parking regarding construction workers
	On-site resident parking insufficient	On site resident parking complies with the requirements of the DCP 2015. This matter is discussed in the report.
	Existing on-street parking problems	Council notes that there are vehicles currently parked on the road. The parking provided is sufficient and complies in the assessment report on parking for the site, with particular reference to parking for any future commercial use.
<b>Inadequate or poor information submitted</b>	Use and abuse of Council Land - use of Council land to create parking bays	Nil parking bays are proposed on the amended plans. Parking bays are not supported
	Inadequate Bush fire report submitted including ignoring ember attack and fuel loads in the National Park, and inaccurate measurements	The report submitted with the original application has been updated.  Further the RFS has reviewed the plans, supporting documentation and all submissions and have issued General Terms of Approval.
	Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/	The application is considered to contain sufficient information for assessment. Where required, and if development consent is granted, conditions will be imposed to strengthen the application of these reports, for example unexpected finds regarding the preliminary site investigation
	Environmental management plan is missing	The applicant has submitted a Preliminary Site Investigation report, which was absent when the application was first lodged with Council. The applicant has also amended other reports such as the Flora and Fauna Report and Arborist report since lodgement, and in response to Council request for further information.

Unable to make full comment on the Heritage of the Hall 'due to the incomplete nature of the integrated development application without the Heritage Council Report required under section 60 of the Heritage Act 1977.'	The Heritage Council General Terms of Approval report provided in August 2017, was uploads to Councils website. The Amended general Terms issued by the Heritage Council in May 2018 was also uploaded to Councils website. The Section 60 application is a separate process to the DA assessment, and if consent is granted the Section 60 occurs post consent. Details of the Section 60 application can be found in the Heritage Council General Terms of Approval.
Rural Fire Service (R.F.S) the integrated development application is incomplete without the vital report of the R.F.S	The General Terms of Approval have been issued by the RFS in May 2018. These are available to view on Councils website.
Inadequate Waste Management Plan	The waste management plan submitted with the original application was not updated and submitted with other amended plans and documents. However the applicant has responded to Council's letter by amending the design of the development to accommodate a Heavy Rigid Vehicle (HRV) within the driveway of Boronia Grove to enable to collection of waste within the site. Council has undertaken an assessment of waste, and is discussed in the assessment report.
Inadequate arborist assessment	A revised arborist assessment and Flora and Fauna report has been amended and submitted for assessment.
Flora and Fauna Report Inadequate/draft form	
Why does the notification plan not show a function centre	No function centre is proposed.
Hasn't been a chance to assess a DA for the use of the hall	Any use of the Hall proposed in the future will be subject to a separate DA, which will be notified to the public.
No further assessment should occur until all documents are provided for comment	All documents are available on Council's website, other than the Feasibility report which is noted as "Commercial In confidence".
Inadequate architectural statement submitted	The Architectural Statement has addressed the Principle of SEPP 65 and the Apartment Design Guide.
Inadequate heritage conservation documents	The amended Conservation Management Plan and Heritage Impact Statement have been submitted. The Conservation Management Plan has been approved as part of the general Terms of Approval issued by the Heritage Council.
Conservation Management Plan - issues associated with process and procedures identified in this document. The conservation management seems to enable the addition of items such as a lift, impact of car park, impacts upon landmark quality, how are views to really be maintained?  Will other items such as the shed be retained. Investigations identified in the report when will they be undertaken such as archaeological investigations, will a conservation area be created within the LEP as suggested in the CMP.  The CMP says the development is modest, does this mean all residents can build 5 storey buildings?	The development is not five storeys, there are two levels of basement with three levels of residential development above.  Street trees will be required to be planted by the applicant/development at full cost to them. Further a landscaping bond will be imposed for trees on public land if consent is granted.  The applicant submitted an arborist report, which has since been updated and submitted for assessment.
Why is the planting of street trees the responsibility of	

	Council as per the CMP? Why not the developer? Where is the Arborist report and plan referred to in the CMP? Will the community be advised of the archaeological findings once these investigations have commenced.	
	Documents say there is a convenience store proposed, there is no evidence on plan	<p>This reference has been removed in the amended documents.</p> <p>There is no convenience store proposed as part of this development. Any future for use of the Hall will require the lodgement of a separate DA.</p>
<b>Bushfire</b>	<p>Will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</p> <p>Loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/'</p> <p>Ability to get emergency services into the National Park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</p>	<p>The traffic light sequencing is a matter for consideration of the RMS.</p> <p>Traffic is discussed in the assessment report.</p> <p>In the event of an emergency, the Local Emergency Management Committee coordinates evacuation, which can include train and traffic management.</p>
	<p>Has a section 100B or report been issued by the RFS? Can the public see it and comment?</p> <p>Bushfire (increase hazard)</p>	<p>Yes the NSW Rural Fire Service issued General Terms of Approval, under Part 5 of the Environmental Planning and Assessment Act 1979, and a Bush Fire Safety Authority, under Section 100B of the Rural Fires Act 1997, subject to conditions. The General Terms of Approval were received by Council on 27 April 2018, and were uploaded to Councils website (DA Tracker) on 2 May 2018.</p>
	Proposed construction materials are not appropriate for bushfire prone areas	Construction materials to be in accordance with the General Terms of Approval issued by the RFS where required.
	No evacuation plan provided	A draft condition is recommended for the preparation of an evacuation plan as per the RFS GTAs
	Emergency exit over rail crossing at Heathcote Station - accessibility and suitability of this is questioned.	This matter is discussed in the report - See <i>Local Emergency Management Committee</i>
<b>Fire (not bushfire)</b>	Heathcote Hall needs a fire system installed instantly to protect it from ember attack	Councils Building Officer has reviewed the BCA aspects of this development and has provided a condition of consent regarding fire safety if the proposal is recommended for approval
	The BCA has not address bushfire risk. Why Not? What fire protection measures will be installed to the hall?	Councils Building Officer has reviewed the BCA aspects of this development and has provided a condition of consent regarding fire safety if the proposal is recommended for approval.
	In adequate fire separation between two proposed basements levels	This will be subject to compliance with the Building Code of Australia

<b>CPTED and SAFETY</b>	Increase in crime/Crime Prevention Through Environmental Design (CPTED)	The NSW Police have provided comments regarding the development and CPTED provisions, and have provided conditions of consent, if consent is granted.
	Children currently play sports on the street, this will become dangerous during construction and with extra car movements after construction	There are numerous open space areas in the vicinity of the site and in the LGA, as well as private open space for these purposes.
<b>Construction</b>	Impact of construction trucks upon bridge (including weight)  A large bond should be provided by the developer  Limit truck movements to outside school start and finish times  Who will pay for the damage to roads/ bridge during construction/ damage to roads during construction  Construction impact overall  Construction hours are unreasonable  No size of trucks and cranes indicated  Site not suitable for excavation  Impact of excavation on the Hall, what happens if the Hall is damaged beyond repair during the construction? How does this affect Clause 5.10.10, what are the implications for the development.  Vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street  Management of wastewater and silt from construction/Management of construction waste  Construction Noise  Dust and air pollution from construction, including quartz dust  Dilapidation of Heathcote Hall, roads and surrounding properties during construction	Sydney Trains has provided comment regarding the bridge loading, which will form the basis of a condition of consent if consent is granted.  A bond will be required to be paid should consent be granted.  A condition of consent is recommended to limit the movement of trucks to outside school hours.  A Construction Management Plan will be required to be prepared prior to issue of a construction certificate if consent is granted.  Conditions regarding dilapidation will be imposed if consent is granted.  A standard condition of consent will be imposed if consent is granted regarding hours of construction.  The Heritage Council have inspectors monitoring that the works comply with the S60 conditions. A heritage consultant will be assigned to the development that will verify that the policies for the place are followed
	What happens if the hall becomes unsafe to renovate due to the disturbance of the basement underneath the Hall for the basement	There is no basement to be constructed below Heathcote Hall.
	Geotechnical/ Fill	This matter is discussed in the assessment report

	Contamination, asbestos	This matter is discussed in the assessment report
<b>Infrastructure</b>	Impact upon train services	The development will generate additional passengers. Patronage of trains is the responsibility of Sydney Trains who monitor patronage rates. Any additional services/ demands will be a matter for Sydney Trains.
	Impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services	A condition of consent has been imposed regarding this matter.
	Capacity of schools to cope with the new residents/local schools have increased in numbers	This is a matter for the NSW Department Education, who monitor population growth and student numbers
	Pedestrian Safety/ No footpaths/ Wants footpath constructed	The applicant will be required to construct footpaths along the Boronia Grove, Tecoma Street and Dillwynia Grove frontages. The applicant will be required to provide a footpath from the western boundary of the site to Wilson Parade. The final detail will be subject to a Roads Act Approval and Frontage works design to be undertaken by Council. This is recommended as a draft condition of consent if consent is granted.
	Road width not adequate	Council's Engineers have assessed the application this matter is discussed in the assessment report.
<b>Environmental Impact</b>	Impact upon stormwater (including to adjacent dwellings) and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the National park	An assessment against the Office of Environment and Heritage <i>Guidelines for developments adjoining land managed by the Office of Environment and Heritage</i> has been addressed in the assessment report, as have comments from Council's Engineers
	No development in Tree Protection Zones	Any development to occur has been sited with regards to tree protection zones, Landscaping and tree removal replacement has been discussed in the report
	Why is the removal of new street trees the responsibility of the Council as advised by a report submitted by the applicant? Why is the applicant not responsible? Why is the applicant proposing the removal of Council trees?	The applicant is responsible for the removal of these trees; trees are to be removed with consent from the Council's Arborist and Consulting Arborist. If consent is granted a condition will reflect this. See the assessment report for further discussion.
	Concerns regarding removal of street trees if road is widened	Road widening is not proposed by the applicant, however as discussed in the assessment report Council's Public Assets Engineer will require road widening to improve vehicular and bus access in the surrounding local streets. The final road and footpath design will be undertaken by Council, with the minimum number of trees to be removed. If development consent is granted then works to the kerb and gutter will be required and a footpath to be constructed at full cost to the applicant, this will be imposed via a condition of consent.
	Loss of Vegetation/wildlife/ impact upon greenweb/ tree replacement / loss of habitat/impact on trees	This has been discussed in the assessment report.



<b>Waste Management</b>	Concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use.  Garbage Truck, impact upon traffic/ street.	Waste will be stored within a number of waste rooms within the basement..  Waste is discussed further in the assessment report.
<b>Design</b>	Visual impact of basement entrances, including noise from the operation of the gates and headlights into dwellings opposite, and noise from the operation of the gates	A condition of consent will be imposed regarding treatment of basement doors/ gates.
	Why should an underground carpark be permitted in an E4 area	The basement parking has less visual impacts than parking at grade, or as multi storey parking.
	Setback to the street (Tecoma and Boronia in particular)	This matter is discussed in the assessment report
	Side setback to the western boundary/ setbacks in general	
	Adaptability of dwellings (liveable /accessible)	This matter is discussed in the assessment report
	Heritage building should not be lost to an ugly development	The Heritage buildings and significant gardens will be restored in accordance with the requirements of the Heritage Council. The Hall and grounds as determined significant by the Heritage Council and the endorsed CMP do not indicated demotion of the Hall or significant heritage structures.
	Overdevelopment/bulk/scale/massing	This matter is discussed in the assessment report
	Gates/ Design does not address the street	The townhouses have been designed to address Tecoma St and Boronia Grove, with clearly identifiable entries. There are a number of gates and fences that provide security to future residents. There are also a number of publicly accessible entries from Boronia Grove, Tecoma St and Dillwynnia Grove.  The townhouses facing Dillwynnia Grove and residential flat buildings have been setback from this street frontage to respond to the Heritage significance of the site. This matter is discussed in the assessment report.
	Sustainability not proven (where are the washing lines)/rainwater tanks?/courtyards in full shade	This matter is discussed in the assessment report. A condition of consent will requires the provision of rainwater tanks and washing lines.
	Site not very permeable to the public/community/'Gated community'	Heathcote Hall, surrounding gardens, public pedestrian access way from Boronia and Dillwynnia Grove, and a portion of the south western corner of the site are identified as common property on the submitted strata plan. These areas will be managed under any Strata Management Plan.
	How is height measured? From existing ground level	Height is measured as per the definition in the SSLEP 2015
	Landscaping/ enhance development needs to have large areas of landscaping	This matter is discussed in the assessment report
	Floor Space Ratio	The Floor Space Ratio complies with the LEP control.

	<p>The development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</p> <p>Out of character</p>	<p>There is no exhaust vent proposed to the Hall, the works to the Hall are for restoration works only as part of this application.</p> <p>The new residential development has been design to be of a clustered nature, with modern architecture, so as not to visually complete with grandness of the Heathcote Hall and Gardens. It is accepted industry practice that works associated with or adjacent to Heritage items does not mimic the architecture of the items, so as to ensure they remain a feature of any site.</p> <p>Further assessment included in the assessment report.</p>
	Inconsistent with the requirements of the zone	This matter is discussed in the assessment report
	Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire	This matter is discussed in the assessment report.
<b>Amenity</b>	Residential Amenity (during and after construction) and for future occupants of the site.	Conditions of consent will be recommended where required.
	Noise from future residents/ commercial use, including additional traffic noise.	
	Pollution/waste from future residents.	
	Air quality - venting/ exhaust fumes from car park.	
	How will residents wash their cars if there are visitors in the spaces	A condition of consent will require the provision of separate car wash bays.
	Privacy	This matter is discussed in the assessment report.
	Overshadowing - home and private open space	The development complies with solar access controls
	Loss of /views/vistas/outlook to the Royal National Park and the area	Discussed in the assessment report.
	Obstruction of view from Boronia Grove to Heathcote Hall	There will be view points to the Hall from Boronia Grove, as the development along Boronia Grove has been designed to provide view lines to the Hall.
	Impact upon scenic quality of Heathcote East	This matter is discussed in the report
<b>Drainage</b>	Drainage/lack of drainage infrastructure/ overland flow to the western adjoining properties	Councils Engineers have assessed the application and consider that the proposal provides adequate drainage and disposal into the existing stormwater system



<b>Other</b>	Decrease property value	Property values are not a matter which is typically taken into account in a planning assessment, and no evidence has been provided to support this claim. However, issues which are commonly understood to impact negatively on property prices, such as overshadowing, overlooking, architectural quality, building bulk and scale and residential amenity are all assessed in detail in this report.
	Sutherland Shire has met its housing quota set by the State and no more housing is needed or to be used as an 'excuse' for large scale development of this site/Increasing supply is not the way to beat Sydney housing affordability crisis	This development, if approved, will not only provide additional housing, but also seeks to ensure restoration and on-going maintenance of the Heathcote hall and surrounds.
	Development of this scale would set a precedent	The development is proposed pursuant to Clause 5.10.10 of the SSLEP 2015, this is discussed further in the report.
	Concerns relate to the physical title to Heathcote Hall, originally shown as Lot 58 in the earlier proposal and possibly Lot 56 in the current proposal	The development application has been amended for 35 Townhouses, 20 apartments and 56 Lot Strata Subdivision
	The DA does not give light to the commercial profitability can council please provide the process and proposal/wishes to review the feasibility report for the development	This report is commercial in confidence and is subject to access pursuant to the GIPA legislation.
<b>Financial Viability</b>	Public needs to have a chance to comment of the financial program for restoration of the hall.	The financial viability report is commercial in confidence.
	Unsure that this degree of development is required to cover the cost of restoration	In order to ensure that the Heathcote Hall and Grounds can be restored and maintained, a level of funding from sales and Strata fees is required.



Administration Centre  
4-20 Eton Street, Sutherland  
NSW 2232 Australia

**Please reply to:**  
General Manager,  
Locked Bag 17,  
Sutherland NSW 1499  
Australia

Tel 02 9710 0333  
Fax 02 9710 0265  
DX4511 SUTHERLAND  
Email [ssc@ssc.nsw.gov.au](mailto:ssc@ssc.nsw.gov.au)  
[www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au)

ABN 52 018 204 808

**Office Hours**  
8.30am to 4.30pm  
Monday to Friday

Gurinder Walia - 9710 0362  
File Ref: PAD15/0146

16 December 2015

FPA Architects International Pty Ltd  
Suite 502/225 Clarence Street  
SYDNEY NSW 2000

Dear Sir/Madam

**Pre-Application Discussion No. PAD15/0146**

**Proposal: Restoration of Heathcote Hall and development of townhouses and apartment buildings within the current site at Nos. 1-21 Dillwynnia Grove, Heathcote**

Council refers to the pre-application meeting (PAD) held on 10 November 2015 regarding the above development proposal. Luke Murtas (Team Leader), James Gogoll (Engineer Assessment Team), Leanne Mariani (Environmental Scientist Assessment Team), Warwick Mertell (Traffic Engineer), Peter Brooker (Architect), Claudio Miro (Heritage Architect) and Gurinder Walia (Development Assessment Officer) attended the meeting on behalf of Council and John Innes (Developer), Fayek Azer (Architect), Mary Johnson (Architect), Nathan Fuz (Developer), Anne Warr (Heritage Architect) and Harry Quartermain (Urban Planner) attended the meeting.

The purpose of this letter is to provide a summary of the issues discussed at the meeting and provide information that will assist you should you proceed with preparing a development application (DA). Council cannot provide you with certainty on the determination of the proposal until a DA has been lodged and assessed.

Your DA will need to be supported by a Statement of Environmental Effects addressing all relevant Environmental Planning Instruments, and the detailed planning controls contained in Council's Draft Development Control Plan 2015 (DSSDCP 2015).

The Site and Proposal:

The site is situated in the southern part of Heathcote East and is bounded by Dillwynnia Grove to its south, Tecoma Street to its east and Boronia Grove on its northern side.

The site comprises lot 1 & lot 2 in DP 725184 and is known as No. 1 – 21 Dillwynnia Grove, Heathcote. The site is irregular in shape with frontage of 210m to Dillwynnia Grove, 159.8m to Boronia Grove, eastern boundary of 110m (approximately) and western boundary of 96.925m giving an total area of 17,663m<sup>2</sup>. The site is currently occupied by a State Heritage listed item known as "Heathcote Hall", an imposing two

storey building designed in the Victorian Italianate style, which is one of the oldest and grandest buildings in the Sutherland Shire. The site has a significant cross fall of 6m from its south east corner to north west corner. The site has significant mature remnant vegetation with the street trees along Dillwynnia Grove which area also listed as a heritage item in SSLEP 2015.

The proposal is to restore the heritage listed Heathcote Hall and to provide a mixture of residential development that includes town houses and residential flat buildings. Car parking will be provided within basements on the site. Ancillary neighbourhood shops are also proposed in the development. The residential flat buildings are proposed to be maximum 6 storeys proposed in the western section of the site. Vehicular and pedestrian access points are proposed from Dillwynnia Grove, Tecoma Street and Boronia Grove.

The property is within Zone E4 – Environmental Living under the provisions of Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015). The proposed mixture of Multi dwelling housing and residential flat buildings are ordinarily prohibited within this zone. The building heights and densities proposed are also significantly greater than permitted under the LEP in Heathcote East.

SSLEP2015 indicates that the site is mapped as being Bush fire prone land and contains State and locally listed heritage items. These specific characteristics of the site will need to be taken into consideration when preparing your DA.

#### Comments on the Proposal:

The following comments are provided in respect to the concept plans presented for consideration at the meeting.

#### 1. SSLEP 2015 and Heritage Status

Whilst the proposed uses are prohibited under zoning tables of SSLEP 2015, Council may be able to grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected under Clause 5.10.10 of SSLEP 2015 if the consent authority is satisfied that:

- *“the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- *the proposed development would not have any significant adverse effect on the amenity of the surrounding area”.*

If a development application is pursued which genuinely facilitates the conservation and restoration of Heathcote Hall, Council would expect assessment of the requirements of Conservation incentives, to the satisfaction of Council and accompany the application. Consideration should be given to the matters enlisted in Clause 5.10.10 (a) to (e) of SSLEP 2015 to accommodate the proposed development.

The proposed development should address Clause 4.6 and Clause 5.10.10 of SSLEP 2015 "exception to development standards" and "heritage incentives" respectively, particularly in terms of street context for appropriate degree of flexibility. The buildings are much larger than Council has planned in the area and a 3 storey development would be considered an appropriate outcome for the on the subject site. The financial nexus for conservation must be clearly explained as must an urban design justification for the proposed built form.

The subject site is identified as 'heritage item' and is of State Heritage significance listed as "Heathcote Hall and grounds of Heathcote Hall" under schedule 5 of SSLEP 2015. Accordingly, any future application for the development of the site should be accompanied with 'Conservation Management Plan, Heritage Impact Statement and Economic Rationale /Analysis involving cost estimate etc. The conservation management plan should indicate a clear plan for the long term use of the Hall which is complimentary to support the development proposal.

The proposal for the development of this site shall be referred to State Heritage Council and should also include the type of subdivision proposed for the proposed development. It is strongly advised that the applicant must consult State Heritage Council before proceeding to submit the application to Council.

## 2. Environmental Issues

The subject site is identified as Environmentally Sensitive land (Terrestrial Biodiversity) in Council's records. The existing remnant vegetation across the site has been classified by the NSW Office of Environment and Heritage as being "Sydney Turpentine-Ironbark Forest" which is listed as an **Endangered Ecological Community** under the NSW *Threatened Species Conservation Act 1995*. The Turpentine-Ironbark Forest is also listed as a critically endangered ecological community under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Accordingly, any future application for the subject site should address Clause 6.5 of SSLEP 2015 and should accompany with an Ecological Assessment (also known as a 'Flora and Fauna Assessment) report. This assessment report must include an 'Assessment of Significance' in accordance with the Threatened Species Conservation Act 1995. The Ecological Assessment should be prepared by an appropriately qualified, experienced and licensed environmental consultant that is a member of the Ecological Consultants Association (NSW) or equivalent association.

In addition, the site is mapped in Council's records as "Greenweb Core" and falls in Council's Green web biodiversity strategy area which aims to conserve and enhance Sutherland Shire's bushland and biodiversity. Therefore, in accordance with the requirements of Chapter 38 'Natural Resource Management' of draft SSDCP 2015, Greenweb areas are to be landscaped with species indigenous to the Sutherland

Shire. Trees and landscaping should be provided in form and configuration that maintains and enhances the core habitat and vegetation linkages. Indigenous tree species must be selected from Council's Native Plant Selector available on Council's website.

### 3. DSSDCP 2015

Any proposal should aim to comply with the relevant controls as set out in DSSDCP 2015. In particular, consideration should be given to the parking areas and manoeuvrability for residential units, parking requirements and setbacks.

Any proposal should be designed to address privacy and visual impact having regard to low density developments in the nearby streets as well as view sharing to the residents who may currently enjoys expensive views of the Royal National Park over the site and any proposal must demonstrate reasonable view sharing. Solar Access within the development and to neighbouring properties should comply with Council's expected standards for non-urban land (ie 3 hours at midwinter). All relevant requirements of SEPP 65 and the Apartment Design Guide must be followed in the design of the residential flat building component of the development.

### 4. Road Widening

Council's Traffic Engineer has identified the proposal would generate significant traffic in a quite narrow road that may require 2m widening along Dillwynnia Grove. Given the steep rise of the site along Dillwynnia Grove, the whole length of road along Dillwynnia Grove would require reconstruction of kerb and gutter.

### 5. Traffic and Parking

The development proposes access from three streets. The proposal would require to submit Road Development Application (RDA) to Council's Civil Assets Section to obtain levels for various vehicle crossings and to know the road frontage works requirements.

The proposal must provide an Access report as the ground rises abruptly along Dillwynnia Grove that needs to be assessed under the Premises Code. A waste Management Plan should be submitted with any future application complying with Council's requirements for garbage disposal and ongoing disposal of waste bins in terms of disposal points and method of disposal of garbage bins and arrangement for service. Early consultations with Public Transport providers are recommended.

### 6. Stormwater Management

The stormwater management proposal should be designed in accordance with the relevant provisions of Chapter 37 of DSSDCP 2015 and particularly address the following:

- A total catchment analysis needs to be done as the site drains towards the north eastern corner and it is difficult to drain the development.
- The applicant must provide full drainage design including OSD calculations at a DA stage. The OSD calculations must consider Council's pre and post requirements but further capacity may be required resulting from an analysis.
- Water quality treatment and rainwater harvesting measures should be included in any proposal in any future development application.

Please contact Council's ARAP Coordinator Colleen Baker on 9710 0551 to arrange a meeting with the panel.

#### Utilities and Infrastructure

You are advised to make enquiry early with the various infrastructure and utility providers to ensure relevant considerations for the provision of services have been taken into account early in the building design. Urban infrastructure and utilities are reaching, or have reached maximum capacity in some localities. Electricity substations are required on occasion to ensure sufficient power to buildings and to meet flow requirements for sprinkler systems; NSW Fire have required substantial water tanks in other instances. Infrastructure to support these requirements will not be approved in the front boundary set back, or at the expense of landscaping or parking requirements.

#### Conclusion:

Council's support for any proposal will be very much dependent upon the extent to which it achieves the objectives of Clause 4.6 – Exceptions to development standards and in particular its context in the immediate locality as well as demonstrating satisfactory compliance with Clause 5.10.10 of SSLEP 2015 and DSSDCP 2015. The satisfactory demonstration of economic analysis and heritage issues will be required to convince Council that the use of the site is acceptable. At this preliminary stage Council is reluctant to support a scheme of the height and density proposed given the setting in Heathcote East

You are strongly advised to undertake further pre application discussions with State Heritage Council to know their requirements in terms of concurrence and Conservation Management Plan. It is also advised to Contact Council's Architectural Review Advisory Panel's (ARAP) Coordinator to arrange a meeting with the Panel. A RDA application will be required to be made to Council to ascertain the vehicular crossing levels and the extent of civil works required to be undertaken.

It is important to note that the information provided in this letter is based on the planning instruments applicable at the time of writing. You should make yourself aware of any subsequent changes to legislation or local planning controls before lodging your development application.

For detailed information about how to prepare and lodge a development application, please refer to the "Development" section of Council's website ([www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au)).

On the web page a "DA Guide" is available and an online tool called "Development Enquirer" which searches the applicable planning instruments for the planning controls relevant to your site and development.

Please make an appointment with Council's Development Enquiry Officers on 9710 0520 when you are prepared to lodge your application. Requests for appointments can also be made via Council's website.

Please contact Council if you believe any of the above information to be incorrect or if you need clarification of the advice provided. Your initial point of contact should be Gurinder Walia (9710 0362) as this is Council's development assessment officer who will most likely be responsible for the assessment of your DA.

Yours faithfully



Mark Adamson  
Manager – Projects and Development Assessment

## SUBMISSION SUMMARY – ORIGINAL NOTIFICATION PERIOD (CLOSED 23 JUNE 2017)

Number	Name	Address and/or email address	Date	Overarching Issue	Detail
1			28/05/2017 and 23/06/2017	<ul style="list-style-type: none"> <li>• General Process</li> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Requested Extra time for submission</li> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Lack of construction management restoration plan for Heathcote Hall</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Inadequate Waste Management Plan</li> <li>• No detail on construction management</li> <li>• Bushfire (increase hazard)</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Landform and topography of the site contributes to the character setting</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• loss of view/ obstruction of view from Boronia Grove to Heathcote Hall</li> </ul>
2			8/06/2017	<ul style="list-style-type: none"> <li>• Supports the Proposal</li> </ul>	-
3			13/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH"</li> </ul>
4			18/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/No more than 20-30 townhouses, not units</li> </ul>
5			7/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents</li> <li>• on-site resident parking insufficient</li> </ul>



				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH"</li> <li>• Out of character visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
6			21/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Restoration and Maintenance Process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Impact of the use of the hall</li> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents</li> <li>• Construction Traffic</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH"</li> <li>• Overdevelopment/No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> <li>• Overshadowing - home and private open space</li> </ul>
7			6/06/2017 and 7/6/17	<ul style="list-style-type: none"> <li>• Use of Hall/ Use of Grounds</li> <li>• Restoration and Maintenance Process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site/how many times per week and how will council monitor this waste management regarding</li> </ul>

					<ul style="list-style-type: none"> <li>commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li><b>garbage Truck, impact upon traffic/ street</b></li> <li>Overdevelopment/No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall</li> <li>inconsistent with the requirements of the zone</li> <li>Residential Amenity (during and after construction)</li> </ul>
8			17/05/2017	Design Amenity	<ul style="list-style-type: none"> <li>Overdevelopment/No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>bulk/scale</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
9			3/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents</li> <li>No Widening of Local Roads/Road widening will not improve congestion/ roads not wide enough/ Does not want to pay rates to widen the road/Impact of any road widening upon trees/ roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> </ul>
10			30/05/2017 8/6/17	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of Hall/Use of Grounds</li> <li>Restoration and Maintenance Process</li> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>CPTED and SAFETY</li> <li>Construction</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense/Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development/Why does a sinking fund need to pay for ground maintenance/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>Are some items to be removed from the Hall not items of significance (such as the awning and veranda)/Is a 2M mural appropriate for the Hall and surrounds?</li> <li>How will the outcomes of further Heritage investigation as per the reports submitted by the applicant be occur? What is the outcome?</li> <li>Original route into the site has not been protected</li> <li>What is the status of the S60 application</li> <li>What/ where is the Heritage Interpretation plan?</li> <li>why is the proposed community room to be used for Heritage interpretation rather than the Hall itself?</li> <li>Is there a Conservation Area to be created as the documentation submitted by the applicant indicates? Where is the policy?</li> <li>What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>where are the architectural plans regarding the function centre? Details? Location?</li> <li>Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>Proposed use of the hall will restrict community/public access to the Hall and Grounds/The Hall should be open to the public</li> <li>hours of operation of any activity in the hall should be restricted/ what are the hours of use, will there be a DA needed for the specific use of the HALL</li> <li>where is the community room what is the use? Capacity?/What is the community room, is it a function room?</li> <li>where will the profits from the function centre/ café go?</li> <li>Will the residents be kept informed of changing matters/ issues/ significant archaeological finds/ amendments?/How will the public be kept informed that the development will comply with all policies and procedures</li> <li>Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be</li> </ul>

					<p>imposed/where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</p> <ul style="list-style-type: none"> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Increase in commercial deliveries overall to the site</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Inadequate Bush fire report submitted including ingnoring ember attack and fuel loads in the National Park, and inaccurate measurements</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• documents say there is a convenience store proposed, there is no evidence on plan</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation woud result in a 'tragic stampede'/</li> <li>• CPTED</li> <li>• Construction Noise</li> <li>• Impact upon train services</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Why is the removal of new street trees the responsibility of the Council as advised by a report submitted by the applicant? Why is the applicant not responsible?</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• inconsistent with the requirements of the zone</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character /visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall."</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Will Council Assess Cumulative impacts of a number of developments</li> <li>• Population density</li> <li>• Development of this scale would set a precedent</li> </ul>
11			16/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Environmental</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the</li> </ul>

				<ul style="list-style-type: none"> <li>Impact Design</li> </ul>	<p>high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</p> <ul style="list-style-type: none"> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> </ul>
12			19/05/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> </ul>
13			9/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Bulk/Scale</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> </ul>
14			7/06/2017	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Contamination, asbestos</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
15			20/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Dust and air pollution from construction, including quartz dust</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>inconsistent with the requirements of the zone</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
16			7/06/2017	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> </ul>	<ul style="list-style-type: none"> <li>Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> </ul>



				<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
17			7/06/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>
18			5/06/2017 and 8/6/17	<ul style="list-style-type: none"> <li>• Support</li> </ul>	
19			21/05/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Restoration and maintenance process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Proposed use of the hall will restrict community/public access to the Hall and Grounds/The Hall should be open to the public</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the ainenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bushfire (increase hazard)</li> <li>• Who will be responsbile for the disaster of a major fire</li> <li>• who will pay for the damage to roads/ bridge during construction/diplapidation report on roads should be submitted/damage to roads during construction</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Decrease property value</li> </ul>

					<ul style="list-style-type: none"> <li>who will be responsible for the devaluing of property from the effects of vibration and construction and trucks ,</li> </ul>
20			16/05/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>Bushfire (increase hazard)</li> </ul>
21			29/05/2017	Support	
22			3/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>restoration and maintenance process</li> <li>Traffic and parking, site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>construction</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>building over heritage listed gardens/ development should not extend into the heritage area</li> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>on-site resident parking insufficient</li> <li>environmental management plan is missing</li> <li>Flora and Fauna Report Inadequate/draft form</li> <li>Bushfire (increase hazard)</li> <li>Contamination, asbestos</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
23			4/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Construction</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>Dust and air pollution from construction, including quartz dust</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>inconsistent with the requirements of the zone</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
24			16/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
25			15/05/2017	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Bulk/Scale</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
26			2/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> </ul>

				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Infrastructure</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Population density</li> </ul>
27			8/06/2017	<ul style="list-style-type: none"> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
28			22/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> </ul>
29			18/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
30			7/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> </ul>
31			1/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
32			9/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> </ul>
33			3/06/2017	<ul style="list-style-type: none"> <li>• General Objection</li> </ul>	
34			14/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
35			17/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and SAFETY</li> <li>• Environmental Impact</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
36			1/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> </ul>

				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Residential Amenity (during and after construction)</li> </ul>
37			29/05/2017 and 31/05/17 , 31/5/17, 31/5/17	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
38			7/06/2017	<ul style="list-style-type: none"> <li>• CPTED and SAFETY</li> <li>• Environmental Impact</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Overall safety</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Residential Amenity (during and after construction)</li> </ul>
39			19/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design Amenity</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• Residential Amenity (during and after construction)</li> </ul>
40			31/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• other</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Decrease property value</li> </ul>
41			6/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Bulk/Scale</li> </ul>
42			2/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• Bulk/Scale</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
43			4/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Bulk/Scale</li> </ul>



44			21/05/2017	<ul style="list-style-type: none"> <li>restoration and maintenance process</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the ainenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>what is the sequencing of the hall restoration, when must it commence/complete?/How can it be guaranteed that the Hall will be reported by the developer/Restoration of the Hall must occur first</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Contamination, asbestos</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
45			3/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
46			3/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> <li>"drainage</li> <li>"</li> <li>OTHER</li> </ul>	<ul style="list-style-type: none"> <li>Dust and air pollution from construction, including quartz dust</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Drainage/lack of drainage infrastructure/ overland flow to the western adjoining properties</li> <li>Population density</li> </ul>
47			21/06/2017	<ul style="list-style-type: none"> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Floor Space Ratio</li> <li>Residential Amenity (during and after construction)</li> </ul>
48			22/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Too close to the National Park</li> </ul>
49			5/06/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with Clasue 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>"Impact upon the 'community feel' of the area</li> <li>village feel to the area will be lost"</li> </ul>
50			16/05/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with Clasue 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>Bushfire (increase hazard)</li> </ul>

51			3/06/2017	<ul style="list-style-type: none"> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Site should be-duplexes or villas/or-nursing home villas which meet E4 Zone objectives.</li> </ul>
52			19/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Design</li> <li>•</li> <li>•</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Bushfire (increase hazard)</li> <li>• Mayor is concerned about bushfire risk</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• management of wastewater and silt from construction/Management of construction waste</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
53			18/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
54			29/05/2017	<ul style="list-style-type: none"> <li>• support</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
55			18/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
56			8/06/2017	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• inconsistent with the requirements of the zone</li> </ul>
57			6/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Construction Noise</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water,water table increase runoff, including erosion; water quality, impacts of these matters uopn the national park</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>

					<ul style="list-style-type: none"> <li>• inconsistent with the requirements of the zone</li> </ul>
58			3/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
59			21/06/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> </ul>
60			11/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• pollution/waste from future residents</li> </ul>
61			21/06/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
62				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
63			11/6/17 and 12/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• drainage</li> <li>• Quality of Construction</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water,water table increase runoff, including erosion; water quality, impacts of these matters uopn the national park</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Drainage/lack of drainage infrastructure/ overland flow to the western adjoining properties</li> <li>• quality of the construction deemed to be "cheap"</li> </ul>
64				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water,water table increase runoff, including erosion; water quality, impacts of these matters uopn the national park</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development</li> </ul>

					when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall. • Residential Amenity (during and after construction)
65			29/05/2017	<ul style="list-style-type: none"> <li>• construction</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• OTHER</li> </ul>	<ul style="list-style-type: none"> <li>• who will pay for the damage to roads/ bridge during construction/diplapidation report on roads should be submitted/damage to roads during construction</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• "site not very permeable to the public/community"</li> <li>• 'Gated community'"</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> <li>• how high will the retaining wall be ? Made from what ?</li> <li>• Population density</li> </ul>
66			29/05/2017	• infrastructure	<ul style="list-style-type: none"> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> </ul>
67			22/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
68			22/06/2017	• Design	• Overdevelopment/ No more than 20-30 townhouses, not units
69			18/05/2017	• Design	• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.
70			2/05/2017 and 2/5/17 (forgot to attach objection to first email)	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
71			5/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
72			24/05/2017 and 28/5/17	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> </ul>
73			15/05/2017	• Design	• Overdevelopment/ No more than 20-30 townhouses, not units
74			25/05/2016	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> </ul>



				<ul style="list-style-type: none"> <li>• Design</li> <li>• Quality of Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Bulk/Scale</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• quality of the construction deemed to be "cheap"</li> </ul>
75			18/06/2017	<ul style="list-style-type: none"> <li>• restoration and maintenance process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• The hall can be restored by retired tradesmen and volunteers</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
76			19/05/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Council do not care about the community as their agenda is Heritage Restoration/A copy of the report from the Heritage Office be provided to the public to review</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
77			29/05/2017	<ul style="list-style-type: none"> <li>• CPTED and SAFETY</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Overall safety</li> <li>• Construction Noise</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Gates/ Design does not address the street</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
78			21/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and SAFETY</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• Construction Noise</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>

				<ul style="list-style-type: none"> <li>• construction</li> <li>• Design</li> <li>• Amenity</li> </ul>	• Residential Amenity (during and after construction)
79			2/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> <li>• Amenity</li> <li>• OTHER</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Population density</li> </ul>
80			9/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
81			3/05/2017	<ul style="list-style-type: none"> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
82			7/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water,water table increase runoff, including erosion; water quality, impacts of these matters uopn the national park</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
83			15/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• inconsistent with the requirements of the zone</li> </ul>
84			30/05/2017	<ul style="list-style-type: none"> <li>• support</li> </ul>	
85			11/05/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
86			16/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
87			28/05/2017 and 5/6/17	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• restoration and maintenance process</li> <li>• Traffic and parking, site</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the ainenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th</li> </ul>

				<ul style="list-style-type: none"> <li>access</li> <li>Bushfire</li> <li>CPTED and SAFETY</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Overall safety</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>should be refused due to impact upon amenity</li> </ul>
88			19/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Pedestrian Safety/ No footpaths</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Residential Amenity (during and after construction)</li> </ul>
89				<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
90			21/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Design</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Development of this scale would set a precedent</li> </ul>
91			29/04/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Bulk/Scale</li> <li>Residential Amenity (during and after construction)</li> </ul>
92			16/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>Expressions of Interest from philanthropists and the like should occur to ensure that the hall is restored separate to residential development/profit. Would be an ideal nature centre/ science, Heritage and education groups/ plant nursery/Should be maintained as a historic estate/museum with a community "feel"</li> </ul>
93			3/05/2017 and 17/5/17	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>

					<ul style="list-style-type: none"> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> </ul>
94			4/05/2017 and 4/5/17 (no letter attached)	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> </ul>
95			25/05/2016	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Too close to the National Park</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
96			22/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Construction Noise</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
97			11/05/2017 and 12/5/17 (pictures attached showing traffic impact) and 13/5/17 (pictures attached showing traffic impact)	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• inconsistent with the requirements of the zone</li> </ul>
98			22/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
99			21/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>•</li> <li>•</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense./Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development./Why does a sinking fund need to pay for ground maintenance?/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required</li> </ul>



					<ul style="list-style-type: none"> <li>Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>inconsistent with the requirements of the zone</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
100			9/06/2017	<ul style="list-style-type: none"> <li>General Objection</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
101			28/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>If the Heathcote Hall development proceeds, install a roundabout on the corner of Wilson Pde and The Avenue.</li> <li>on-site resident parking insufficient</li> </ul>
102			11/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>infrastructure</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Pedestrian Safety/ No footpaths</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
103			16/05/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Traffic and parking, site access</li> <li>infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>on-site resident parking insufficient</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> </ul>
104			21/06/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>Construction Noise</li> <li>Dilapidation of Heathcote Hall during construction</li> <li>Dilapidation of surrounding properties</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Pedestrian Safety/ No footpaths</li> <li>Impact upon stormwater (including to adjacent dwellings)and ground water,water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>why is the applicant proposing the removal of Council trees?</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Bulk/Scale</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> </ul>

					<ul style="list-style-type: none"> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
105			8/06/2017	<ul style="list-style-type: none"> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
106			15/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>on-site resident parking insufficient</li> <li>Second Bridge Required</li> <li>Bushfire (increase hazard)</li> <li>Residential Amenity (during and after construction)</li> </ul>
107			2/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> <li>Amenity</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Floor Space Ratio</li> <li>inconsistent with the requirements of the zone</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Population density</li> </ul>
108			24/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Floor Space Ratio</li> </ul>
109			24/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Pedestrian Safety/ No footpaths</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Bulk/Scale</li> </ul>
110			25/05/2016	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
111				<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
112			21/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> </ul>

				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Construction</li> <li>• infrastructure</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• who will pay for the damage to roads/ bridge during construction/diplapidation report on roads should be submitted/damage to roads during construction</li> <li>• Construction Noise</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
113			20/04/2017	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• General Process</li> <li>• CPTED and Safety</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• lack of consultation with the public (both the applicant and or Council)/inadequate consultation by Council/would like a second information session once the assessment has been undertaken</li> <li>• Overall safety</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
114			29/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• CPTED and Safety</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> </ul>
115			15/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• CPTED and Safety</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> </ul>
116			3/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
117			7/06/2017	<ul style="list-style-type: none"> <li>• Support</li> </ul>	
118			6/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>

					<ul style="list-style-type: none"> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
119			17/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
120			19/05/2017 and 19/5/17	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
121			23/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>
122			4/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Population density</li> </ul>
123			19/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bushfire (increase hazard)</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
124			2/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
125			16/05/2017	<ul style="list-style-type: none"> <li>• Heritage</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> </ul>



				<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> </ul>
126			8/06/2017	<ul style="list-style-type: none"> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
127			16/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Construction Noise</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> </ul>
128			17/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
129			29/05/2017	• support	•
130			19/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should</li> </ul>

					NOT derogate from the status and stature of Heathcote Hall.
131			8/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• "Sutherland Shire has met its housing quota set by the State and no more housing is needed or to be used as an 'excuse' for large scale development of this site/Increasing supply is not the way to beat Sydney housing affordability crisis (suggested ways to fix housing affordability)</li> <li>• Development of this scale would set a precedent</li> </ul>
132			29/05/2017	<ul style="list-style-type: none"> <li>• Support</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
133			17/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> </ul>
134			4/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
135			29/05/2017	<ul style="list-style-type: none"> <li>• Support</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
136			7/06/2017	<ul style="list-style-type: none"> <li>• Support</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>
137			19/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• construction</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• Contamination, asbestos</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
138			29/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> </ul>

				<ul style="list-style-type: none"> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
139			18/06/2017	<ul style="list-style-type: none"> <li>• General Objection</li> </ul>	
140			17/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
141			7/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
142			4/05/2017 and 19/5/17	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
143			22/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• Construction</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>

144			5/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
145			6/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
146			16/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
147			19/05/2017 and 25/5/17	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Impact of the use of the hall</li> <li>• That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense./Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development./Why does a sinking fund need to pay for ground maintenance?/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>• Heritage Council do not care about the community as their agenda is Heritage Restoration/A copy of the report from the Heritage Office be provided to the public to review</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Inadequate Bush fire report submitted including ignoring ember attack and fuel loads in the National Park, and inaccurate measurements</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• Bushfire (increase hazard)</li> </ul>



					<ul style="list-style-type: none"> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• role of the RFS will they look at the BAL and construction requirements or evacuation as well?</li> <li>• Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>• children currently play sports on the street, this will become dangerous during construction and with extra car movements after construction</li> <li>• Construction impact overall</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• requests a quantity surveyor review all of the objectors calculations regarding quantity of fill required to be removed</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Population density</li> </ul>
148			18/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> </ul>
149			22/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Impact of the use of the hall</li> <li>• Heritage Council do not care about the community as their agenda is Heritage Restoration/A copy of the report from the Heritage Office be provided to the public to review</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• management of wastewater and silt from construction/Management of construction waste</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
150			13/05/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• CPTED and Safety</li> <li>• construction</li> <li>• Environmental</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Overall safety</li> <li>• Construction Noise</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the</li> </ul>

				<ul style="list-style-type: none"> <li>Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
151			11/05/2017 and 21/5/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>CPTED and Safety</li> <li>construction</li> <li>infrastructure</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Overall safety</li> <li>what happens if the hall becomes unsafe to renovate due to the disturbance of the basement underneath the hall for the basement</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Bulk/Scale</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> </ul>
152			19/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Pedestrian Safety/ No footpaths</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>Residential Amenity (during and after construction)</li> </ul>
153			13/06/2017	<ul style="list-style-type: none"> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Bulk/Scale</li> </ul>
154			16/05/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> </ul>
155			30/05/2017	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> <li>restoration and maintenance process</li> <li>General Process</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>what is the sequencing of the hall restoration, when must it commence/complete?/How can it be guaranteed that the Hall will be reported by the developer/Restoration of the Hall must occur first</li> <li>what are the commercial development agreements/ conditions that council will agree too</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> </ul>

				<ul style="list-style-type: none"> <li>• Amenity</li> <li>• Financial Viability</li> </ul>	<ul style="list-style-type: none"> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• no evacuation plan provided</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> <li>• the DA does not give light to the commercial profitability can council please provide the process and proposal/wishes to review the feasibility report for the development</li> </ul>
156			7/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>
157			7/6/17 and 8/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed use of the hall will restrict community/public access to the Hall and Grounds/The Hall should be open to the public</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
158			26/05/2016	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Bushfire (increase hazard)</li> </ul>
159			19/5/17 and 31/05/2017	<ul style="list-style-type: none"> <li>• General Process</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Does Council have a receipt system for submissions</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the</li> </ul>

					<p>high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</p> <ul style="list-style-type: none"> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
160			4/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
161			21/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• why should an underground car park be permitted in an E4 area</li> <li>• side setback to the western boundary/ setbacks in general</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Residential Amenity (during and after construction)</li> </ul>
162			7/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> </ul>
163			23/05/2017	<ul style="list-style-type: none"> <li>• restoration and maintenance process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• what is the sequencing of the hall restoration, when must it commence/complete?/How can it be guaranteed that the Hall will be reported by the developer/Restoration of the Hall must occur first</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• role of the RFS will they look at the BAL and construction requirements or evacuation as well?</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase</li> </ul>



					<p>runoff, including erosion; water quality, impacts of these matters upon the National Park</p> <ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
164			7/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Environmental Impact</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> </ul>
165			4/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
166			21/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
167			6/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bushfire (increase hazard)</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
168			27/05/2016	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• inconsistent with the requirements of the zone</li> </ul>
169			22/05/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>

170			3/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• Design</li> <li>• Amenity</li> <li>• drainage</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Drainage/lack of drainage infrastructure/ overland flow to the western adjoining properties</li> </ul>
171			4/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
172			18/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• inconsistent with the requirements of the zone</li> </ul>
173			22/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
174			7/06/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Construction Noise</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
175			3/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• infrastructure</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
176			8/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will</li> </ul>

				<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• General Process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<p>pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</p> <ul style="list-style-type: none"> <li>• Does not comply with controls</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• "Has requested that the following persons/grounds be consulted with:</li> <li>• Sydney Water, Sydney Electricity, NSW Department of Education, John Paul Village, NSW Fire and Rescue, NSW Ambulance, NSW RFS, NSW Police, SES, State Rail, RMS, Telecommunications Providers, Local Bus Operators, NPWS, Sporting Clubs based at Heathcote Oval, local preschools"</li> <li>• lack of consultation with the public (both the applicant and or Council)/inadequate consultation by Council/would like a second information session once the assessment has been undertaken</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• Overall safety</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Geotech/ Fill</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• visual impact of basement entrances, including noise from the operation of the gates and headlights into dwellings opposite</li> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Impact upon the 'community feel' of the area/ village feel to the area will be lost</li> </ul>
177			5/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> </ul>

178			27/05/2016	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• keep as a private estate/ the hall has always been privately owned and has never been utilised by the community/ Heathcote Hall has not ever been put on the open market for an individual to purchase and use for personal use.</li> <li>• The development plan should not use the renovation of the hall as an excuse to break the E4 zoning regulations because breaking the regulations causes far more problems for the community than failing to renovate the hall does.</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
179			21/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
180			15/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
181			3/06/2017	Support	•
182			3/06/2017	Support	•
183			30/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
184			29/05/2017	Support	•
185			1/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon</li> </ul>



				<ul style="list-style-type: none"> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<p>water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</p> <ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
186			9/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> </ul>
187			25/05/2016	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> <li>• Quality of Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed use of the hall will restrict community/public access to the Hall and Grounds/The Hall should be open to the public</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• quality of the construction deemed to be "cheap"</li> </ul>
188			3/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> </ul>
189			8/06/2017	<ul style="list-style-type: none"> <li>• Consent Authority Should Be Council</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Decision should be handed from SSPP to Council</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• a large bond should be provided by the developer</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
190			3/5/2017, 29/5/2017, 23/6/17, 24/6/17	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• General Process</li> <li>• Legal Action by Objectors and Exposure to the Media, and referral of application to Coroner or Royal Commission by objectors</li> <li>• Traffic and parking, site</li> </ul>	<ul style="list-style-type: none"> <li>• hours of operation of any activity in the hall should be restricted/ what are the hours of use, will there be a DA needed for the specific use of the HALL</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Application incomplete as the submissions from the RFS and Heritage Council have not been finalised and made available for public view/ objectors want to review the comments from Heritage Council and RFS and provide comment</li> <li>• The community has attempted to meet with the RFS and the RFS have advised they will not meet with the community. The RFS should have a clear policy on their communications with the community</li> <li>• Council should change their DA submission requirements in conjunction with the RFS so that all bushfire prone land include better bushfire assessment reports</li> <li>• Extra time for submission</li> <li>• Written evidence (submission) by the objector will be submitted to the Coroner or Royal</li> </ul>

				<ul style="list-style-type: none"> <li>access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• Fire (not bushfire)</li> <li>• CPTED and Safety</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<p>Commission if there is an inquest to fires in this area</p> <ul style="list-style-type: none"> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Inadequate Bush fire report submitted including ignoring ember attack and fuel loads in the National Park, and inaccurate measurements</li> <li>• Bushfire (increase hazard)</li> <li>• Developer, Council and Government Authorities are placing the existing residents at increased risk/ who will accept the blame for loss of lives?</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• No recent back burning in 16 years to minimise risk of bushfire</li> <li>• BAL rating for Heathcote hall should be reconsidered given the current fuel loads at adjacent dwellings to the National Park/APZ</li> <li>• "Many existing dwellings in Heathcote East do not comply with the BAL requirements/ AS3659 construction standards.</li> <li>• These dwellings should be considered as fuel"</li> <li>• A Catastrophic Risk Assessment must be undertaken for Heathcote East</li> <li>• loss of power during a bush fire means that the lifts for the proposed development and garage doors would not operate</li> <li>• Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>• Want increased APZs for the south eastern side of Dillwynnia Grove</li> <li>• no evacuation plan provided</li> <li>• Delay in emergency response (for example police taking time to disable traffic lights at Heathcote Road/ Princes Hwy intersection</li> <li>• Lack of emergency fire fighting personnel during a bushfire event</li> <li>• emergency personnel access will be difficult during a fire due to limited vehicular access"</li> <li>• Emergency exit over rail crossing at Heathcote Station - accessibility and suitability of this is questioned</li> <li>• Heathcote Hall needs a fire system installed instantly to protect it from ember attack</li> <li>• In adequate fire separation between two proposed basements levels</li> <li>• increase in crime</li> <li>• limit truck movements to outside school start and finish times</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• Construction impact overall</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Contamination, asbestos</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• impact on ground water</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/</li> </ul>
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					<ul style="list-style-type: none"> <li>heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Privacy</li> <li>• Impact upon the 'community feel' of the area village feel to the area will be lost</li> <li>• loss of /views/vistas</li> <li>• Population density</li> </ul>
191			22/05/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Would rather see the Hall turned into a function centre, with sufficient outside parking, and beautiful manicured grounds, then a high density development.</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
192			30/4/2017	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• General Process</li> </ul>	<ul style="list-style-type: none"> <li>• Said that their submission wouldn't make a difference as it would be approved at LEC</li> </ul>
193			25/05/2017	<ul style="list-style-type: none"> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• what is the sequencing of the hall restoration, when must it commence/complete?/How can it be guaranteed that the Hall will be reported by the developer/Restoration of the Hall must occur first</li> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
194			29/05/2017	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
195			30/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Residential Amenity (during and after construction)</li> </ul>
196			23/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• General Process</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• State Heritage office should be approached with a view to establishing a compatible site use with the ability for the wider community to appreciate the Hall and its curtilage through public access on a regular basis. The example of Retford Park at Old South Rd, Bowral</li> <li>• amongst others is an example of this philosophy.</li> <li>• Heathcote Hall needs immediate remediation Works</li> <li>• Expressions of Interest from philanthropists and the like should occur to ensure that the hall is restored separate to residential development/profit. Would be an ideal nature centre/ science, Heritage and education groups/ plant nursery/Should be maintained as a historic estate/museum with a community "feel"</li> <li>• Site use should envisage passive uses, and not be a museum/Heathcote Hall &amp; gardens should be a destination use of reflection/ Heathcote Hall and gardens and passive use should be retained/Site &amp; use should be a destination &amp; functional site within the community/Aim at reinstatement of Hall &amp; gardens as a passive function centre/Low key use of the Hall &amp; environs should be a paramount objective</li> <li>• Other suggested uses of the Hall and Grounds: Government authority offices need consideration for use of the Hall &amp; site/Educational functions need consideration for the Hall and curtilage/Agricultural college &amp; ancillary uses should be considered/The Hall could admirably be the central office of the Sutherland Heritage Office/ School or charity Heritage Hall with ancillary use of grounds./Government authority or regional offices would be an appropriate function</li> </ul>

					<ul style="list-style-type: none"> <li>• Consider John Paul Village expansion of villas on Heathcote Hall site.</li> <li>• The Hall should be a community venue, similar to that of Hazelhurst Regional Gallery but open to more than artist/ cultural groups</li> <li>• hours of operation of any activity in the hall should be restricted/ what are the hours of use, will there be a DA needed for the specific use of the HALL</li> <li>• State Government needs to accept responsibility for restoration &amp; use.</li> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with CI 6.16 and 6.17 of the LEP - Urban Design</li> <li>• Application incomplete as the submissions from the RFS and Heritage Council have not been finalised and made available for public view/ objectors want to review the comments from Heritage Council and RFS and provide comment</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Unable to make full comment on the Heritage of the Hall 'due to the incomplete nature of the integrated development application without the Heritage Council Report required under section 60 of the Heritage Act 1977.</li> <li>• Rural Fire Service (R.F.S)-the integrated development application is incomplete without the vital report of the R.F.S.</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/ ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• Geotech/ Fill</li> <li>• No development in Tree Protection Zones</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Site should be-duplexes or villas/or-nursing home villas which meet E4 Zone objectives.</li> <li>• Bulk/Scale</li> <li>• Landscaping/ enhance development needs to have large areas of landscaping</li> <li>• Floor Space Ratio</li> <li>• Landform and topography of the site contributes to the character setting</li> <li>• inconsistent with the requirements of the zone</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Residential Amenity of future occupants of the site</li> <li>• Contribution of Trees to the character setting</li> </ul>
197			30/05/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> <li>• Financial Viability</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Concerns that there may be bus tours and commercial expansion of the hall</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> </ul>



					<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Site should be-duplexes or villas/or-nursing home villas which meet E4 Zone objectives.</li> <li>• inconsistent with the requirements of the zone</li> <li>• unsure that this degree of development is required to to cover the cost of restoration</li> </ul>
198			30/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• General Process</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> <li>• Financial Viability</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• lack of consultation with the public (both the applicant and or Council)/inadequate consultation by Council/would like a second information session once the assessment has been undertaken</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• on-site resident parking insufficient</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Residential Amenity (during and after construction)</li> <li>• the DA does not give light to the commercial profitability can council please provide the process and proposal/wishes to review the feasibility report for the development</li> </ul>
199			31/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
200			31/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• on-site resident parking insufficient</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• inconsistent with the requirements of the zone</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development</li> </ul>

					when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.
201			31/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
202			31/05/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• Construction Noise</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
203			31/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Waste Management</li> <li>• Design</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Bushfire (increase hazard)</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Population density</li> </ul>



204			31/05/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• construction</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Privacy</li> <li>• Impact upon the 'community feel' of the area village feel to the area will be lost</li> </ul>
205			1/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
206			2/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• An alternative access point to Heathcote East should be constructed if this development is to "work"</li> </ul>
207			4/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Bushfire (increase hazard)</li> <li>• Contamination, asbestos</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• pollution/waste from future residents</li> <li>• The elected council has a duty of care to the residents of Heathcote East</li> </ul>

					<ul style="list-style-type: none"> <li>Population density</li> </ul>
208			4/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Comments regarding the developer/ purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Pedestrian Safety/ No footpaths</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit</li> <li>Developer cannot be trusted did not hold a community meeting as promised"</li> </ul>
209			4/06/2017	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Waste Management</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise</li> <li>Increase in commercial deliveries overall to the site</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>Impact of deliveries (postal/ courier deliveries from on-line shopping/ etc</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>Pedestrian Safety/ No footpaths</li> <li>concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>garbage Truck, impact upon traffic/ street</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Population density</li> </ul>
210			4/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon</li> </ul>

					<p>water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</p> <ul style="list-style-type: none"> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
211			6/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
212			23/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Bushfire (increase hazard)</li> <li>• Developer, Council and Government Authorities are placing the existing residents at increased risk/ who will accept the blame for loss of lives?</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede</li> <li>• inconsistent with the requirements of the zone</li> </ul>
213			23/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• where is the community room what is the use? Capacity?/What is the community room, is it a function room?</li> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Bushfire (increase hazard)</li> <li>• Lack of emergency fire fighting personnel during a bushfire event</li> <li>• emergency personnel access will be difficult during a fire due to limited vehicular access"</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
214			23/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> </ul>

				<ul style="list-style-type: none"> <li>access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Decrease property value</li> </ul>
215			23/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>Bushfire (increase hazard)</li> <li>ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>Impact of construction trucks upon bridge (including weight)</li> <li>who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>Quantum of excavation material and number of truck movements to remove this</li> <li>Dust and air pollution from construction, including quartz dust</li> <li>Contamination, asbestos</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>visual impact of basement entrances, including noise from the operation of the gates and headlights into dwellings opposite</li> <li>Setback to the street (Tecomia and Boronia in particular)</li> <li>the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should</li> </ul>



					<ul style="list-style-type: none"> <li>NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>air quality - venting/ exhaust fumes from carpark</li> <li>Decrease property value</li> </ul>
216			23/06/2017	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>where are the architectural plans regarding the function centre? Details? Location?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>Pedestrian Safety/ No footpaths</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
217			22/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
218			21/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bushfire (increase hazard)</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> </ul>
219			21/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>CPTED and Safety</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>increase in crime</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and its 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> </ul>

					<ul style="list-style-type: none"> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
220			23/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>CPTED and Safety</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>increase in crime</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
221			21/06/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Construction Traffic</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>Bushfire (increase hazard)</li> <li>Dust and air pollution from construction, including quartz dust</li> <li>Geotech/ Fill</li> <li>Contamination, asbestos</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Pedestrian Safety/ No footpaths</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>garbage Truck, impact upon traffic/ street</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>inconsistent with the requirements of the zone</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
222			22/06/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>General Process</li> <li>Traffic and parking, site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Waste</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6</li> <li>lack of consultation with the public (both the applicant and or Council)/inadequate consultation by Council/would like a second information session once the assessment has been undertaken</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>Bushfire (increase hazard)</li> <li>Dilapidation of surrounding properties</li> <li>Contamination, asbestos</li> <li>Pedestrian Safety/ No footpaths</li> </ul>



				<ul style="list-style-type: none"> <li>• Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Comments regarding the developer/ purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>• Impact upon stormwater (including to adjacent dwellings) and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and its 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Residential Amenity of future occupants of the site</li> <li>• Privacy</li> <li>• Contribution of Trees to the character setting</li> <li>• The fact that there has even been reports of ICAC involvement, as published in the Pictorial News June 20th 2016, gives an indication of the business ethics of this developer</li> </ul>
223			23-Jun-17	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overall safety</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and its 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
224			22/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• General Process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• lack of consultation with the public (both the applicant and or Council)/inadequate consultation by Council/would like a second information session once the assessment has been undertaken</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and its 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> </ul>
225			22/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> </ul>

					<ul style="list-style-type: none"> <li>Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> </ul>
226			22/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> <li>Amenity</li> <li>drainage</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>Height/ Clause 4.6</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>on-site resident parking insufficient</li> <li>Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>Bushfire (increase hazard)</li> <li>side setback to the western boundary/ setbacks in general</li> <li>inconsistent with the requirements of the zone</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Privacy</li> <li>Overshadowing - home and private open space</li> <li>Drainage/lack of drainage infrastructure/ overland flow to the western adjoining properties</li> </ul>
227			22/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>Impact of construction trucks upon bridge (including weight)</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Bulk/Scale</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> </ul>
228			22/06/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Setback to the street (Tecoma and Boronia in particular)</li> <li>Residential Amenity (during and after construction)</li> </ul>
229			22/06/2017	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> </ul>

					<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Landscaping/ enhance development needs to have large areas of landscaping</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
230			22/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Construction Noise</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
231			18/06/2017	<ul style="list-style-type: none"> <li>• General Objection</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
232			22/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• inconsistent with the requirements of the zone</li> </ul>
233			22/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> </ul>
234			22/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> </ul>

				<ul style="list-style-type: none"> <li>Impact</li> <li>Design</li> <li>Amenity</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Pedestrian Safety/ No footpaths</li> <li>Bus Access - including existing access difficult</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Population density</li> </ul>
235			23/06/2017	<ul style="list-style-type: none"> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>construction</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> <li>Other</li> </ul>	<ul style="list-style-type: none"> <li>Construction Traffic</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>on-site resident parking insufficient</li> <li>Bushfire (increase hazard)</li> <li>Impact of construction trucks upon bridge (including weight)</li> <li>Dilapidation of Heathcote Hall during construction</li> <li>Contamination, asbestos</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Residential Amenity (during and after construction)</li> <li>Question over final density, will the developer lodge a section 96 application due to the 'extra' number of car spaces proposed</li> </ul>
236			23/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> <li>restoration and maintenance process</li> <li>Traffic and parking, site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>infrastructure</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>Lack of construction management restoration plan for Heathcote Hall</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>Impact of deliveries (postal/ courier deliveries from on-line shopping/ etc</li> <li>Inadequate Waste Management Plan</li> <li>No detail on construction management</li> <li>Bushfire (increase hazard)</li> <li>Pedestrian Safety/ No footpaths</li> <li>McDonalds U turn has failed its function</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>garbage Truck, impact upon traffic/ street</li> <li>Setback to the street (Tecoma and Boronia in particular)</li> <li>Bulk/Scale</li> <li>Landform and topography of the site contributes to the character setting</li> <li>inconsistent with the requirements of the zone</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development</li> </ul>



					<p>when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</p> <ul style="list-style-type: none"> <li>• loss of view/ obstruction of view from Boronia Grove to Heathcote Hall</li> <li>• Contribution of Trees to the character setting</li> </ul>
237			23/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the ainenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• Lack of construction management restoration plan for Heathcote Hall</li> <li>• Height/ Clause 4.6</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• who will pay for the damage to roads/ bridge during construction/diplapidation report on roads should be submitted/damage to roads during construction</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• management of wastewater and silt from construction/Management of construction waste</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Wants footpaths constructed</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Setback to the street (Tecomia and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> </ul>
238			23/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the ainenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• No detail on construction management</li> </ul>

				<ul style="list-style-type: none"> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Geotech/ Fill</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
239			23/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Bushfire (increase hazard)</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Contamination, asbestos</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
240			23/06/2017	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• Use of the Hall/ and Grounds</li> <li>• Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should</li> </ul>



				<ul style="list-style-type: none"> <li>• Design</li> <li>• Amenity</li> </ul>	NOT derogate from the status and stature of Heathcote Hall. • Residential Amenity (during and after construction)
241			23/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• construction</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• on-site resident parking insufficient</li> <li>• Construction Noise</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
242			21/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• on-site resident parking insufficient</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Construction Noise</li> <li>• Geotech/ Fill</li> <li>• Contamination, asbestos</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
243			21/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• Proposed use of the hall will restrict community/public access to the Hall and Grounds/The Hall should be open to the public</li> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> </ul>

					<ul style="list-style-type: none"> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Bushfire (increase hazard)</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Bulk/Scale</li> <li>• inconsistent with the requirements of the zone</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> </ul>
244			8/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• construction</li> <li>• infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• existing on-street parking problems</li> <li>• No detail on construction management</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• children currently play sports on the street, this will become dangerous during construction and with extra car movements after construction</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Construction Noise</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• management of wastewater and silt from construction/Management of construction waste</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> </ul>
245			6/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• LEP/DCP</li> <li>• Bushfire</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Decrease of value of Heritage Item</li> <li>• That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense./Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development./Why does a sinking fund need to pay for ground maintenance?/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> </ul>

					<ul style="list-style-type: none"> <li>• Criminal Act to increase density in a bushfire prone area</li> <li>• Residential Amenity (during and after construction)</li> <li>• Development of this scale would set a precedent</li> </ul>
246			23/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense./Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development./Why does a sinking fund need to pay for ground maintenance?/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>• Expressions of Interest from philanthropists and the like should occur to ensure that the hall is restored separate to residential development/profit. Would be an ideal nature centre/ science, Heritage and education groups/ plant nursery/Should be maintained as a historic estate/museum with a community "feel"</li> <li>• The Hall should be a community venue, similar to that of Hazelhurst Regional Gallery but open to more than artist/ cultural groups</li> <li>• Lack of construction management restoration plan for Heathcote Hall</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Bushfire (increase hazard)</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• pollution/waste from future residents</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Population density</li> </ul>
247			23/06/2017 and 22/6/17 (duplicate)	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• CPTED and Safety</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• existing on-street parking problems</li> <li>• will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>• Bushfire (increase hazard)</li> <li>• Developer, Council and Government Authorities are placing the existing residents at increased risk/ who will accept the blame for loss of lives?</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/'</li> </ul>

					<ul style="list-style-type: none"> <li>• children currently play sports on the street, this will become dangerous during construction and with extra car movements after construction</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• "Site should be subdivided into regular allotments</li> <li>•</li> <li>• residents would be more willing to accept an 8 lot subdivision or an 18 lot subdivision"</li> <li>• Bulk/Scale</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Contribution of Trees to the character setting</li> <li>• Decrease property value</li> </ul>
248			22/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense./Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development./Why does a sinking fund need to pay for ground maintenance?/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Construction Traffic</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• No detail on construction management</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• Dilapidation of surrounding properties</li> <li>• Contamination, asbestos</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Wants footpaths constructed</li> <li>• Bus Access - including existing access difficult</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water,water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Bulk/Scale</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> </ul>



					<ul style="list-style-type: none"> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> </ul>
249			22/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• existing on-street parking problems</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• Bus Access - including existing access difficult</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> </ul>
250			22/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• existing on-street parking problems</li> <li>• Impact of deliveries (postal/ courier deliveries from on-line shopping/ etc</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• Construction Noise</li> <li>• Contamination, asbestos</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Contribution of Trees to the character setting</li> </ul>
251			22/06/2017	<ul style="list-style-type: none"> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> </ul>

				<ul style="list-style-type: none"> <li>Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>existing on-street parking problems</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>Pedestrian Safety/ No footpaths</li> <li>Bus Access - including existing access difficult</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>Residential Amenity (during and after construction)</li> <li>Contribution of Trees to the character setting</li> </ul>
252			22/06/2017	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>CPTED and Safety</li> <li>infrastructure</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Citation of a Heritage Council meeting held 1/2/17 regarding the site</li> <li>Expressions of Interest from philanthropists and the like should occur to ensure that the hall is restored separate to residential development/profit. Would be an ideal nature centre/ science, Heritage and education groups/ plant nursery/Should be maintained as a historic estate/museum with a community "feel"</li> <li>impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise</li> <li>Height/ Clause 4.6</li> <li>Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>Inadequate Bush fire report submitted including ignoring ember attack and fuel loads in the National Park, and inaccurate measurements</li> <li>will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>Wants preservation of the hall but not at the cost of lives lost to bushfire</li> <li>Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>no evacuation plan provided</li> <li>children currently play sports on the street, this will become dangerous during construction and with extra car movements after construction</li> <li>Pedestrian Safety/ No footpaths</li> <li>Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>Residential Amenity (during and after construction)</li> </ul>
253			22/06/2017	<ul style="list-style-type: none"> <li>LEP/DCP</li> <li>Traffic and parking, site access</li> <li>Bushfire</li> <li>infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>on-site resident parking insufficient</li> </ul>



				<ul style="list-style-type: none"> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Developer, Council and Government Authorities are placing the existing residents at increased risk/ who will accept the blame for loss of lives?</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/'</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Development of this scale would set a precedent</li> </ul>
254			22/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/'</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• who will pay for the damage to roads/ bridge during construction/diplapidation report on roads should be submitted/damage to roads during construction</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
255			21/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> </ul>

				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Comments regarding the developer/ purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• existing on-street parking problems</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• ability to get emergency services into the national park/ Heathcote East./How will emergency vehicles enter Heathcote East in a bushfire, including Whilst residents are trying to leave?</li> <li>• Construction impact overall</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Residential Amenity (during and after construction)</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Developer purchased the site for ""cheap""/ Developer greed/developer looking to make too much profit</li> <li>• Developer cannot be trusted did not hold a community meeting as promised</li> </ul>
256			21/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP/DCP</li> <li>• General Process</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Comments regarding the developer/ purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• why was a previous application for this site refused by Council</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• on-site resident parking insufficient</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> </ul>

				<ul style="list-style-type: none"> <li>• Quality of Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/'</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• Construction impact overall</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• Contamination, asbestos</li> <li>• Bus Access - including existing access difficult</li> <li>• No development in Tree Protection Zones</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Contribution of Trees to the character setting</li> <li>• Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit</li> <li>• Developer cannot be trusted did not hold a community meeting as promised"</li> <li>• quality of the construction deemed to be "cheap"</li> </ul>
257			20/6/17 (x2) and 21/06/2017 and 25/6/17	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• General Process</li> <li>• SSPP Process</li> <li>• Availability of documents from RFS</li> <li>• Legal Action by Objectors and Exposure to the Media, and referral of application to Coroner or Royal Commission by objectors</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• Fire (not bushfire)</li> <li>• construction</li> </ul>	<ul style="list-style-type: none"> <li>• Past restoration works have not occurred or were poorly undertaken, and that the Heritage Council is at fault.</li> <li>• Sutherland Shire Council has "overlooked the and ignored the significance of one of the most historic buildings and sites in the Sutherland Shire"</li> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Heathcote hall is a rare item of State Significance</li> <li>• Heathcote Hall needs immediate remediation Works</li> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise</li> <li>• keep as a private estate/ the hall has always been privately owned and has never been utilised by the community/ Heathcote Hall has not ever been put on the open market for an individual to purchase and use for personal use.</li> <li>• inadequate commitment from the developer to the Conservation Management Plan</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• concerned the the "Mayor has advised" the community that they should accept the DA because the dwellings numbers are small that the previous proposal</li> <li>• Would like to receive a copy of the report to SSPP, would like to attend the SSPP and address the SSPP and trust that their submission is included in the report to the SSPP</li> <li>• would like to see a copy of the RFS report so they can comment</li> <li>• the submitter will take this matter to the media if the DA is approved or take it to the Land and Environment Court</li> </ul>

				<ul style="list-style-type: none"> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>• Comments regarding the developer/ purchase of the site</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• inadequate arborist assessment</li> <li>• Flora and Fauna Report Inadequate/draft form</li> <li>• inadequate architectural statement submitted</li> <li>• Bushfire (increase hazard)</li> <li>• proposed construction materials are not appropriate for bushfire prone areas</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• loss of power during a bush fire means that the lifts for the proposed development and garage doors would not operate</li> <li>• no evacuation plan provided</li> <li>• Heathcote Hall needs a fire system installed instantly to protect it from ember attack</li> <li>• The hall is currently at risk of arson attack</li> <li>• Dilapidation of Heathcote Hall during construction</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• No development in Tree Protection Zones</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• sustainability not proven (where are the washing lines)/rainwater tanks?/courtyards in full shade"</li> <li>• Site should be subdivided into regular allotments/residents would be more willing to accept an 8 lot subdivision or an 18 lot subdivision</li> <li>• "site not very permeable to the public/community/Gated community</li> <li>• Bulk/Scale</li> <li>• the development or facades should copy the Architecture of the Hall/Overall design not aesthetically pleasing/ 'ugly' flats/exhaust vent coming out the top of the building will diminish the heritage look of the hall</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Privacy</li> <li>• Overshadowing - home and private open space</li> <li>• loss of view/ obstruction of view from Boronia Grove to Heathcote Hall</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit/Developer cannot be trusted did not hold a community meeting as promised/</li> <li>• refers to "problematic issues" as per a Council report from 2006-2007 page 176 of the Conservation management plan</li> <li>• Sutherland Shire has met its housing quota set by the State and no more housing is needed or to be used as an 'excuse' for large scale development of this site/Increasing supply is not the way to beat Sydney housing affordability crisis (suggested ways to fix housing affordability)</li> <li>•</li> </ul>
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258			12/06/2017	<ul style="list-style-type: none"> <li>• Heritage</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>• Quality of Construction</li> </ul>	<ul style="list-style-type: none"> <li>• building over heritage listed gardens/ development should not extend into the heritage area</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• "Use and abuse of Council Land" - use of Council land to create parking bays</li> <li>• inaccurate/deceptive architectural plans</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• why is the applicant proposing the removal of Council trees?</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Sustainability not proven (where are the washing lines)/rainwater tanks?/courtyards in full shade</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• air quality - venting/ exhaust fumes from car park</li> <li>• Privacy</li> <li>• Overshadowing - home and private open space</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• quality of the construction deemed to be "cheap"</li> </ul>
259			11/06/2017	<ul style="list-style-type: none"> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Height/ Clause 4.6</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Construction Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Inadequate Bush fire report submitted including ignoring ember attack and fuel loads in the National Park, and inaccurate measurements</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• inadequate heritage conservation documents</li> <li>• No detail on construction management</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• no evacuation plan provided</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Bulk/Scale</li> </ul>

					<ul style="list-style-type: none"> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> <li>• loss of /views/vistas/outlook to the RNPark and the area</li> </ul>
260			9/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• Bushfire</li> <li>• Fire (not bushfire)</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Comments regarding the developer/ purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• what is the sequencing of the hall restoration, when must it commence/complete?/How can it be guaranteed that the Hall will be reported by the developer/Restoration of the Hall must occur first</li> <li>• Height/ Clause 4.6</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• no evacuation plan provided</li> <li>• what fire protection measures will be installed to the hall?</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• Construction Noise</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• if the Hall is open to the community will there be public toilets?</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• how is height measured? From existing ground level</li> <li>• Bulk/Scale</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Out of character/visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall/Development should NOT derogate from the status and stature of Heathcote Hall.</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• pollution/waste from future residents</li> <li>• Overshadowing - home and private open space</li> <li>• Contribution of Trees to the character setting</li> <li>• Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit/Developer cannot be trusted did not hold a community meeting as promised</li> </ul>



261			25/06/2017	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• restoration and maintenance process</li> <li>• LEP/DCP</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• impact of events held upon residential amenity including deliveries to the Hall, on street parking and noise</li> <li>• Who will ensure on-going maintenance of the Hall/insufficient funds to maintain the hall/who will pay for the ongoing maintenance/ restoration of the Hall/how will a 30 year maintenance plan be imposed/Where is the maintenance plan?/What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc/Who will ensure the quality of restoration/certify the quality</li> <li>• Inconsistent with Clause 5.10 of the LEP/ using this clause as a loophole to develop the site</li> <li>• Height/ Clause 4.6</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• access to the internal areas of the site by emergency vehicles, including fire trucks to the RFBs</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• No Widening of Local Roads/Road widening will not improve congestion/roads not wide enough/Does not want to pay rates to widen the road/Impact of any road widening upon trees/roads too narrow/the roads should not be widened to facilitate construction</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Inadequate Waste Management Plan</li> <li>• Bushfire (increase hazard)</li> <li>• no evacuation plan provided</li> <li>• who will pay for the damage to roads/ bridge during construction/dilapidation report on roads should be submitted/damage to roads during construction</li> <li>• vibration damage to all houses during construction from trucks and excavation/excavation hazardous/construction damage to the street/ roads</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire/ inadequate onsite water supply to fight fires/water supply/impact upon phone services</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Impact upon stormwater (including to adjacent dwellings)and ground water, water table increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required/waste collection should be from wholly within the site, how many times per week and how will council monitor this/waste management regarding commercial use/Excessive junk mail - who will clean up the mess from junk mail?</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Setback to the street (Tecoma and Boronia in particular)</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Site should be subdivided into regular allotments/residents would be more willing to accept an 8 lot subdivision or an 18 lot subdivision</li> <li>• Impact upon the streetscape of Dillwynnia, Boronia and Tecoma including loss of street trees/ heritage trees/ loss of natural setting, including these trees are under threat from bushfire</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Population density</li> </ul>
262				<ul style="list-style-type: none"> <li>• Heritage</li> <li>• LEP/DCP</li> <li>• Consent Authority Should Be Council</li> <li>• Traffic and parking, site access</li> <li>• inadequate or poor information submitted</li> </ul>	<ul style="list-style-type: none"> <li>• That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense./Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development./Why does a sinking fund need to pay for ground maintenance?/The proposed levy to protect the Hall can be manipulated - wants bank guarantee</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited/proposed uses of the Site for a café and function centre not permissible in the zone</li> <li>• Decision should be handed from SSPP to Council</li> <li>• Traffic/will traffic light sequencing change as a result of intensification of use/increased traffic incidents/</li> <li>• Inadequate traffic report - including any report should take into account schools hours and</li> </ul>

				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• construction</li> <li>• infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>sporting events</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety including during a fire/bushfire/ there is no alternate entry or exit for traffic.</li> <li>• Inadequate information overall/refuse application because of this/are the reports lodged with the DA reliable?/inadequate information submitted overall at time of lodgement/when will documents be made available on Council website/</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation/evacuation during 'events' how will this be managed?/Evacuation/ A sudden evacuation would result in a 'tragic stampede'/</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• Construction Noise</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• impact on ground water</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat/impact on trees/Council should note the high value canopy trees and it's 8:1 replacement policy, as per article of 13 May 2017, in the SMH</li> <li>• garbage Truck, impact upon traffic/ street</li> <li>• Overdevelopment/ No more than 20-30 townhouses, not units</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
263			29/05/2017	Support	
264			4/06/2017	Support	

# SUBMISSION SUMMARY FOR RENOTIFICATION (13 DECEMBER 2017 TO 2 FEBRUARY 2018)

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
1			19/12/2017	<ul style="list-style-type: none"> <li>CPTED AND SAFETY</li> </ul>	<ul style="list-style-type: none"> <li>Resident Safety and Convenience</li> </ul>
2			5/01/2018	<ul style="list-style-type: none"> <li>Heritage</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense.</li> <li>Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development.</li> <li>Why does a sinking fund need to pay for ground maintenance?</li> <li>Bank guarantee to protect the Hall</li> <li>visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> </ul>
3			2/01/2018	<ul style="list-style-type: none"> <li>Heritage</li> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Design</li> <li>Comments regarding the developer and purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense.</li> <li>Development of the site should not be reliant on the restoration, it should be an unencumbered restoration separate from increased density residential development.</li> <li>Why does a sinking fund need to pay for ground maintenance?</li> <li>Bank guarantee to protect the Hall</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>A sudden evacuation would result in a 'tragic stampede'</li> <li>Overdevelopment</li> <li>Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit/ the developer cannot be trusted did not hold a community meeting as promised</li> </ul>
4			21/12/17	<ul style="list-style-type: none"> <li>Heritage</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Expressions of Interest from philanthropists and the like should occur to ensure that the hall is restored separate to residential development/profit. Would be an ideal nature centre/ science, Heritage and education groups</li> <li>Should be maintained as a historic estate with a community "feel"</li> <li>The Hall and grounds should be preserved for future generations</li> <li>Traffic</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> </ul>
5			15/11/17 and 20/01/2018	<ul style="list-style-type: none"> <li>Use of the Hall/ and Grounds</li> <li>restoration and maintenance process</li> <li>LEP</li> <li>General Process</li> <li>Availability of documents from RFS</li> <li>Traffic/Parking/site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> <li>Construction</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> <li>Other matters (non-categorised)</li> <li>Financial Viability</li> </ul>	<ul style="list-style-type: none"> <li>impact of events held upon residential amenity including deliveries to the Hall</li> <li>who will own the building and surrounds and have responsibility for it</li> <li>What legal mechanism is in place to ensure upkeep of the property ?</li> <li>what happens if the owners fail to upkeep the property what action can be taken and by whom</li> <li>The proposal seems to indicate that the developers will only maintain the site for 30 years. What happens after that ?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Inconsistent with/ No Justification to support Clause 5.10</li> <li>Application incomplete as the submissions from the RFS and Heritage Council have not been finalised and made available for public view/ objectors want to review the comments from Heritage Council and RFS and provide comment</li> <li>"Transparency is requested in the form of the public being able to see a record of all documentation of the assessment of the DA (inc emails , site meetings , phone calls "coffee shop conversation ... etc"</li> <li>Has due process been exercised ?</li> <li>No meaningful response from GM regarding a meeting to clarify critical documents</li> <li>Amended scheme has made minor changes and is still not satisfactory /Haven't done enough to revise the plan</li> <li>Council should change their DA submission requirements inconjunction with the RFS so that all bushfire prone land include better bushfire assessment reports</li> </ul>

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					<ul style="list-style-type: none"> <li>• Request for another public meeting</li> <li>• Request extra time to make a submission</li> <li>• has a section 100B or report been issued by the RFS? Can we see it and comment ?</li> <li>• Traffic</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• No Widening of Local Roads</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Hasn't been a chance to assess a DA for the use of the hall</li> <li>• Couldn't comment on all the documents</li> <li>• No further assessment should occur until all documents are provided for comment</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• how will emergency vehicles enter Heathcote East in a bushfire. Whilst residents are trying to leave?</li> <li>• Council needs to take into account the Victorian Royal Commission Report into the Bushfires including 'giving priority to protecting human life", listed recommendations: 37(part), 39(part) (40 (part), 55 (all)Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>• Resident Safety and Convenience</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Who will pay for the damage to roads/ bridge during construction? A dilapidation report on roads should be submitted, damage to roads</li> <li>• vibration damage to all houses during construction from trucks and excavation</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• Dust and air pollution from construction, including quartz dust</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• Overdevelopment</li> <li>• visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> <li>• Out of character</li> <li>• Residential Amenity (during and after construction)</li> <li>• Residential Amenity of future occupants of the site</li> <li>• Population density</li> <li>• Public needs to have a chance to comment of the financial program for restoration of the hall</li> <li>• the referenced QS report from the SEE regarding the financial restoration scheme for the hall has not been provided for comment</li> </ul>
6			30/01/2018	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• Heritage</li> <li>• Use of the Hall/ and Grounds</li> <li>• LEP</li> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• Infrastructure</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage Impact (including to the fabric and proposed uses) and social and cultural impact of the use of the hall</li> <li>• Impact of events held upon residential amenity including deliveries to the Hall</li> <li>• Inconsistent with/ No Justification to support Clause 5.10</li> <li>• Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>• Delay in emergency response (for example police taking time to disable traffic lights at Heathcote Road/ Princes Hwy intersection</li> <li>• Developer, Council and Government Authorities are placing the existing residents at increased risk/ who will accept the blame for loss of lives?</li> <li>• What is Councils opinion view on "bushfire risk"</li> </ul>

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					<ul style="list-style-type: none"> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Residential Amenity (during and after construction)</li> <li>• Residential Amenity of future occupants of the site</li> <li>•</li> </ul>
7			31/01/2018	<ul style="list-style-type: none"> <li>• LEP</li> <li>• General Process</li> <li>• Traffic/Parking/site access</li> <li>• Inadequate or poor information submitted</li> <li>• Bushfire</li> <li>• CPTED AND SAFETY</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with/ No Justification to support Clause 5.10</li> <li>• Request for another public meeting</li> <li>• Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• couldn't comment on all the documents</li> <li>• will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>• Bushfire (increase hazard)</li> <li>• Resident Safety and Convenience</li> <li>• Overdevelopment <ul style="list-style-type: none"> <li>• Bulk/Scale</li> <li>• Out of character</li> </ul> </li> </ul>
8			31/01/2018	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• LEP</li> <li>• Traffic/Parking/site access</li> <li>• CPTED AND SAFETY</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Inconsistent with/ No Justification to support Clause 5.10</li> <li>• Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Resident Safety and Convenience</li> <li>• Overdevelopment</li> <li>• Out of character</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
9			31/01/2018	<ul style="list-style-type: none"> <li>• LEP</li> <li>• General Process</li> <li>• Traffic/Parking/site access</li> <li>• Inadequate or poor information submitted</li> <li>• CPTED AND SAFETY</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Request for another public meeting <ul style="list-style-type: none"> <li>• Traffic</li> </ul> </li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Parking for whatever the use of the hall is not adequate</li> <li>• Hasn't been a chance to assess a DA for the use of the hall</li> <li>• Resident Safety and Convenience</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• Overdevelopment</li> <li>• Unit numbers have shrunk but overall square meterage has increased</li> <li>• loss of view/ obstruction of view from Boronia Grove to Heathcote Hall</li> </ul>
10			1/02/2018	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• LEP</li> <li>• General Process</li> <li>• Availability of documents from RFS</li> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• CPTED AND SAFETY</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Concerns listed in first submission not addressed in the revised plans</li> <li>• Has a section 100B or report been issued by the RFS? Can we see it and comment ?</li> <li>• Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Bushfire (increase hazard)</li> <li>• Resident Safety and Convenience</li> <li>• Overdevelopment</li> </ul>
11			10/01/2018	<ul style="list-style-type: none"> <li>• Design</li> <li>• Quality of Construction</li> </ul>	<ul style="list-style-type: none"> <li>• Visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> <li>• Out of character</li> <li>• The quality of construction is "cheap"</li> </ul>
12			2/02/2018	<ul style="list-style-type: none"> <li>• Use of the Hall/ and Grounds</li> <li>• LEP</li> <li>• Availability of documents from RFS</li> <li>• Traffic/Parking/site access</li> </ul>	<ul style="list-style-type: none"> <li>• What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>• Height/ Clause 4.6 - has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> </ul>



Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
				<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with/ No Justification to support Clause 5.10</li> <li>has a section 100B or report been issued by the RFS? Can we see it and comment ?</li> <li>No Widening of Local Roads</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Emergency exit over rail crossing at Heathcote Station - accessibility and suitability of this is questioned</li> <li>concerns regarding removal of street trees if road is widened</li> <li>Site should be subdivided into regular allotments/residents would be more willing to accept an 8 lot subdivision or an 18 lot subdivision/High Density</li> </ul>
13			2/02/2018 and 21 March 2018 (made to the NSW Premier)	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul village construction</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>Will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>Bushfire (increase hazard)</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Inadequate Waste Management Plan</li> <li>Overdevelopment</li> <li>Access: one way in/out; there is no alternate entry or exit for traffic in a bushfire</li> </ul>
14			1/02/2018	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> <li>restoration and maintenance process</li> <li>LEP</li> <li>Other matters (non-categorised)</li> </ul>	<ul style="list-style-type: none"> <li>Impact of the use of the hall</li> <li>What is the use of the Hall? / Vague description of use/ changing uses - not a consistent description</li> <li>Will Council and the community be protected for the ensuing 30 years? Once this development is concluded it is open to Fuzortinn Pty Ltd to simply wind up the company after all its profits have been distributed leaving the Council and the community unprotected.</li> <li>Upkeep and maintenance must be the responsibility owners corporation and this must be indicated in then consent</li> <li>A Bank Guarantee in favour of the Owner's Corporation for the estimated 30 year maintenance obligation must be a condition of approval.</li> <li>What legal mechanism is in place to ensure upkeep of the property ?</li> <li>The proposal seems to indicate that the developers will only maintain the site for 30 years. What happens after that ?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Inconsistent with/ No Justification to support Clause 5.10</li> <li>Concerns relate to the physical title to Heathcote Hall, originally shown as Lot 58 in the earlier proposal and possibly Lot 56 in the current proposal</li> </ul>
15			30/01/2018	<ul style="list-style-type: none"> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Infrastructure</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Overdevelopment</li> <li>Out of character</li> </ul>
16			30/01/2018	<ul style="list-style-type: none"> <li>General Process</li> <li>Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Council should change their DA submission requirements in conjunction with the RFS so that all bushfire prone land include better bushfire assessment reports</li> <li>Bushfire (increase hazard)</li> <li>road width not adequate</li> </ul>
17			29/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> </ul>



Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
				<ul style="list-style-type: none"> <li>• CPTED AND SAFETY</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Bushfire (increase hazard)</li> <li>• Resident Safety and Convenience</li> <li>• road width not adequate</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• Overdevelopment</li> </ul>
18			29/01/2018	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• LEP</li> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Traffic</li> <li>• Bushfire (increase hazard)</li> <li>• Quantum of excavation material and number of truck movements to remove this</li> <li>• Construction noise</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> </ul>
19			29/01/2018	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• LEP</li> <li>• Traffic</li> <li>• Bushfire</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Bushfire (increase hazard)</li> <li>• Overdevelopment</li> <li>• Residential Amenity (during and after construction)</li> <li>• Residential Amenity of future occupants of the site</li> </ul>
20			10/01/2018	<ul style="list-style-type: none"> <li>• General Objection</li> <li>• LEP</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• Overdevelopment</li> <li>• Residential Amenity (during and after construction)</li> </ul>
21			11/01/2018	<ul style="list-style-type: none"> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• vibration damage to all houses during construction from trucks and excavation</li> <li>• Overdevelopment</li> <li>• Residential Amenity (during and after construction)</li> </ul>
22			16/01/2018	<ul style="list-style-type: none"> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• CPTED AND SAFETY</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• Resident Safety and Convenience</li> <li>• Out of character</li> </ul>
23			16/01/2018	<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• Overdevelopment</li> <li>• Out of character</li> </ul>
24			17/01/2018	<ul style="list-style-type: none"> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• Construction</li> <li>• Environmental Impact</li> <li>• Design</li> </ul>	<ul style="list-style-type: none"> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Bushfire (increase hazard)</li> <li>• Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>• vibration damage to all houses during construction from trucks and excavation</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced</li> </ul>

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					<ul style="list-style-type: none"> <li>at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment</li> </ul>
25			21/01/2018	<ul style="list-style-type: none"> <li>Traffic/Parking/site access</li> <li>CPTED AND SAFETY</li> <li>Environmental Impact</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Traffic</li> <li>Resident Safety and Convenience</li> <li>Impact upon stormwater (including to adjacent dwellings) and ground water, increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>Residential Amenity (during and after construction)</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Overshadowing - home and private open space</li> </ul>
26			21/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6 - has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>on-site resident parking insufficient</li> <li>inadequate heritage conservation documents</li> <li>will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>Overdevelopment</li> <li>Bulk/Scale</li> <li>Out of character</li> </ul>
27			19/01/2018	<ul style="list-style-type: none"> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> </ul>	<ul style="list-style-type: none"> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Resident Safety and Convenience</li> </ul>
28			21/01/2018	<ul style="list-style-type: none"> <li>General Objection</li> <li>LEP</li> <li>General Process</li> <li>CPTED AND SAFETY</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Amended scheme has made minor changes and is still not satisfactory /Havent done enough to revise the plan</li> <li>Resident Safety and Convenience</li> </ul>
29			21/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>Resident Safety and Convenience</li> </ul>
30			28/01/2018	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>Overdevelopment</li> </ul>
31			28/1/08	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Construction</li> <li>Infrastructure</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6 - has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation /</li> </ul>

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					evacuation of whole Heathcote East Construction impact overall <ul style="list-style-type: none"> <li>Construction noise</li> <li>road width not adequate</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire</li> <li>Overdevelopment               <ul style="list-style-type: none"> <li>Residential Amenity (during and after construction)</li> </ul> </li> </ul>
32			28/01/2018	<ul style="list-style-type: none"> <li>General Objection</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
33			28/01/2018	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Overdevelopment</li> </ul>
34			28/01/2018	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Overdevelopment</li> </ul>
35			28/01/2018	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Overdevelopment</li> </ul>
36			28/01/2018	<ul style="list-style-type: none"> <li>Traffic/Parking/site access</li> <li>bushfire</li> </ul>	<ul style="list-style-type: none"> <li>Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> </ul>
37			22/01/2018	<ul style="list-style-type: none"> <li>Heritage</li> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Impact of the use of the hall</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment               <ul style="list-style-type: none"> <li>Residential Amenity (during and after construction)</li> </ul> </li> </ul>
38			31/01/201	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Criminal Act to increase density in a bushfire prone area</li> <li>Overdevelopment</li> </ul>
39			1/02/2018	<ul style="list-style-type: none"> <li>Heritage</li> <li>LEP</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Impact of the use of the hall</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment               <ul style="list-style-type: none"> <li>Residential Amenity (during and after construction)</li> </ul> </li> </ul>
40			31/01/201	<ul style="list-style-type: none"> <li>Bushfire</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>Criminal Act to increase density in a bushfire prone area</li> <li>Overdevelopment</li> </ul>
41			31/01/2018	<ul style="list-style-type: none"> <li>General Objection</li> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> <li>Construction</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Design</li> <li>Amenity</li> <li>Other matters (non-categorised)</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6 - has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Resident Safety and Convenience</li> <li>Who will pay for the damage to roads/ bridge during construction? A dilapidation report on roads should be submitted, damage to roads</li> <li>impact upon existing utilities/ infrastructure/loss of water pressure/impact upon</li> </ul>

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					<ul style="list-style-type: none"> <li>sewer/impact upon water pressure to fight fire</li> <li>Impact upon stormwater (including to adjacent dwellings) and ground water, increase runoff, including erosion; water quality, impacts of these matters upon the national park</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>garbage Truck, impact upon traffic/ street</li> <li>Overdevelopment</li> <li>Bulk/Scale</li> <li>Residential Amenity of future occupants of the site</li> <li>Population density</li> </ul>
42			18/01/2018	<ul style="list-style-type: none"> <li>General Objection</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Resident Safety and Convenience</li> <li>road width not adequate</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Residential Amenity (during and after construction)</li> </ul>
43			22/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>SSPP Process</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Council must ensure that the SSPP is shown all of the submissions made to Council objecting to the application, Council must also support the residents by objecting to the application in its submissions to the SSPP</li> <li>Traffic</li> <li>Bushfire (increase hazard)</li> <li>Resident Safety and Convenience</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment</li> </ul>
44			30/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>Construction</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Inconsistent with/ No Justification to support Clause 5.10</li> <li>Construction impact overall</li> <li>Residential Amenity (during and after construction)</li> </ul>
45			29/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Construction</li> <li>Environmental Impact</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Bushfire (increase hazard)</li> <li>Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Who will pay for the damage to roads/ bridge during construction? A dilapidation report on roads should be submitted, damage to roads</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment</li> </ul>
46			20/01/2018	<ul style="list-style-type: none"> <li>General Process</li> <li>SSPP Process</li> <li>Traffic/Parking/site access</li> <li>Construction</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Financial Viability</li> </ul>	<ul style="list-style-type: none"> <li>Transparency is requested in the form of the public being able to see a record of all documentation of the assessment of the DA (inc emails , site meetings , phone calls "coffee shop conversation ... etc</li> <li>Commentary period is flawed if all documents are not disclosed</li> <li>Request the opportunity to meet the SSPP on site</li> <li>Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>Impact of construction trucks upon bridge (including weight)</li> <li>Construction impact overall</li> </ul>

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					<ul style="list-style-type: none"> <li>road width not adequate</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> <li>Public needs to have a chance to comment of the financial program for restoration of the hall</li> </ul>
47			24/01/2018 and 20 March 2018 (made to the Premier of NSW)	<ul style="list-style-type: none"> <li>General Process</li> <li>Traffic/Parking/site access</li> <li>inadequate or poor information submitted</li> <li>Bushfire</li> <li>Construction</li> <li>Environmental Impact</li> <li>Design</li> <li>Comments regarding the developer and purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>Request for another public meeting</li> <li>Request extra time to make a submission</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>Inadequate construction plan</li> <li>Inadequate Bush fire report submitted including ingnoring ember attack and fuel loads in the National Park, and inaccurate measurements</li> <li>adequate information overall/refuse application because of this</li> <li>Bushfire (increase hazard)</li> <li>Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>No size of trucks and cranes indicated</li> <li>construction hours are unreasonable</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment</li> <li>visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> <li>Out of character</li> <li>Non-compliant with setbacks</li> <li>Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit/ the developer cannot be trusted did not hold a community meeting as promised</li> </ul>
48			24/01/2018	<ul style="list-style-type: none"> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> <li>Design</li> </ul>	<ul style="list-style-type: none"> <li>Traffic</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li> <ul style="list-style-type: none"> <li>Bushfire (increase hazard)</li> <li>loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> </ul> </li> <li>Resident Safety and Convenience</li> <li>visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> </ul>
49			15/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>General Process</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Construction</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> <li>Comments regarding the developer and purchase of the site</li> </ul>	<ul style="list-style-type: none"> <li>Height/ Clause 4.6 - has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Inconsistent with/ No Justification to support Clause 5.10</li> <li>Amended scheme has made minor changes and is still not satisfactory /Haven't done enough to revise the plan</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> </ul>



Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					<ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• Construction noise</li> <li>• road width not adequate</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• Overdevelopment</li> <li>• Bulk/Scale</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Developer purchased the site for "cheap"/ Developer greed/developer looking to make too much profit/ the developer cannot be trusted did not hold a community meeting as promised</li> </ul>
50			20/01/2018 (to SSPP and the Council)	<ul style="list-style-type: none"> <li>• LEP</li> <li>• General Process</li> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• CPTED AND SAFETY</li> <li>• Construction</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Design</li> <li>• Amenity</li> <li>• Other matters (non-categorised)</li> </ul>	<ul style="list-style-type: none"> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Inconsistent with/ No Justification to support Clause 5.10</li> <li>• Request extra time to make a submission</li> <li>• Traffic</li> <li>• Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>• Bridge Capacity (one way in/out) and traffic capacity/safety</li> <li>• Impact upon on street parking (including during construction - workers parking)</li> <li>• Bushfire (increase hazard)</li> <li>• Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>• Resident Safety and Convenience</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• site not suitable for excavation</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• Overdevelopment</li> <li>• Residential Amenity (during and after construction)</li> <li>• Residential Amenity of future occupants of the site</li> <li>• Population density</li> </ul>
51				<ul style="list-style-type: none"> <li>• Heritage</li> <li>• restoration and maintenance process</li> <li>• LEP</li> <li>• Traffic/Parking/site access</li> <li>• Bushfire</li> <li>• CPTED AND SAFETY</li> <li>• Construction</li> <li>• Design</li> <li>• Amenity</li> </ul>	<ul style="list-style-type: none"> <li>• Impact of the use of the hall</li> <li>• is the restoration of the Hall going to take place prior to the excavation and construction ?</li> <li>• Height/ Clause 4.6 - has council approved the Clause 4.6 variation, why is the Clause 4.6 for height only and not to rezone the site?</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Inconsistent with/ No Justification to support Clause 5.10</li> <li>• No Widening of Local Roads</li> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• Resident Safety and Convenience</li> <li>• Impact of construction trucks upon bridge (including weight)</li> <li>• Who will pay for the damage to roads/ bridge during construction? A dilapidation report on roads should be submitted, damage to roads</li> <li>• Construction noise</li> <li>• Another unanswered question is with the considerable level of excavation and the fragile nature of the Hall, what happens if the Hall is damaged beyond repair during the construction? How does this affect Clause 5.1.10, what are the implications for the development.</li> <li>• Overdevelopment</li> </ul>



Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					<ul style="list-style-type: none"> <li>visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> <li>Residential Amenity (during and after construction)</li> <li>Council needs to take into account the Victorian Royal Commission Report into the Bushfires including 'giving priority to protecting human life", listed recommendations: 37(part), 39(part) (40 (part), 55 (all))Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> </ul>
52			24/01/2018	<ul style="list-style-type: none"> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>CPTED AND SAFETY</li> <li>Environmental Impact</li> <li>Waste Management</li> <li>Amenity</li> </ul>	<ul style="list-style-type: none"> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>Bushfire (increase hazard)</li> <li>Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Resident Safety and Convenience</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Inadequate Waste Management Plan</li> <li>Residential Amenity (during and after construction)</li> <li>Residential Amenity of future occupants of the site</li> <li>How will residents wash there cars if there are visotrs in the spaces</li> </ul>
53			2/02/2018	<ul style="list-style-type: none"> <li>Heritage</li> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Bushfire</li> <li>Construction</li> <li>Infrastructure</li> <li>Environmental Impact</li> <li>Design</li> <li>Amenity</li> <li>Other matters (non-categorised)</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Impact of the use of the hall</li> <li>Inconsistent with objectives of the E4 Zone/prohibited</li> <li>Traffic</li> <li>Inadequate traffic report - including any report should take into account schools hours and sporting events and John Paul Village construction</li> <li>Impact upon on street parking (including during construction - workers parking)</li> <li>will the traffic light sequencing at the intersection of Heathcote Road and Princes Highway be amended if the proposal is approved / will the light sequencing change during a bushfire?</li> <li>Bushfire (increase hazard)</li> <li>Loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>Impact of construction trucks upon bridge (including weight)</li> <li>Quantum of excavation material and number of truck movements to remove this</li> <li>Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>Overdevelopment</li> <li>Noise from future residents/ commercial use, including additional traffic noise</li> <li>Population density</li> <li>Development of this scale would set a precedent</li> <li>council needs to pressure the federal government to change immigration laws as a way of preserving the quality of life that is fast disappearing in the Sutherland Shire as overdevelopment, and the associated impacts of overcrowding, traffic congestion, strain on public schools and hospitals, pollution, noise, and overcrowding take hold</li> </ul>
54	•	•	• 31/01/18	<ul style="list-style-type: none"> <li>Heritage</li> <li>Use of the Hall/ and Grounds</li> <li>restoration and maintenance process</li> <li>LEP</li> <li>Traffic/Parking/site access</li> <li>Inadequate or poor information submitted</li> </ul>	<ul style="list-style-type: none"> <li>Integrity of heritage fabric if an additional use to be made to the Hall</li> <li>Consistency with the Heritage Act</li> <li>That development of this scale is needed to support the restoration of the Heritage Item is unfounded/nonsense.</li> <li>Development of the site should not be reliant on the restoration, it should be an unemcumbered restoration separate from increased density residential development.</li> <li>Why does a sinking fund need to pay for ground maintenance?</li> </ul>

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
				<ul style="list-style-type: none"> <li>• Bushfire</li> <li>• Other fire safety matters</li> <li>• CPTED AND SAFETY</li> <li>• Construction</li> <li>• Infrastructure</li> <li>• Environmental Impact</li> <li>• Waste Management</li> <li>• Design</li> <li>• Amenity</li> <li>• Other matters (non-categorised)</li> <li>• </li> </ul>	<ul style="list-style-type: none"> <li>• Bank guarantee to protect the Hall</li> <li>• where will the CMP and other historic documents be kept on the site, will they be available to the public? What about Oral histories? Referred to in documents submitted</li> <li>• why is the proposed community room to be used for Heritage interpretation rather than the Hall itself</li> <li>• What is the status of the S60 application? Has this been endorsed?</li> <li>• What/ where is the Heritage Interpretation plan?</li> <li>• Where is the original Entry to the site, how will the carriageway be interpreted</li> <li>• Are some items to be removed from the Hall not items of significance (such as the awning and veranda)</li> <li>• Is a 2M mural appropriate for the Hall and surrounds?</li> <li>• does not support the proposed commercial uses of the Hall/ How can Heathcote East support a café of 50 seats - not viable</li> <li>• where will the profits from the function centre/ café go?</li> <li>• where are the architectural plans regarding the function centre?/ Detail/ location</li> <li>• does not want a function centre/ the community does not need another function centres as there is the existing Heathcote East Primary School Hall</li> <li>• wants a restriction as to user/ caveat to control the use of the Hall</li> <li>• impact of events held upon residential amenity including deliveries to the Hall</li> <li>• Proposed use of the hall will restrict community/public access to the Hall and Grounds</li> <li>• How will the public have access over the public spaces?What does the public mean? Is this 24 hour access?</li> <li>• works to the hall are not clear what is the function centre, what is and where is the function centre?</li> <li>• How will the public be kept informed that the work and development will comply with all policies and procedures</li> <li>• Who will ensure on-going maintenance of the Hall</li> <li>• Where is the maintenance plan?</li> <li>• What happens after the maintenance plan ends, the documents submitted by the applicant indicate a 35 year maintenance plan, what about the 36th Year?etc</li> <li>• Who will ensure the quality of restoration/certify the quality</li> <li>• Where is a copy of the strata plan with respect to ongoing maintenance?</li> <li>• how will a 30 year maintenance plan be imposed</li> <li>• Will Council and the community be protected for the ensuing 30 years? Once this development is concluded it is open to Fuzortinn Pty Ltd to simply wind up the company after all its profits have been distributed leaving the Council and the community unprotected.</li> <li>• Is the restoration of the Hall going to take place prior to the excavation and construction ?</li> <li>• Inconsistent with objectives of the E4 Zone/prohibited</li> <li>• Inconsistent with/ No Justification to support Clause 5.10</li> <li>• Will the elected Council make a submission on this DA</li> <li>• Traffic</li> <li>• No Widening of Local Roads</li> <li>• Insufficient visitor parking - (overflow to street - this is for resident and commercial/Hall)</li> <li>• Parking allocation - how many to visitors and how many to users of the function centre</li> <li>• Access to the internal areas of the site by emergency vehicles</li> <li>• revised plans and other information: where is the final flora and fauna report (report states draft version V1 -27 April 2017), error in flora and fauna report references 40 townhouses and 21 apartments</li> <li>• why does the notification plan not show a function centre</li> <li>• adequate information overall/refuse application because of this</li> <li>• Conservation Management Plan - issues associated with process and procedures identified in this document. The conservation management seems to</li> </ul>

Number	Name	Address or email address	Date	Overarching Issue	Specific Matter
					<p>enable the addition of items such as a lift, impact of carpark, impacts upon landmark quality, how are views to really be maintained? will other items such as the shed be retained. Investigations identified in the report when will they be undertaken such as archaeological investigations, will a conservation area be created within the LEP as suggested in the CMP. the CMP says the development is modest, does this mean all residents can build 5 storey buildings? why is the planting of street trees the responsibility of Council as per the CMP? why not the developer? where is the Arborist report and plan referred to in the CMP? will the community be advised of the archaeological findings once these investigations have commenced.</p> <ul style="list-style-type: none"> <li>• Bushfire (increase hazard)</li> <li>• loss of lives due to bushfire/density of new development/ traffic/evacuation / evacuation of whole Heathcote East</li> <li>• What does BAL 29 and 19 mean?</li> <li>• Proposal must not be supported due to serious life threatening matters relating to bushfire and evacuation and increased density of the development/increase risk to life</li> <li>• Requests details on how there will be an improved bushfire outcome with the proposed development for the site and the area as a whole</li> <li>• Developer, Council and Government Authorities are placing the existing residents at increased risk/ who will accept the blame for loss of lives?</li> <li>• What is Councils opinion view on "bushfire risk"</li> <li>• The BCA has not address bushfire risk. Why Not?</li> <li>• CPTED - impact of site lighting upon adjoining properties. Will there be security cameras?</li> <li>• Construction noise</li> <li>• Impact upon train services</li> <li>• impact upon existing utilities/ infrastructure/loss of water pressure/impact upon sewer/impact upon water pressure to fight fire</li> <li>• Capacity of schools to cope with the new residents/local schools have increased in numbers</li> <li>• Pedestrian Safety/ No footpaths</li> <li>• Bus Access - including existing access difficult</li> <li>• Loss of Vegetation/wildlife/ impact upon greenweb/ loss of trees can be replaced at the required Council replacement rate within the site/ loss of habitat</li> <li>• concerns regarding removal of street trees if road is widened</li> <li>• concerns over waste generated and collection locations (within the site or on street) including the number of collections required, how many times per week and how will council monitor this</li> <li>• visual impact of basement entrances including gates, including noise from the operation of the gates</li> <li>• Overdevelopment</li> <li>• Site should be subdivided into regular allotments/residents would be more willing to accept an 8 lot subdivision or an 18 lot subdivision/High Density</li> <li>• visual impact upon/ out of character/ inconsistent design of the new development when compared to the heritage item/ insufficient landscaping around the Hall</li> <li>• adaptability of dwellings (liveable accessible)</li> <li>• Residential Amenity (during and after construction)</li> <li>• Noise from future residents/ commercial use, including additional traffic noise</li> <li>• Privacy</li> <li>• Impact upon the 'community feel' of the area</li> <li>• impact upon scenic quality of Heathcote East</li> <li>• cumulative impacts of the development in conjunction with John Paul Village expansion and other adjacent development</li> <li>• Sutherland Shire has met its housing quota set by the State and no more housing is needed or to be used as an 'excuse' for large scale development of this site</li> <li>• Population density</li> <li>• Will the dwellings be used for residential purposes or short term holiday lettings?</li> </ul>

Information Officer 9710 0600  
File Ref: DA17/0467

13 June 2017

Administration Centre  
4-20 Eton Street, Sutherland  
NSW 2232 Australia

**Please reply to:**  
General Manager,  
Locked Bag 17,  
Sutherland NSW 1499  
Australia

**Tel** 02 9710 0333

**Fax** 02 9710 0265

**DX** 4511 SUTHERLAND

**Email** [ssc@ssc.nsw.gov.au](mailto:ssc@ssc.nsw.gov.au)  
[www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au)

**ABN** 52 018 204 808

**Office Hours**

8.30am to 4.30pm

Monday to Friday

Dear Sir/Madam

**Development Application No. DA17/0467**

**Proposed :** Refurbishment and restoration of Heathcote Hall, construction of 36 townhouses and 21 apartments, associated landscape works and 58 lot strata subdivision

**Property:** 1-21 Dillwynnia Grove, Heathcote

Thank you for attending the Information Session held on 24 May 2017 concerning the above development proposal.

The following is a brief record of proceedings for your information.

73 people attended the information session. One apology was received.

In attendance from Council was consultant Scott Lee, who chaired the meeting, along with Mark Adamson (Manager Major Development Assessment), Andrew Schofield (Information Officer) and Lisa Pemberton (Assessment Officer).

Attendees were advised that the purpose of the Information Session was to allow the Council staff to hear about the potential issues. Residents were also given the opportunity to gain a better understanding of the development proposal and the procedures that will be involved - both for the Council staff assessment of the development application and subsequent referral to the Sydney South Planning Panel (SSPP) for determination.

## ISSUES AND CONCERNS

The following questions and issues were raised:

### Traffic and parking

A resident asked whether the roads and bridge will be able to cope physically with the loads from construction vehicles. Lisa Pemberton responded that the proposal has been referred to NSW Roads and Maritime Services, Sydney Trains and Council's traffic engineers for assessment. The capacity of the roads to cope with construction loads will be part of that assessment.

A resident asked if the NSW RMS asked for feedback on the intersection in the past couple of days. It should be noted that there is an existing issue with traffic.

A resident estimated that 43,000 tonnes of material will need to be excavated from the site. This could result in a truck needing to exit the site every 8 minutes.



A resident asked if there is a proposal to widen the three surrounding streets, and who will pay for any such road widening. Lisa Pemberton responded that that question can't be answered at this stage, given that the assessment is in its preliminary stages.

A resident asked if the heritage trees in the public curtilage be protected or will they be removed as a part of the potential road widening.

Concern was raised that there will be no internal access to the site for emergency services to the residential flat buildings and town houses.

The proposed car parking area will not allow for emergency vehicle access.

There are no concrete footpaths in the area, with residents forced to walk on the roads.

Construction trucks will need to travel as a group and will be corralled in the locality.

No allowance has been made for future residents' boats, trailers and caravans.

Two driveways will impact upon the residential amenity of the houses opposite both driveways.

A resident asked if the traffic management plan provided by the applicant is extensive enough. Lisa Pemberton replied that the traffic management plan is still under assessment.

### **Amenity impacts**

A resident asked what residential amenity is defined as, according to Council planners. A response was given that amenity impacts are typically the impact of noise, dust, and the like. It can be added that the technical planning definition of amenity is "people's enjoyment of their land".

Amenity impacts will occur as a result of the proposal. The area's unique streetscape will be lost.

All of these things (bushfire, heritage impact, road widening, traffic, parking) need to be considered as to whether they will have an impact upon the environment and are critical to residential amenity when the time comes for a determination to begin.

Headlights from the driveway will cause glare for neighbouring residents.

### **Bushfire**

There will be bushfire issues with people evacuating the area. The bushfire risk is too great.

The bushfire report only addresses issues related to the fabric of the building and makes no effort to address what will happen in the event of a bushfire evacuation and the impact of this development upon that.

### **Construction Impacts**

The application does not include an assessment of noise, construction vehicle movements and construction waste.

A resident asked how potential damage to adjoining properties would be managed. Scott Lee responded that a standard requirement would be for dilapidation reports to be prepared for surrounding residences to ensure that the developer is responsible for any damage caused.

A dilapidation report should be provided.

Concern was raised about the impact on resident amenity during construction. A resident asked where construction trucks will park and idle.

### **Overdevelopment**

Concerns were raised about the potential population density. A resident suggested that 2-bedroom apartments could house up to 6 people.

Heathcote will become like many other Sydney suburbs as it will be overdeveloped, over-populated and of an unmanageable and dangerous density. Air pollution and loss of a green suburb will result.

A resident asked how this level of development can exist in an E4 Environmental Protection zone. The previous landowner fought to have this site zoned E4. The resident questioned how this development is consistent with the zoning.

A resident stated the development proposed is a ghetto to put around a heritage item and in an E4 zone.

### **Heritage conservation**

There is no Conservation Management Plan (CMP) on Council's website at that time. It can be confirmed that the CMP is now available for viewing on Council's website.

The ethos of heritage conservation is corrupted by this proposal.

A resident stated that Clause 5.10 of Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015) allows development to occur to pay for the conservation of a heritage item, but only if the proposal would not have any significant adverse effect on the amenity of the surrounding area. It was suggested that the proposal will have a significant impact on amenity.

The heritage curtilage of Heathcote Hall should be excluded from the area of the site that can be included in floor space ratio and landscaped area calculations.

The applicant's proposal to widen Dillwynnia Grove to cater for increased traffic will result in damage or destruction to the heritage trees in the street.

A resident asked about the future use of Heathcote Hall, including the tennis court. Concern was raised that it would be used as a wedding function centre, and that this would have significant traffic and noise impacts for residents, as well as implications for bushfire evacuation. Scott Lee responded that this would be an issue that Council would need to consider in any future separate application if proposed.

A resident asked if the development would still be allowed to go ahead if Heathcote Hall was destroyed during construction. Mark Adamson responded that the NSW Heritage Council would be closely monitoring the development if it was approved to ensure that no damage was done to Heathcote Hall.

A resident asked how the quality of heritage conservation will be ensured.

A resident asked how the ongoing heritage maintenance will be managed. Scott Lee responded that this is a major issue for Council to consider, and added that the applicant is proposing a strata subdivision scheme to pay for ongoing maintenance.

A resident asked how money from a sinking fund could be guaranteed. Mark Adamson responded that this could be managed by development consent conditions and NSW Heritage



Council requirements. Lisa Pemberton added that the NSW Heritage Council asked the applicant to provide a 30 year plan for the conservation of Heathcote Hall.

Heathcote Hall should be maintained as a residence, rather than for other uses.

A resident stated that because of the E4 zoning, future uses of Heathcote Hall would be prohibited in SSLEP 2015.

A bank guarantee should be submitted to protect the Hall long term.

Concern was raised about the impact of kitchen exhaust on the heritage item.

A resident asked why a commercial use of Heathcote Hall is necessary. As a comparable example, Tempe House in Wolli Creek has been restored and is available for public use. This should also be the case with Heathcote Hall if the application is approved.

#### **Extension of public exhibition period**

Several residents strongly contended that the exhibition period needed to be extended beyond 8 June to allow for residents to gain a complete understanding of the proposal. Scott Lee responded that Council is on a tight timeframe to prepare a report to the Sydney South Planning Panel (SSPP). Mark Adamson added that Council needs to strike a balance between extending the exhibition period and having enough time to prepare a report to the SSPP. Following the Information Session it can now be confirmed that Council will continue to accept submissions until 23 June.

A resident stated that all the material needs to be given to the residents and then another information session should be held.

#### **Adequacy of applicant's information**

The applicant's Statement of Environmental Effects is vague and does not address the impact of the proposal.

Residents expressed concern that the heritage impact statement is lacking in information and requested that the applicant provide a geotechnical report.

Residents expressed concern that they would not be able to make a good submission without adequate information from the applicant. Scott Lee and Mark Adamson responded that objections could include a contention that there was not enough information for Council to be able to assess the proposal's impacts.

#### **Water table**

Excavation will impact on the water table in the area.

#### **Utilities**

The proposal would reduce water pressure, which would affect people's general water supply, as well as their ability to fight a bushfire.

Concern was raised about the ability of the sewerage, gas and electricity systems to cope with the proposed development.

#### **Drainage and sediment control**

A resident asked about the volume of water that would drain from the proposal into the Royal National Park. Lisa Pemberton answered that Council is still assessing the applicant's proposed method of drainage.

A resident disagreed with the applicant's claim that drainage from the proposal will have no impact on the National Park.

### **Visual Impact and character**

A resident expressed concern about the visual impact of the proposal on the National Park.

The proposed architectural style is not sympathetic to the surrounding development and Heathcote Hall.

### **Assessment process**

A resident asked how building height is assessed. Mark Adamson answered that SSLEP 2015 requires Council to measure the proposed building height above the existing ground level at any point as it currently exists.

A resident stated that the required building setback from Boronia Grove should be 7.5 metres.

The dwellings should be called terraces and not townhouses.

A resident asked why Council officers weren't informed about the results of a meeting 3 weeks ago that was attended by local residents, the Mayor and General Manager. A comment was made that Council staff should be representing the residents of East Heathcote. Mark Adamson responded that Council employees do a technical assessment of the application for the Sydney South Planning Panel, and that the elected Council can make a separate submission to the Panel. Andrew Schofield added that it is very important for Council staff to be separated from the political process.

A resident asked if the Minister for Planning can ask Council to determine the proposal. The Minister for Planning can choose to delegate to Council the authority to determine the application.

### **Soil contamination**

The soil is likely to be contaminated, as oil had previously been used on the site to suppress dust. There is also asbestos on the site.

### **Other matters**

A resident asked whether any soil studies had been done, as the development site is located on clay soils. Council advised they would review the documentation submitted and will consider this matter as part of the assessment process.

A resident asked whether Council's assessment report would be available for public inspection before the Sydney South Planning Panel considers the proposal. Mark Adamson responded that the report is normally available a week or so before the Panel's meeting.

Trees have already been removed from the site without consent.

A resident asked why a 2008 development application for the site was rejected. It can be confirmed that Council has no record of a development application being lodged for development of the site in 2008. A perusal of Page 10 of the applicant's Heritage Impact Statement indicates that officers of the NSW Heritage Office and Sutherland Shire Council met with a representative of the then-owner of the property in December 2007 to discuss a proposed 9 lot subdivision. In January 2008, Council and the Heritage Office reached a joint position that the proposal was not acceptable.



A resident asked that if the proposal goes ahead, what will be Council's rates income. Andrew Schofield responded that this is not a town planning consideration and outside the scope of Council's assessment of the development application.

A request was made for trucks to come later in the day to collect garbage in the area.

A resident expressed concern that the proposal will set a precedent.

A resident asked what is the experience of the developer and how long will the developer take to complete the development.

A resident stated that residents want to see the financial report for the developer.

A resident asked that if a Section 96 modification is lodged will this be notified to neighbours. Andrew Schofield responded that Council notifies neighbours if the proposal potentially has an impact on them. This happens with the majority of Section 96 modifications.

The issues with development of east Heathcote are long-standing and have been heard a number of times.

## ASSESSMENT PROCESS

Attendance at the Information Session on its own does not constitute a formal submission on the application. Attendees need to make a written submission by the revised closing date of 23 June 2017 if they wish their comments and/or concerns to be considered during the assessment process.

Information is available from the SSPP website (<http://www.planningpanels.nsw.gov.au>). Please note that the SSPP procedures currently shown on the website indicate that every person who made a submission in respect of an application will be notified in writing of the SSPP meeting details.

The application will now go through the detailed assessment process and the report will then be submitted to the SSPP for determination in accordance with their procedures.

The applicant does have the right of an appeal to the Land and Environment Court at any time after the expiration of the deemed refusal period.

If you have any further questions about this application please contact the Assessment Officer, Lisa Pemberton on 9710 0326 during business hours.

If you have any queries about the SSPP process please contact Council's SSPP Coordinator, Karin Jones, on 9710 0150 during business hours.

Yours faithfully



Andrew Schofield

## Architectural Review Advisory Panel

**Proposal:** Refurbishment and restoration of Heathcote Hall, construction of 36 townhouses and 21 apartments, associated landscape works and 58 lot strata subdivision

**Property:** 1-21 Dillwynnia Grove HEATHCOTE NSW 2233

**Applicant:** Ink Architects Pty Ltd

**File Number:** DA17/0467

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The following is the report of the Architectural Review Advisory Panel Meeting held on Thursday, 9 June 2017 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

**"DA17/00467 - Refurbishment and restoration of Heathcote Hall, construction of 36 townhouses 36 x 3 bedrooms) and 21 apartments (15 x 2 bedrooms; 6 x 1 bedrooms), associated landscape works and 58 lot strata subdivision at 1-21 Dillwynnia Grove, Heathcote**

Council's David Jarvis; Lisa Pemberton; Annette Birchall; Barbara Buchanan and Claudia Miro outlined the proposal for the Panel, including providing details of Council's relevant codes and policies. Thomas Stanton and Anna London (Heritage Council) attended as guests.

Gustavo Thiermann(architect);Karla Castellan(us)(urban designer); John Innes (Developer); Elise Newman & John Derwent(landscape architect); Robert Orth & Nathan Fuz(developer); Michele Grande & Tasman Storey(heritage) addressed the Panel regarding the aims of the proposal and the constraints of the site.

### Description of the Site and Proposal

**Pre DA or DA:** Development Application

**File No:-** DA17/0467

**Proposal:-** Refurbishment and restoration of Heathcote Hall, construction of 36 townhouses 36 x 3 bedrooms) and 21 apartments (15 x 2 bedrooms; 6 x 1 bedrooms), associated landscape works and 58 lot strata subdivision

**Project Address:-** 1-21 Dillwynnia Grove, Heathcote

**Zoning:-** E4 Environmental Living

**Applicant:-** Gustavo Thiermann (Ink Architects Pty Ltd)

**PAD:-** Yes (PAD15/0146)

**ARAP Pre-DA:-** Yes 9 ARAP15/0029 & ARAP16/0025)

**Responsible Officer/Team Leader:-** Lisa Pemberton/ Annette Birchall

**Consent Authority:** Sydney South Planning Panel

### Key Controls

Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015).

## **Applicant's Submission**

### **PRINCIPLE 1 – CONTEXT AND NEIGHBOURHOOD CHARACTER**

The applicant should be congratulated in that a much improved and comprehensive package of analytical information has been provided to support the application.

The comments noted in the previous ARAP Report for the Pre-DA meeting 040216 still remain relevant, both as an introductory description and as a design conclusion:

*"The 1.7 hectare site, originally stretching over 100+ acres to Heathcote Railway Station nevertheless remains imposing in its subsequent surrounding low-density single lot dwelling context.*

*It is dominated by the State heritage item 'Heathcote Hall', a late C.19 Victorian Italianate sandstone villa, sited in the south-east quadrant on the site. The grandeur of the building, although faded, remains intact and its heritage values cannot be understated.*

*The site seems very large with dense tree cover characteristic of the Bottle Forest and local indigenous species. It was originally selected because of its location on a pocket of good arable shale soil, and is surrounded by the sandstone soils more typical of the National Park. There is significant topography across the site as a result of its ridge-line situation, and with this comes opportunity to integrate new development in a sensitive fashion that is specific to the site and sensitive to its heritage values.*

*Expansive views across the National Park are achieved above the 2<sup>nd</sup> level of the existing dwelling. These may be selectively opened up through analysis of the original landscaping and siting characteristics of the site. The house is now quite hidden from view by the mature and largely unstructured natural landscape, even though it is sited on a prominent ridge.*

*Across the street and surrounding the site are single detached dwellings within a strong landscape setting. Few front fences are noticeable. The site itself is zoned E4, which prohibits any development unless there are specific circumstances such as in this case, where the restoration and future management of the decaying heritage item may be made possible through sensitive, supportive development.*

*Over the years the curtilage of the house had kitchen gardens, an entry drive, a tennis court, and an axial relationship to the railway station, all of which would be worth interpretation in new site planning. The tower of the existing house can just be seen above the treetops from a long distance away. It was sited to be visible from the railway station..."*

And therefore:

*“The regional significance of this site must not be under-estimated. The property is perched at the very southern edge of the modern metropolis, a rare and remarkable reminder of 19th century life in a Victorian architectural and landscape setting. Preserving these significant extant values, whilst ensuring the permanent ongoing viability of the site through sensitive development, is the key objective that must provide an over-arching framework for assessing the merit of proposals.”*

The panel still has a concern that a clear and articulate synthesis of the key design ideas, main site characteristics and controls - one that brings the information together graphically and coherently to support the above statement - is still lacking.

There are 4 primary documents that form the design agenda and need to be distilled into a graphic continuity and they are; the CMP, the topography, the Landscape management plan and the overall architectural response to the management plans.

There isn't a progressive release of the key ideas and controls in those guiding documents that present the layers of thinking in a clear and informative way across the architectural documents.

This concern has been further aggravated by anomalies and lack of consistency of the various critical design drivers and controls, e.g. key heritage strategies, landscape preservation issues and topography/terrain, and which has only served to impede an understanding of the overall outcome and the rationale behind it.

Specific examples include:

- ‘Site and Context Analysis’ DWG-01 prepared by GMU shows the high cultural significance zone from the CMP, but does not show major trees on site. ‘Site and Context Analysis-Existing Vegetation’ DWG-01 prepared by GMU (which appears to be corrupted) simply shows the survey marked up by the arborist – it does not show significant trees in a legible fashion.
- The ‘Demolition Floor Plan’ DA02 by Ink Architects shows that a considerable number of trees are to be removed, some of them significant. At least one significant tree directly north of Heathcote Hall (tree 98 or 97?) is shown as removed on the Demolition Plan, but is shown retained on the landscape drawings. Many trees are proposed to be removed from the north-western corner, but for what appear to be only development reasons.
  - Tree Protection Zones should be shown clearly on architectural plans.
  - The heritage curtilage should be shown consistently on architectural plans.
  - Assessment of the proposal would be made much easier with all dwellings numbered, and with floor plans that showed the site in its entirety (1:250 at A1?).

The site is both a heritage context, due to the presence of Heathcote Hall, and also a sensitive landscape context, due to the proximity of Royal National Park, with the proposed development being a new insertion within a sensitive and continuous landscape. Therefore, the placement of buildings within this heritage



landscape can only be assessed with clear graphic communication that integrates the critical theoretical drivers with the site constraints/opportunities in an accurate and consistent way.

From a neighbourhood perspective, although responding to the Panel's previous comments that a more permeated and porous edge was to be achieved along Boronia Grove, keeping a spatial beat not too dissimilar to the existing housing stock, the drawings seem to present a sense of a gated community environment occurring- with an unreasonably high fence, scaling almost 3m in parts, to certain parts of the estate [refer to north elevation dwg DA10]

Although this was called up as a graphic error in the discussion on the day, it should be noted that this sense of a gated community will not be acceptable and is to be avoided at all costs.

## **PRINCIPLE 2 – SCALE AND BUILT FORM**

The proposal takes the form of groups of attached two-storey townhouses facing the north and eastern street frontages, and the western boundary, with a secondary inner row further inside the site, comprised of attached dwellings and two low-scale apartment buildings built to the edge of the curtilage around Heathcote Hall.

The geometry of the proposed buildings is orthogonal to the surrounding streets which, when extended to the inner part of the site, tends to be less disciplined and creates a rather awkward relationship to the line of the curtilage. The building geometry appears tentative, with slight steps in the proposed building alignments to respect the curtilage, although this relationship is not absolutely clear, as the complete curtilage has not been shown on the relevant architectural plans.

The curtilage is established in the Conservation Management Plan to protect important landscaped elements of the earlier setting of the house, but it is not necessarily the best geometry for controlling the layout of buildings close to the house.

The geometry of Heathcote Hall is distinctive as it is directed towards Heathcote railway station rather than orthogonal to the side streets; in fact, the building pre-dated the street layout.

The principle organisation consists of 2 rings, an outer C shape and an inner L shape. The outer ring addresses the street context and the inner ring addresses the garden environs of the Heathcote Hall. The panel felt there is an opportunity to tweak the planar geometry of the inner ring of dwellings to be less regimented, slightly more organic, informal and playful in order to create a better setting for the Heathcote Hall on the site.

The buildings closest to the heritage house could be shifted from their grid – at least in part – to recognise the geometry of Heathcote Hall, rather than simply follow the invisible curtilage. In this way, the impact of the loss of the old pathway that extended past the site may be minimised. There was a shifting geometry in

plan, between outer and inner housing rings, in an earlier scheme by FPA architects, which may serve as a useful example in improving this relationship.

The linear, repetitive nature of the buildings and the length of continuous frontages to Boronia Grove have been greatly improved from earlier iterations.

The groups of three to four attached townhouses present a more appropriate scale for the surrounding streets. However, the proposed setbacks are less than most of the existing buildings opposite the site and increasing the building setbacks would help to retain some trees just inside the site's northern boundary. It is recommended that the proposed buildings should be setback to the more typical 7.5m, with parts brought forward to 6m for variety.

Generally there is adequate separation between the clusters of townhouses, with clear areas of private open space.

The resolution on the corner of Tecoma and Boronia Grove seems acceptable as long as blank walls are avoided with appropriate modelling and scaling, and to maintain that visual porosity through the site. Although, this thinking has not been applied on the adjacent corner to the south, where it is resolved by a unique 'corner type' [with the boat spot], and might be better resolved by continuing with either an E-W or N-S type, to create further visual openings into the estate.

The delineation and separation of private and public areas is much improved, though there remain some areas where issues of ownership control and responsibility for maintenance, liability etc. can be made clearer.

For example, there is a break on the northern boundary between one pair of houses and a group of four that appears to be gated communal space, not linked to any other space, narrow and not very useful, when that space would be better as private open space of one or both of the dwellings that abuts it.

A datum established by the roof of Heathcote Hall has kept most of the development low, well within the 8.5m height limit. However, the three-storey apartment building does not seem to fit within the height limit; 8.5m is generally intended for two-storey plus roof, rather than three storeys. The low-pitched colorbond roof is unsuccessful in trying to reduce the apparent height of the building; it may be worth considering a two storey form with a third level set back or designed as an attic form or in a more recessive and articulate way, mimicking the solid base and filigree top of the Italianate mansion.

The detached 'floating' roof detailing shown only on the North elevation of the 3 storey building form, presumably with glazing below it to the level wall, is to be encouraged for the whole roof form, and a more articulate and mixed palette approach to be used generally to break up its heaviness and give it some scale and delicacy- as is shown in the more successful street edge housing form.

This approach also needs to be applied to reduce the blank wall effect as is shown on Sections B-B, C-C, D-D, F-F and J-J.

These 3 storey unit blocks also come uncomfortably close [6m], with blank walls, to the townhouses in a couple of instances and it is suggested this be improved by better upper level separation, or reduction of the third levels adjacent these terraces.

The apartment buildings provide useful variety in the type of dwelling, but the form of the apartment buildings is rather bulky when compared to the compact groups of attached townhouses. The three-storey building has five units per floor, when it may be better to provide four units; it has two entries at ground floor, when one may be sufficient.

The three-storey apartment building pushes into the communal space to the west, with U02 living room and balcony facing north into the common entry when it may be better kept back to align with the northern townhouses.

Apartments U04 and U05 [north block] and U02 and U03 [south block] could be better oriented towards the open spaces of the site, with living [flipped with the bedroom] being placed on the corners.

The three townhouses at the southwest should have direct pedestrian access from Dillwynnia Grove via a pathway.

The stairs from the basement to the common open space at ground near Building A should be attached to a building rather than emerge into the common open space

Access from the carpark to the dwellings is quite long – it would not be easy to move shopping and/or children between cars and houses. As the townhouses are comfortable houses based on a generous module it could be possible to provide direct access from a private garage for at least some of the dwellings. Gates to backyards from common spaces would also improve access at ground level to townhouses.

The proposed townhouses in the SW corner encroach on the CMP curtilage for the original drive to the Station, but the Panel considers that this is acceptable as long as the buildings do not protrude in front of the neighbour at No. 23A Dillwynnia Grove (not clearly shown on the drawings) which have themselves erased this curtilage, and as long as there is appropriate interpretation in place.

The street elevation of the terraces along Boronia Grove, if possible, should more closely hug the slight rise and fall of the topography/contours of Boronia Grove. There seems no reason that the eastern and western extents of this elevation cannot be lowered to reflect the crest/ridge of the street topography.

The carpark entry/exit of Boronia Grove to the upper basement parking level creates an aggressive cut into the otherwise continuous street façade and landscaping belt in front of the terraces, and might be considered to be relocated to the western end of this elevation. It presents poorly in the Sketchup model and could be more discrete if moved to the lower western boundary [i.e with a longer landscaped open driveway, with screened garage doors turned 90 degrees to the boundary and entry deeper into the building footprint, avoiding lightspill etc].

The garbage room could be moved behind carspots 3-8 [as mentioned elsewhere] and the townhouse immediately above could be lowered, thereby better grounding the townhouse row into the natural street crest topography and offering a stronger continuity of scale.

### **PRINCIPLE 3 – DENSITY**

It is claimed that 0.37:1 is proposed over the whole site. This figure is low due to the area within heritage curtilage around the Hall (about 1/3 of the site and only containing Heathcote Hall) being included in the maths.

The Panel recommends, as did the previous panel, that an FSR be provided for the balance of the site, with the area within curtilage removed, to assess the development area's density in true relation to its own footprint and therefore, its relation to the context. Although this is likely to be more than the 0.55: 1 required in the LEP, it should not be much more, to be appropriate for the development to fit into its suburban and Park context.

### **PRINCIPLE 4 – SUSTAINABILITY**

The dual aspect design for all dwellings will achieve good ventilation and daylighting, but east-facing RFB units need to move side windows closer to dining areas to meet the intent of min 8m deep living spaces required by the ADG.

Compliance with DCP solar controls to dwellings (living areas and private open spaces) needs to be thoroughly shown diagrammatically, as discussed in Amenity below.

Rainwater tanks are encouraged, both as an appropriate architectural language and as good sustainable practice. Please show on all future drawings.

Consider more windows in side walls of townhouses to improve amenity, daylighting and solar access – e.g. the NW townhouse could open its living space to the W since this is their private open space. Judicious openings in currently blank walls adjacent to public and gated communal pathways would also provide better surveillance.

## **PRINCIPLE 5 – LANDSCAPE**

This is a complex proposal that attempts to reconcile residential Italianate ‘pleasure gardens’ within the curtilage of the Hall with a contemporary landscape of medium density residential development, Green Web objectives, the expectations of a highly engaged local community, and the economic drivers of the project.

The objectives for the heritage curtilage and the new development differ vastly (and often conflict) in matters of scale, form, materials and species, spatial quality, environmental performance, function, views and vistas, patterns of use and access and circulation.

Each “zone” needs to also fit within an expanded landscape context (the immediate residential context and the broader National Park); as well as meeting the policies of the Conservation Management Plan.

The challenges for the landscape designer lie in achieving a sensitive visual, environmental and functional landscape that complements its context and successfully marries the wide variety of uses and expectations of landscape as a valuable community and environmental asset. The interfaces between the site and its neighbours; and within the site between the ‘zones’ play a critical role in the success or otherwise of the landscape design.

The landscape plans presented to the Panel are a significant improvement however in the context outlined above opportunities to improve the design exist and include:

- Clearly identifying in a table which trees are to be removed and which to be retained and what is required to ensure the trees’ ongoing health and vigour post construction. This will include considering the impact of the tree (roots, leaves, animals etc) on any infrastructure or building and planning to avoid future impacts that may damage or create a need to remove the tree.
- Ensuring that trees to be retained and their tree protection zones are correctly shown on all design drawings, particularly architecture and engineering.
- Amending the site planning to ensure that no construction works occur within the tree protection zones of any STIF specimen that is to be retained.
- Providing an increased building setback and articulation to Boronia St to allow for more varied planting at this interface which will assist in mitigating any visual impact of the new buildings. This will also provide good opportunity to locate the footpath further from trees to be retained.
- The hierarchy of entries and access is not apparent and appears not yet fully resolved. The size and design of primary pedestrian access must be consistent with the entry’s role in providing an address and identity for the relevant destination (i.e. Heathcote Hall or residential?)
- Varying the built form where it is adjacent to the public entry from Boronia St may help to clearly acknowledge and delineate public thoroughfare.
- Limiting the extent of paved surfaces in private open space to on-structure (i.e. within basement footprint) to maximise deep soil.

- The drawings do not yet make clear how the interface between public areas and private development is to be treated. This could be done by introducing a level change, if possible, aligned with the pathway that separates the two areas, as well as a distinct change in materials and plant palette. Sections should be prepared that show the detail of how this area will be addressed.
- It is unfortunate that the site layout in the south-western area ignores the recommendation to retain the original carriageway location. The carriageway location could be acknowledged in the design of the buildings, perhaps by changing their alignment in this location. This may also better respond to the landform in this area. At the least the carriageway location should be denoted on the ground plane at points where it is not concealed by the building, which would be an interesting feature.
- Footpath/pedestrian kerb crossing locations should be reviewed to ensure that they are aligned with existing crossing locations opposite (this is not shown on the landscape plans).
- The pedestrian pathway along Tecoma St appears to conflict with trees to be retained.

Within the new private development:

- It is acknowledged that there is significant recreational amenity provided within the Hall grounds however functional communal open space within the development should also be provided. This should be located where it will receive adequate solar access (min 2hrs to 50% of primary useable space in mid-winter) and include passive recreational facilities – seating, shade, bbq, water, and toilet.
- It is questionable whether the seamless integration between deep soil planting and on-structure planting as shown on the landscape masterplan can be successfully achieved. The basement should be designed to support an intensive green roof with garden beds and soil depth of up to 1m.

Within the Hall curtilage:

- The location of trees and garden structures must be better co-ordinated to ensure protection of the trees to be retained. In particular there appear to be many conflicts in the area of the kitchen / community garden; also the pedestrian entry from the lower end of Dillwynnia Grove.

Landscape design drawings do not seem well coordinated with architectural design drawings. Significant trees should be shown consistently on both architectural and landscape drawings, with TPZs. Proposed trees should be shown in similar scale and graphic on all architectural drawings.

The 'podium gardens' at the south of the northern row of dwellings appears to be continuous communal space in the landscape drawings, but separate areas of private open space in the architectural drawings, with fencing.

For this site, retention of STIF species in Council verges and front setbacks is vital, as well as sensitive indigenous landscaping in these areas. To this end, as mentioned elsewhere, a footpath just inside the Boronia Grove boundary may retain more trees (including Hollow-Bearing trees), while a bigger street setback (see Scale and Built Form) will allow more landscaping. Consider providing no (or minimal) front or



side fences in this zone, and consider providing shared entry paths, to reduce hard surfaces and maximise landscaping.

Townhouses flanking pedestrian paths through the site could be accessed from these paths, rather than from the street frontage.

The 2 concrete driveways for the purposes of boat parking also encroach on this sensitive streetscape zone and seem unnecessary.

The hierarchy of pedestrian access paths should be more apparent, with the public path through the site emphasised.

Accessible paths to both the Hall and to the front doors of all dwellings need to be shown, avoiding ramps with handrails where possible to de-clutter the ground plane. Section DD through the public path appears to show ramps in counter directions and an excavation of the Boronia Grove street verge, a poor result.

The tunnel from Dillwynia Grove needs to be carefully detailed to maintain the characteristic embankment required by the CMP.

All retaining walls and fences (materiality, type and height) need to be shown

#### **PRINCIPLE 6 – AMENITY**

Public access through the site will increase neighbourhood amenity and access to the heritage Garden area and Heathcote Hall. However, many residents' access to Dillwynia Grove (the route to the railway station) is inconvenient. Consider continuing the public path which leads E to the Hall westward to the south of Building B, and ensure that the entry doors of the 3 townhouses in the SW corner are also linked to this path (currently the only access to these dwellings is via the basement and their rear courtyards).

Access to Building B also needs to improve by removing awkward ramp and stair junctions.

An entry shelter over the gated communal entry paths provides welcome amenity and should occur for both of these routes from Boronia Grove.

Privacy to residents and neighbours has been well considered except for the raised decks to 3 townhouses in the middle block facing the W boundary. Consider repeating the split-level arrangement proposed for the 2 townhouses to their S so that the ground floor levels are lowered. Upper level glazing to bedrooms should also be reduced and/or screened, to reduce overlooking of the neighbours.

The use of lifts seems to have been underestimated. Essentially there is only one lift servicing the townhouses, via the Building B units in a very clumsy and arduous way, and another that essentially services the Building A unit block. Consider providing 2 more lifts in the Upper Basement associated with

stairs or that serve the pedestrian nodal paths above along the east-west axial spine, for the convenience of residents with shopping, garbage etc and visitors. Furthermore, slight redesign to Lift 2 by repositioning to separate it from the unit block will allow simpler, easier and direct access to the communal space [as they seem to both be on the same RL], and would also activate this communal area.

It was discussed to relocate extra cars adjacent lift 2 in the basement level for visitor use of Heathcote Hall, with a pedestrian access exit that directly aligns on axis to gardens and the mansion.

The nominated private communal space on the western aspect seems to more of an internal street rather than a true communal space that invites some kind of participation. Redesigning the central 3 level block and repositioning stairs will help create better proportioned garden space for sitting and use.

100% solar as claimed in GMU presentation statement seems questionable. It would seem to the panel that at least 6 units get very little, if any, sunlight in winter June 21. These are the western units on the Dilwynnia Grove side and the southern units U1/6/11 in Building A. A clear solar plan of the units, similar to the FSR Calculation sheet DA15 and page 20 of the ARAP presentation set, with a coloured dot to all units indicating 2 hour, 3 hour or less than 2 hour solar entry to primary living space.

Explore the possibility to move the garbage holding area in the upper basement level western corner to be behind carspots 3-8.

## **PRINCIPLE 7 – SAFETY**

As has been mentioned before, clear distinction in the levels of access i.e. public, communal, private, to the ground plane is of critical importance in the success of this project. There remains a lot of work to be done on ensuring clarity and safety without creating an 'enclave' feeling.

Access to Heathcote Hall is public, and although re-instating a low picket timber paling fence was discussed, it is unclear if there is any fencing around the site.

The lifts are only for access from the apartment buildings. The ground floor units would be subject to 100% of the sites occupants going past their front doors.

It would be good to have a simple diagram outlining the levels of public, common and private space across the site, showing gates and access to dwellings from the basement car parking.

The concept of public permeability through the site is commendable but requires effective security along these routes eg surveillance from houses and street lighting at night. The fencing strategy [or materiality] for the site perimeter is not clear. Will the site be closed off at night?

Lift lobbies in the basement have little surveillance from the carpark and could be dangerous – consider re-orienting them to face into the carpark.

The blank walls of Building A to communal paths do not provide sufficient surveillance.

Sightlines from driveway to be cleared by traffic consultant.

### **PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION**

Apartments provide diversity.

Social interaction will be good in the plentiful open spaces, but if the levels of access is not sorted there might be too much social interaction

There is a good mix of housing types and bedroom sizes.

Accessibility to each dwelling front door from street entries (since they are BCA Class 2) and disabled access to HH needs to be demonstrated as HH will be re-used as Class 5 & 6 & so needs access to all areas – presumably there will be access from the rear & a lift – the strategy should be clear – an access plan drawing would be helpful. Adaptable units in Building A need to be checked for latch-side clearances for doors to bedrooms and bathrooms.

There is generous community open space both along pedestrian routes and in the Hall grounds. BBQ facilities should be shown in gated communal areas.

### **PRINCIPLE 9 – AESTHETICS**

Generally the townhouses are an attractive form, with appropriate scale and materiality. There is a fineness and a recessive modelling, coupled with a sensitive materiality that should be encouraged. The design generator derived from a design analysis of Heathcote Hall's front elevation [architects design statement, page 5] is also encouraging but seems to have only been applied to the townhouse type. A similar analysis/interpretation needs to be applied to the apartment buildings.

Paired skillion roofs, timber battens, sandstone walls, and dark colours contribute to a relaxed 'woodland' aesthetic appropriate to the Park context, while also being an appropriate contemporary contrast to the Hall.

The apartment buildings are rather bulky and less successful. The form of the apartment buildings might want to be lighter and more recessive for the upper level, rather than present as many blank three-storey walls.

It was suggested that rather than being a larger version of the terrace type, the apartment forms could be layered to reflect the layered qualities of the Italianate mansion and to give these bigger forms some scale in the landscape setting and not visually compete with Heathcote Hall nor dominate the landscape setting. Consider introducing [stepped?] skillion roof (s), and strong entry structures to continue this character.

DA21 Material Finishes Board was not viewed by the Panel but is assumed to be the same as page 23 of the presentation on the day. The application must include comprehensive colours and finishes, including for landscape elements, and not rely on vague text such as 'suggested 300mm high sandstone wall' on drawing L-13.

Skillion pairs are effective in reducing streetscape scale but resulting box gutters will need careful detailing in this treed landscape. Consider pairing skillions to the 5 middle, west-facing townhouses, and reversing other skillions, to reduce the number of box gutters.

Since this design has the inherent conflict of the heritage gardens/public space engaging with private open space in a direct way [privacy and security etc], there needs to be a thoughtful analysis and resolution of all perimeter private fencing that occurs internally to the development.

## **RECOMMENDATIONS**

This site is at the interface of unique natural, historical and suburban environments, requiring an architectural response that can organise and strengthen the positive attributes of each of these environments.

Whilst this proposal is a thoughtful response to the constraints, and displays extensive documentation, the lack of key design drivers being applied consistently through the documentation is an impediment to understanding proposed design outcomes and there are therefore unclear outcomes and areas of general deficiency such as:

- Street setbacks
- Pedestrian circulation
- basement carpark planning
- surveillance and security
- accessibility
- 3 storey RFB aesthetic
- Spatial relationship of Heathcote hall and its adjacent buildings
- Design amenity of the development on itself.
- Western neighbour amenity impacts.
- Grounding with the immediate street and site topography.
- Confusion between the buildings and the proposed landscape and how they reinforce and integrate, especially with the car parking basement below.
- internal solar access diagrams

- accessibility strategy
- Material Finishes Board
- Fencing details, retaining walls, rainwater tanks, critical RLs
- 3D needs updating (eg for all paths, ramps, fences and gates)

There is a need to: label buildings and units, show curtilages clearly and boldly, show contours consistently, label key trees to be retained and removed across all plans and elevations in a consistent way, identify fencing clearly and generally provide for clear graphic communication.

Clearer understanding of the movement across the site, from carparking to dwelling, from open space to dwelling, through the site via public spaces, showing contours and RL's.

Refine the relational response to the geometry of Heathcote Hall, working through the design as 'objects in a treed space' rather than responding in 2 dimensions to the invisible line of the curtilage

The form of the apartment buildings is not as articulate or sophisticated as the townhouses.

In essence the project needs to be a continuous landscape with discontinuous, yet related, buildings.

Medium density development can only be successful in this sensitive context if the heritage curtilage is respected and the streetscapes retain an informal, organic aesthetic, in keeping with its immediate National Park setting, and is at a suitable suburban scale. The proposal goes some way towards this but could be improved, especially with street/footpath interface and the bigger apartment blocks.

It is recommended that the next iteration of the design also include a scaled physical model showing adjacent conditions sufficient to indicate contextual agenda."

John Dimopoulos  
ARAP Chairman

05 July 2017



Level 6, 10 Valentine Avenue  
Parramatta NSW 2150  
Locked Bag 5020  
Parramatta NSW 2124

Telephone: 61 2 9873 8500  
Facsimile: 61 2 9873 8599  
[heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

File No: SF17/26832  
Ref No: DOC17/276412  
Your Ref: DA17/0467

Ms Lisa Pemberton  
Environmental Assessment Officer – Planner  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

By email: [lpemberton@ssc.nsw.gov.au](mailto:lpemberton@ssc.nsw.gov.au)

Dear Ms Pemberton

**HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL - IDA/2017/55  
HEATHCOTE HALL SHR 00191 (1-21 DILLWYNNIA GROVE, HEATHCOTE)**

I refer to your letter dated 9 May 2017 regarding refurbishment and restoration of Heathcote Hall, construction of 36 townhouses and 21 apartments, associated landscape works and 58 lot strata subdivision at Heathcote Hall.

At its meeting on 2 August 2017, the Heritage Council Approvals Committee, as delegate of the Heritage Council of NSW, considered the above Integrated Development Application and resolved to provide general terms of approval for this application, subject to the following conditions:

**1. Development must be in accordance with:**

**a. Architectural drawings, prepared by Tropman and Tropman Architects as listed below:**

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Heathcote Hall</b>			
DA.001	Drawing Schedule Coversheet	27/4/17	A
Ex10	Location	27/4/17	A
Ex100	Existing Roof Plan	27/4/17	A
Ex101	Existing Ground Floor Plan	27/4/17	A
Ex102	Existing First Floor Plan	27/4/17	A
Ex110	Existing Elevation South-West	27/4/17	B
Ex111	Existing Elevation South-East	27/4/17	A
Ex112	Existing Elevation North-West	27/4/17	A
Ex113	Existing Elevation North-East	27/4/17	A



PR.200	Proposed Roof Plan	27/4/17	D
PR.201	Proposed Ground Floor Plan	27/4/17	D
PR.202	Proposed First Floor Plan	27/4/17	D
PR.210	Proposed Elevation South-West	27/4/17	D
PR.211	Proposed Elevation North-West	27/4/17	D
PR.212	Proposed Elevation North-East	27/4/17	A
PR.213	Proposed Elevation South-East	27/4/17	A

**b. Architectural drawings, prepared by GM Urban Design & Architecture Pty Ltd as listed below:**

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Historic Heathcote Hall – 1-21 Dillwynnia Grove, Heathcote, Sutherland</b>			
01	Site and Context Analysis	13/4/17	

**c. Architectural drawings, prepared by Ink Architects as listed below:**

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Historic Heathcote Hall – 1-21 Dillwynnia Grove, Heathcote, Sutherland</b>			
DA00	Cover Sheet	12/4/17	A
DA01	Site Plan	12/4/17	A
DA02	Demolition Floor Plan	10/4/17	A
DA03	CMP Set-out GR Floor Plan	12/4/17	A
DA04	CMP Policies	10/4/17	A
DA05	Lower Basement Floor Plan	27/4/17	A
DA06	Basement Floor Plan	27/4/17	A
DA07	Ground Floor Plan	12/4/17	A
DA08	First Floor Plan	12/4/17	A
DA09	Second Floor Plan	12/4/17	A
DA10	Elevations East & North	7/4/17	A
DA11	Elevations West & South	7/4/17	A
DA12	Sections A-A, B-B & C-C	7/4/17	A
DA13	Sections D-D, E-E, F-F & G-G	12/4/17	A
DA14	Sections H-H, I-I & J-J	12/4/17	A
DA15	FSR Calculations	11/4/17	A
DA16	Typical Section and Typical Adaptable Units (5)	11/4/17	A
DA17	Project Perspectives	10/4/17	A
DA21	Material Finishes Board	31/3/17	A
DA28	Elevations Building A & B	1/5/17	A

- d. **Landscape drawings, prepared by Site Design + Studios and Michael Lehany as listed below:**

Dwg No	Dwg Title	Date	Rev
<b>Project Name: Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW – Landscape Heritage Plans &amp; Landscape DA Plans</b>			
L-02	Heritage Survey/ Site Analysis	17/1/17	B
L-03	Heritage Survey/ Site Analysis	17/1/17	B
L-04	Heritage Survey/ Site Analysis	17/1/17	B
L-05	Heritage Survey/ Site Analysis	17/1/17	B
L-06	Heritage Concept Plans-Italianate	17/1/17	B
L-07	Heritage Garden/ CMP Reference	17/1/17	B
L-7A	Heritage-CMP	17/1/17	B
L-7B	Heritage Planting	17/1/17	B
L-09	Site Analysis	17/1/17	B
L-10	Interpretation	17/1/17	B
L-11	Landscape Masterplan	17/1/17	B
L-12	Landscape Plans - Levels	17/1/17	B
L-13	Landscape Plans = details	3/3/17	B
L-14	Existing Trees Plan - Draft	3/3/17	B
L-15	Planting Plan	3/3/17	B
L-16	Planting Analysis	3/3/17	B
L-17	Details	3/3/17	B

- e. ***Heathcote Hall, 1-21 Dilwynnia Grove, Heathcote, NSW – Heritage Impact Statement***, prepared by Tropman and Tropman Architects, dated April 2017.
- f. ***Heathcote Hall, 1-21 Dilwynnia Grove, Heathcote, NSW - Schedule of Works***, prepared by Tropman and Tropman Architects, dated April 2017.
- g. ***Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW – Conservation Management Plan***, prepared by Anne Warr Heritage Consulting, dated 18 July 2017.
- h. ***Quantity Surveyors Construction Cost Report – Historic Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW***, prepared by Mitchell Brandtman, dated April 2017.
- i. ***Re: Proposed Re-Development of ‘Heathcote Hall’ 1-24 (sic) Dillwynnia Grove – Quantity Surveyors Construction Cost Report***, prepared by Mitchell Brandtman, dated 1 May 2017.

- j. ***Statement of Environmental Effects: Proposed restoration of the State Significant Historic Heathcote Hall and Gardens Incorporating the Development of 36 Town Houses and 21 Units Including Basement Parking***, prepared by HGPS, dated 12 April 2017.
- k. ***Heritage Landscape Assessment by the Expert Michael Lehany***, prepared by Michael Lehany, dated 9 March 2017 (included as Appendix to HIS).

**EXCEPT AS AMENDED** by the conditions of this approval:

#### **DEFERRED COMMENCEMENT - HERITAGE AGREEMENT**

- 2. The approval for refurbishment and restoration of Heathcote Hall, construction of 36 townhouses and 21 apartments, extensive landscape works, and 58 lot strata subdivision is subject to Deferred Commencement in accordance with s63A of the *Heritage Act 1977*. This approval is subject to the following condition:
  - a. The applicant is to enter into a heritage agreement with the Minister for Heritage – and have it registered on the title of the property – to ensure:
    - i. the appropriate conservation works are undertaken prior to the issue of an Occupation Certificate;
    - ii. development and implementation of a comprehensive maintenance plan which identifies urgent, short, medium and long term maintenance works in perpetuity;
    - iii. appropriate interpretation in accordance with an approved interpretation strategy, implemented prior to the issue of an Occupation Certificate;
    - iv. an annual open day to allow public access to Heathcote Hall;
    - v. no new structures to be constructed within the reduced landscape setting of Heathcote Hall; and
    - vi. funding to implement conservation and maintenance works as well as interpretation.

*Reason: Despite the adverse heritage impact on the setting of the place, the proposed development is considered the only viable means of funding the required works to conserve the place in perpetuity.*

#### **FUTURE WORKS APPLICATION**

- 3. Conservation works set out in the Schedule of Works are approved. However works relating to the service upgrade and adaptive reuse of Heathcote Hall are not approved, including:
  - a. fit out for the kitchen (A8), including exhaust;
  - b. WCs (A11, A12, B11);
  - c. lift (A11);
  - d. widening of doors (D13, D15, D23);
  - e. replacement of door with window (D14);
  - f. replace of door with 'look door' (D22);
  - g. new opening (from A6 into A11);
  - h. removal of dividing wall (between B8 and B11);
  - i. false walls to conceal cabling;

- j. air-conditioning; and
- k. flat roofed structure enclosed with bi-fold glazing (A14).

**The use and fitout of the place is to form a separate, future application.**

*Reason: Modifications for a potential future use is premature and could unnecessarily impact significant fabric. Whilst sympathetic adaptive reuse is encouraged, and the proposed modifications may be acceptable, without more detail and a definitive use it is not possible to undertake a thorough heritage impact assessment.*

#### **ADDITIONAL INFORMATION**

4. **Detailed planting plans shall be provided at section 60 stage. These shall include proposed revegetation areas, particularly those to the main hall's south and east. Detailed management strategies to retain significant views to Dillwynia Grove from Heathcote Hall and views from its remnant and recreated drive, paths, pleasure gardens by:**

- a. **controlling shrub heights;**
- b. **only planting new native trees under or near mature existing ones to bolster groves and elsewhere in the hall's south;**
- c. **removing new tree seedlings in most of the southern 'fringe'.**

*Reason: Remaining or recoverable views to and from Heathcote Hall, its remnant and recreated drive, paths, pleasure gardens have higher cultural heritage value relative to that of the site's natural heritage value and should be favoured over the latter.*

5. **Detailed information on the proposed design of the pleasure garden based on further site investigation is to be provided to the Heritage Council of NSW or delegate for assessment and approval as part of the section 60 application.**

*Reason: To enable investigation of the historical garden and appropriate conservation and reconstruction of this significant garden setting.*

6. **Plans showing the detail and location of all fences is to be provided for assessment and approval, by the Heritage Council of NSW or delegate, as part of the section 60 application.**

*Reason: Insufficient information has been provided to enable a thorough impact assessment of this element.*

7. **Internal and external paint scrapes are to be taken at Heathcote Hall to determine the early decoration schemes. New paint schemes are to be based on the findings of this investigation. Information is to be submitted to the Heritage Council of NSW or delegate for assessment and approval as part of the section 60 application.**

*Reason: No detailed information on the internal or external paint scheme for Heathcote Hall has been provided to enable a thorough heritage impact assessment. To ensure compliance with CMP policy 5.2.27.*

8. **All inconsistencies in plans must be rectified. The duplication in numbering of building spaces on the ground floor of Heathcote Hall and ancillary structures is to be removed; ancillary structures are to be renumbered from A1 to C1, etc. Plans and supporting documentation are to be amended to reflect this change and submitted with the s60 application for assessment and approval by the Heritage Council of NSW or delegate.**

*Reason: To ensure there is no confusion over proposed works.*

9. **Detailed information addressing fire protection of the historic elements of the place is to be provided with the S60 application.**

*Reason: No provision for fire protection of the historic dwelling, associated landscaped setting and elements has been indicated. Considering the local bushfire threat, and the significance of the place, means to address this issue should be installed.*

## **DESIGN MODIFICATIONS**

10. **The proposal is to be amended so that residential development is contained wholly within the areas identified as being moderate significance to the north and north-west of Heathcote Hall, and keeping the recommended setback areas free of development. Amended plans are to be submitted with the section 60 application.**

*Reason: To comply with the policies of the CMP and conserve significant fabric, views and elements. An increase in height towards the boundaries of the site could be considered, with height stepping down towards the historic dwelling.*

11. **Structures within the northern and north-western development zones should be oriented so that private open space is closest to Heathcote Hall.**

*Reason: To effectively extend the buffer between the new structures and Heathcote Hall, helping to further mitigate adverse visual impacts.*

12. **Repainting of the stair dado (A6) is not approved. Preservation of this significant decoration is required.**

*Reason: Repaint of this element is contrary to CMP policy 5.2.28. Preservation is preferred and must be investigated.*

13. **Replacement light fittings in Heathcote Hall are to be appropriate to the character of Heathcote Hall and approved by the nominated heritage consultant.**

*Reason: To ensure replacement fittings are sympathetic to the aesthetic significance of the place.*

14. **Ancillary structure A5 (WC) is to be retained and conserved.**

*Reason: This structure is identified as being of exceptional-high significance in the CMP and should be conserved.*

- 15. The community room to the rear of Heathcote Hall is not approved.**

*Reason: This element is contrary to Policy 5.6.6 of the CMP. New structures within the reduced landscape setting of Heathcote Hall are not supported.*

- 16. A marquee over the interpreted tennis court is not approved.**

*Reason: This element of the proposal is unclear and would generate a negative visual impact.*

## **ARCHAEOLOGY**

- 17. The applicant shall submit an Archaeological Research Design and Excavation Methodology undertaken by a suitably qualified and experienced historical archaeologist as part of the section 60 application.**

*Reason: To appropriately manage archaeological resources on the site.*

- 18. The name of a nominated excavation director suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level is submitted with the Section 60 application.**

*Reason: To ensure that archaeological excavation at the site is managed by a suitably qualified excavation director.*

- 19. Following the receipt of the Archaeological Research Design and Excavation Methodology as part of the Section 60 Application, the Heritage Council of NSW reserves the right to issue Archaeological Conditions as part of the Section 60 Approval to manage the archaeology. Matters such as (but not limited to) fieldwork methodology, artefact analysis, final reporting may be included as part of these archaeological conditions.**

*Reason: To ensure that archaeological resources are managed in accordance with the approved research design and methodology.*

- 20. This archaeological approval does not cover the removal of any State significant relics. This approval covers the archaeological monitoring of works which may disturb or expose relics. Only relics of local heritage significance can be removed.**

*Reason: To ensure that locally significant relics are appropriately managed and State significant relics are not removed.*

## **SPECIALIST TRADESPERSONS**

- 21. All work to Heathcote Hall shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage items.**

*Reason: To ensure works are undertaken carefully using appropriate techniques and construction methods.*



## HERITAGE CONSULTANT

22. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design and supervise the works to minimise impacts to heritage values. The nominated heritage consultant must be consulted prior to the selection of appropriate tradespersons, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

## HERITAGE INTERPRETATION STRATEGY

23. An Interpretation Strategy for Heathcote Hall must be submitted to the delegate of the Heritage Council of NSW for assessment and approval with the Section 60 application. The Interpretation Strategy must detail how information on the history and significance of the place will be provided for the public, and must identify the types and locations of interpretive devices that will be installed as part of this project. Provision is to be made for interim interpretation during construction which can respond to the findings of archaeological investigation on site.

*Reason: Whilst interpretation is generally encouraged, the proposal should be informed by an interpretation strategy to ensure that interpretation is cohesive and appropriate to convey the significance of the site.*

## SITE PROTECTION

24. Significant elements are to be adequately protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed.

*Reason: To ensure significant fabric and vegetation is protected during construction.*

## PHOTOGRAPHIC ARCHIVAL RECORDING

25. A photographic archival recording of Heathcote Hall must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications 'How to prepare archival records of heritage items' and 'Photographic Recording of Heritage Items using Film or Digital Capture'. The original copy of the archival record must be deposited with the Heritage Division, Office of Environment and Heritage, and an additional copy provided to Sutherland Shire Council.

*Reason: To capture the condition and appearance of the place prior to modification.*

## COMPLIANCE

26.
  - a. Officers of the Office of Environment and Heritage, Heritage Division are to be permitted entry to the site at any time as a condition of this approval and may photograph, take samples or request records in relation to any aspects of the approved activity.

- b. The applicant and the nominated Heritage Consultant may be required to participate in random audits of Heritage Council approvals to confirm compliance with conditions of consent at any time.

*Reason: To ensure that the proposed works are completed as approved.*

## SECTION 60 APPLICATION

27. An application under section 60 of the *Heritage Act 1977* must be submitted to and approved by the Heritage Council of NSW or delegate prior to work commencing.

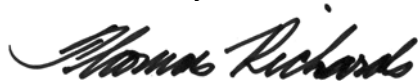
*Reason: To meet legislative requirements.*

## RIGHT OF APPEAL

If you are dissatisfied with this determination, under Section 70 of the Heritage Act 1977, appeal may be made to the Land and Environment Court.

If you have any questions regarding the above matter please contact Anna London, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on 9873 8608 or at [anna.london@environment.nsw.gov.au](mailto:anna.london@environment.nsw.gov.au).

Yours sincerely



**Dr Thomas Richards**  
Senior Team Leader, State Heritage Assessments  
Heritage Division  
Office of Environment and Heritage  
22 August 2017

cc: John Innes, Fuzortinn, [jnnes@iwdgroup.com](mailto:jnnes@iwdgroup.com)  
Tasman Storey, Tropman and Tropman Architects, [tropman@tropmanarchitects.com](mailto:tropman@tropmanarchitects.com)



File Ref: 2018/296123

21 February 2018

Lisa Pemberton  
Sutherland Shire Council  
By email: lpemberton@ssc.nsw.gov.au

Dear Ms Pemberton

**RE: Development Application No. DA17/0467**

Following your correspondence to the Local Emergency Management Committee (LEMC) dated 23 January 2018, the request for comments regarding the above Development Application was raised at the LEMC meeting on Thursday, 8 February 2018. Following the meeting, an email with details of the application was sent to all LEMC members requesting their feedback/comments.

Based on the responses received, the LEMC members have advised there is nothing specific to this development application which creates unique evacuation management issues compared to other developments currently being undertaken in the Sutherland Shire.

There are existing areas in East Heathcote (John Paul Village and Heathcote High School) which create challenges in the evacuation management context and this proposed development is an additional consideration. Evacuation management would be managed dependent on the emergency/incident situation being presented and other associated factors such as time of day, day of week and timings available to coordinate an evacuation. This would all be taken into account in terms of any proposed evacuation of the east Heathcote area, which would be coordinated via the Local Emergency Operations Controller (LEOCON) and the respective combat agency commanders.

The use of the emergency services access crossing at the northern (city) end of Heathcote station as an alternate evacuation route for the property at Dillwynnia Grove Heathcote would require liaison between a qualified Sydney Trains representative and emergency services before, during and after the utilisation of this emergency access route.

Considerations regarding the use of the crossing highlighted by Sydney Trains are as follows:

- Vehicles with insufficient ground clearance risk becoming stuck whilst traversing the crossing.
- Vehicles which are too high may risk contact with or arcing from the overhead wiring.
- The use of the crossing to walk people out of Dillwynnia Grove Heathcote would also require a similar high level of liaison between Sydney Trains and emergency services.
- An open walkway is in place at the city end of Heathcote station with ramps from platform to platform.

Regarding comments related to the development layout specifically, NSW Ambulance have requested that any lift design be able to accommodate their stretchers (dimensions listed below):

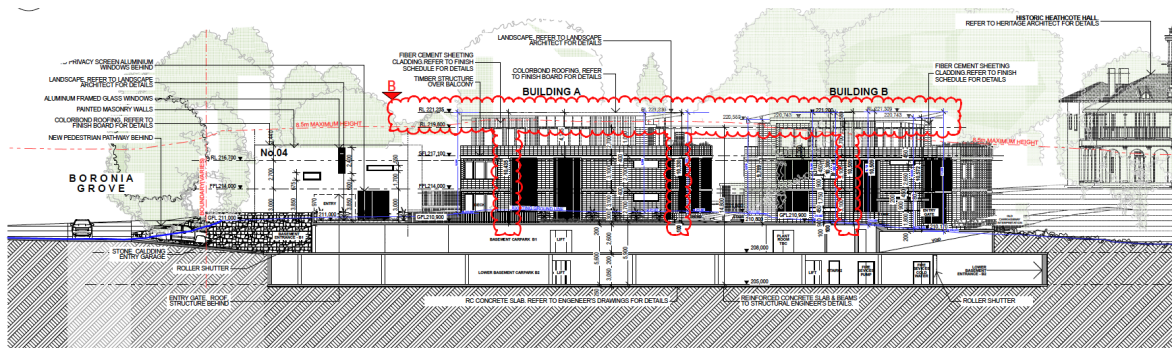
Stretcher Dimensions	DHS 302	DHS 304	DHS 305	Stretcher Bariatric Specialist	Stretcher Stryker Power Pro XT	Bariatric Ambulance Wheelchair
<b>Height</b>						
Fully standing						
(ground to top of mattress)	920 mm	950 mm	950 mm	1140 mm	930 mm	1010 mm
Fully Standing with patient						
(generous measurement)	1420 mm	1450 mm	1450 mm	1620 mm		
Half Height					Lowest Height	
(ground to top of mattress)	610 mm	570 mm	360 mm	380 mm	400 mm	
<b>Width</b>	580 mm	555 mm	547 mm	750 mm	580 mm	820 mm
<b>Length</b>						
Standing	2010 mm	1940 mm	1925 mm	2000 mm	2060 mm	1200 mm
Standing – reduced length	1850 mm	1680 mm	1600 mm	1690 mm	1600 mm	
<b>Weight</b>	47 kg	56 kg	52 kg	128 kg	65 kg	25 kg
<b>Work Load Limit</b>	160 kg	160 kg	160 kg	500 kg	318 kg	295 kg

Any emergency incident in East Heathcote would be managed in accordance with the procedures outlined in the Sutherland Shire Emergency Management Plan (EMPLAN) and the respective Consequence Management Guide (CMG).

Yours sincerely,



David Kelly  
Chairperson  
Sutherland LEMC



02 SECTION B-B

## Amended Report Clause 4.6 Variation Request Height Development Standard Sutherland Shire LEP 2015

Historic Heathcote Hall  
1 - 21 Dillwynnia Grove  
Heathcote

Submitted to Sutherland Shire Council

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## 1. Introduction

This report seeks an exemption to a development standard prescribed by the Sutherland Shire Local Environmental Plan 2015 (LEP). The report relates to a Statement of Environmental Effects (SEE) and a Development Application (DA) proposing the restoration of the State Significant Historic Heathcote Hall and Gardens incorporating the development of townhouses and units including basement parking and storage at 1-21 Dillwynia Grove, Heathcote.

The exception is sought pursuant to Clause 4.6 of the LEP. An exception is sought in relation to the application and varying the height of building development standards applicable to the subject development site, pursuant to Clause 4.3 of the LEP. It should be noted that whilst there are parts of the proposed Building A that do not comply with the maximum building height standards, equally, there are significant areas of the proposed building which fall well under the maximum heights permitted. This is discussed in further detail in this report.

This request has been prepared in accordance with the Department of Planning & Environment (DP&E) Guideline Varying Development Standards: A Guide, August 2011, and has incorporated as relevant principles identifies in the following judgements:

1. Winten Property Group Limited v North Sydney Council [2001] NSWLEC 46
2. Wehbe v Pittwater Council [2007] NSWLEC 827
3. Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009 ('Four2Five No 1')
4. Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90
5. Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 ('Four2Five No 3')
6. Moskovich v Waverley Council [2016] NSWLEC 1015

In this report, we have explained how flexibility is justified in this case in terms of the matters explicitly required by Clause 4.6 to be addressed in a written request from the Applicant. This report also addresses, where relevant and helpful, additional matters that the consent authority is required to be satisfied of when exercising either the discretion afforded by Clause 4.6 or the assumed concurrence of the Secretary.

## 2. What is the environmental planning instrument (EPI) that applies to the land?

The Environmental Planning Instrument (EPI) to which this variation relates is the Sutherland Shire Local Environmental Plan 2015 (LEP).

## 3. What is the zoning of the land?

The site is zoned E4 Environmental Living pursuant to the LEP.

## 4. What are the objectives of the zone?

The objectives of the E4 zone are as follows:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To allow for development that preserves and enhances the natural landscape setting of the locality.
- To protect and restore trees, bushland and scenic values particularly along ridgelines and in other areas of high visual significance.
- To ensure the character of the locality is not diminished by the cumulative impacts of development.
- To minimise the risk to life, property and the environment by restricting the type or level and intensity of development on land that is subject to natural or man-made hazards.
- To allow the subdivision of land only if the size of the resulting lots makes them capable of development that retains or restores natural features while allowing a sufficient area for development.
- To share views between new and existing development and also from public space.

## 5. What is the development standard being varied?

The development standard being varied is the "height of buildings" standard.

## 6. Under what clause is the development standard listed in the EPI?

The development standard being varied is prescribed under Clause 4.3(2) of the LEP. An extract is below.

### "4.3 Height of buildings

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map."

## 7. What are the objectives of the development standard?

The objectives of the standard are set out below:

### "4.3 Height of buildings

- "(1) The objectives of this clause are as follows:
- (a) to establish and maintain the desirable attributes and character of an area,
  - (b) to minimise overshadowing and ensure there is a desired level of solar access and public open space,
  - (c) to support building design that contributes positively to the streetscape and visual amenity of an area,
  - (d) to reinforce important road frontages in specific localities".

## 8. What is the numeric value of the development standard in the EPI?

The applicable numeric value of the development standard of maximum building heights is 8.5 metres.

## 9. What is the proposed numeric value of the development standard in the DA and the variation proposed?

The maximum variations for each building height point, which are primarily either the roof or lift overruns has been measured from plans prepared by Ink Architects. Please refer to amended plans included with this submission, i.e. Section Plans DA11 - Issue B and DA12 - Issue B. These plans as requested by Council now include annotations of the relevant LEP height lines to visually demonstrate the extent of height non-compliance of Building A, Building B and Townhouses 30 and 31.

A table has been prepared determining the extent of the height exceedance from the plans, in particular Section B-B, Section D-D, Section H-H, Section I-I and Section J-J identified points of exceedance.

The table in conjunction with the plans notes the location on the sight, topography and now includes the measured distance to assist Council in the assessment process. The following table notes 35 measured points including the reduced levels (RLs) of the ground, element and measured distance which assists to determine the amount of variance above or below the permissible height.

**Table: Height Exceedance Points**

Plan	Section	No.	Building	Element	Ground RL	Element RL (max)	Measured Distance (m)	Permissible Height (m)	Variance (m)	Variance (%)
DA11	B-B	1	A	Roof	211.69	221.235	9.545	8.5	1.045	12.29%
DA11	B-B	2	A	Roof	211.877	221.235	9.358	8.5	0.858	10.09%
DA11	B-B	3	A	Roof	211.897	221.23	9.333	8.5	0.833	9.80%
DA11	B-B	4	B	Roof	211.691	220.569	8.878	8.5	0.378	4.45%
DA11	B-B	5	B	Lift	210.997	221.2	10.203	8.5	1.703	20.04%
DA11	B-B	6	B	Lift	210.821	221.2	10.379	8.5	1.879	22.11%
DA11	B-B	7	B	Roof	210.586	221.309	10.723	8.5	2.223	26.15%
DA11	B-B	8	B	Roof	210.22	220.743	10.523	8.5	2.023	23.80%
DA11	B-B	9	B	Roof	209.97	220.743	10.763	8.5	2.263	26.62%
DA11	D-D	10	B	Roof	212.5	221.309	8.809	8.5	0.309	3.64%
DA11	D-D	11	B	Roof	212.576	221.309	8.731	8.5	0.231	2.72%
DA11	D-D	12	B	Roof	212.475	221.309	8.834	8.5	0.334	3.93%
DA11	D-D	13	B	Roof	212.466	221.309	8.845	8.5	0.345	4.06%
DA11	D-D	14	A	Roof	212.434	221.23	8.796	8.5	0.296	3.48%
DA11	D-D	15	A	Roof	212.351	221.23	8.878	8.5	0.378	4.45%
DA11	D-D	16	A	Roof	212.274	221.2	8.926	8.5	0.426	5.01%
DA11	D-D	17	A	Roof	212.1	221.235	9.135	8.5	0.635	7.47%
DA12	H-H	18	Townhouse 31	Roof	209.231	218.03	8.799	8.5	0.299	3.52%
DA12	H-H	19	Townhouse30	Roof	209.259	218.03	8.771	8.5	0.271	3.19%
DA12	H-H	20	Townhouse 29	Roof	210.037	218.03	7.993	8.5	-0.507	-5.96%
DA12	H-H	21	B	Roof	210.908	220.743	8.834	8.5	0.334	3.93%
DA12	H-H	22	B	Roof	211.366	221.235	9.869	8.5	1.369	16.11%
DA12	H-H	23	B	Lift	211.967	221.2	9.233	8.5	0.733	8.62%
DA12	H-H	24	B	Lift	211.967	221.2	9.233	8.5	0.733	8.62%
DA12	H-H	25	B	Roof	212.266	221.309	9.042	8.5	0.542	6.38%
DA12	H-H	26	B	Roof	212.408	221.23	8.822	8.5	0.322	3.79%
DA12	I-I	27	A	Roof	212.252	221.309	9.057	8.5	0.557	6.55%
DA12	I-I	28	A	Lift	212.061	221.2	9.139	8.5	0.639	7.52%
DA12	I-I	29	A	Lift	212.009	221.2	9.191	8.5	0.691	8.13%
DA12	I-I	30	A	Roof	211.641	220.743	9.101	8.5	0.601	7.07%
DA12	J-J	31	A	Roof	212.163	221.23	9.067	8.5	0.567	6.67%
DA12	J-J	32	A	Roof	212.083	221.309	9.226	8.5	0.726	8.54%
DA12	J-J	33	A	Lift	212.002	221.2	9.198	8.5	0.698	8.21%
DA12	J-J	34	A	Lift	212.004	221.2	9.196	8.5	0.696	8.19%
DA12	J-J	35	A	Roof	212.006	221.235	9.228	8.5	0.728	8.56%

The numerical variations of exceedance are indicated in the table and across;

- Building A range between 6.55% to 12.29%,
- Building B range between 2.72% to 26.62%,
- Townhouses (30-31) range between 3.19% to 3.52%, and

depending on the where the point is measured and what building element.

The three storey buildings are set back from the street frontages, screened by the 2 storey dwellings and existing mature trees, recessed to avoid any negative impact on overshadowing or loss of privacy for existing properties. The lift overrun will not create additional shadows as the shadows created by the minor additional height are falling within the shadows cast by the proposed buildings.

## 10. Matters to be considered under Clause 4.6

The following table provides a summary of the key matters for consideration under Clause 4.6 of the LEP and a response as to where each is addressed in this written request:

Requirement/Subclause of Clause 4.6	Response/Comment
<p>(1) The objectives of this clause are as follows:</p> <p>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,</p> <p>(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</p>	<p>It is key to note that the objectives of the clause are to provide flexibility in applying development standards in that in so doing better development outcomes ensue.</p>
<p>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p>	<p>The height standard is not expressly excluded from operation of this clause.</p>
<p>(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p>	<p>This written request justifies the variation by demonstrating (a) is achieved in Section 11, and (b) is achieved in Section 12.</p>
<p>(4) Development consent must not be granted for development that contravenes a development standard unless:</p> <p>(a) the consent authority is satisfied that:</p> <p>(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p> <p>(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p> <p>(b) the concurrence of the Director-General has been obtained.</p>	<p>This written request addresses all requirements of subclause (3).</p> <p>As set out in Section 13 of this written request, the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for the zone.</p> <p>Concurrence is assumed but is a matter to be determined by the Consent Authority.</p>
<p>(5) In deciding whether to grant concurrence, the Director-General must consider:</p> <p>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</p> <p>(b) the public benefit of maintaining the development standard, and</p> <p>(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.</p>	<p>Potential matters of significance for State or regional environmental planning is addressed in Section 14.</p> <p>Consideration of whether there is any public benefit in maintaining the development standard is considered in 13.</p>

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if.....	Does not apply as strata subdivision is proposed provided Council agrees to support the development in accordance with the provision of LEP 2015 – Clause 5.10 Heritage Conservation (10) Heritage Incentives.
(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).	This is a matter for the Consent Authority.
(8) This clause does not allow development consent to be granted for development that would contravene any of the following....	Does not apply to the site/proposed variation.

The requirement for consideration and justification of a Clause 4.6 variation necessitates an assessment of a number of criteria. It is recognised that it is not merely sufficient to demonstrate a minimisation of environmental harm to justify a Clause 4.6 variation, although in the circumstance of this case, the absence of any environmental impact is of considerable merit and is in accordance with the Conservation Management Plan supported by the NSW Heritage Council.

The proposed variation from the development standard is assessed below against the accepted "5 Part Test" for the assessment of a development standard variation established by the NSW Land and Environment Court in *Wehbe v Pittwater Council* [2007] NSWLEC 827 and the principles outlined in *Winten Developments Pty Ltd v North Sydney Council* [2001] NSWLEC 46. Whilst the principle applied to SEPP 1, we believe that it is useful to apply in the consideration of a request under Clause 4.6 of the LEP, as confirmed in *Four2Five*.

## 11. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

The NSW Land and Environment Court in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, considered how this question may be answered and referred to the earlier Court decision in *Wehbe v Pittwater Council* [2007] NSW LEC 827. Under *Wehbe*, the most common way of demonstrating that compliance is unreasonable or unnecessary, was whether the proposal met the objectives of the standard regardless of the variation. Under *Four2Five*, whilst this can still be considered under this heading, it is also necessary to consider it under Clause 4.6(3)(a) (see below).

The five ways described in *Wehbe* are therefore appropriately considered in this context, as follows:

1. The objectives of the standard are achieved notwithstanding non-compliance with the standard;

The objectives of the standard are set out in Section 7 of this report. A response to the objectives are provided below:

- (a) to establish and maintain the desirable attributes and character of an area,
- (b) to minimise overshadowing and ensure there is a desired level of solar access and public open space,
- (c) to support building design that contributes positively to the streetscape and visual amenity of an area,
- (d) to reinforce important road frontages in specific localities.

No more density is proposed for site than envisioned under the LEP, noting that compliance with the maximum FSR is achieved. The proposed development purely seeks to achieve a better planning and architectural, amenity and urban design outcome supported by the Conservation Management Plan and Heritage Impact Statement.

The objectives are achieved in a different way than envisioned under LEP, with some minor variations to the building height of Building A which are adjusted as follows:

- Lift Overrun
  - Providing the Lift overrun within the centre of the building envelope, ensuring that it is well away from the edges of the building which results in not being visible from the surrounding streets and not cause any overshadowing impacts.
  - If the lift overrun were to be reduced in height to comply with the height control, it could no longer serve the upper floor of the building which would have NCC and DDA impacts with regards to loss of disabled access to these apartments.
- Roof
  - The proposed Roof slab does not cause any overshadowing impacts and it is to maintain a consistent roof height across the building frontage, which is important to ensure a consistent visual perspective from within the development or streetscape and to maintain internal ceiling heights.

The minor variations to the height control as detailed earlier do not result in any additional overshadowing impacts or loss of views from surrounding sites. The three storey buildings are masked by 2 storey dwellings and mature existing trees. There is no adverse visual impact on the proposed building design and the proposed development elements do not adversely impact the streetscape or skyline.

Consideration of the compatibility of the proposal and its surroundings can be undertaken with regard to the Land Environment Court Planning Principle on “compatibility with context” in *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191. In order to test whether a proposal is compatible with its context, the following questions can be asked, with answers provided accordingly:

- Are the proposal's physical impacts on surrounding development acceptable?

The SEE submitted with the DA undertakes a detailed assessment of the proposal with regard to the surrounding sites concluding no adverse impact. The proposal's physical impacts on surrounding development/land are therefore acceptable.

- Has the proposed development of the site has been undertaken with due consideration of the existing and future redevelopment of neighbouring properties?

The SEE and supporting documentation submitted with the DA undertakes a detailed assessment of the proposal with regard to the existing and future redevelopment concluding no adverse impact.

The proposal's physical impacts on surrounding development/land are therefore acceptable.



To conclude, the proposal is a suitable development option for the site which renews a state significant heritage item – Heathcote Hall and is in keeping with the desired future character for this neighbourhood.

- Is the proposal's appearance in harmony with the buildings around it and the character of the street?

The proposal results in a built form outcome that is satisfactory to the Conservation Management Plan, is compatible with the desired future built form for the site and the surrounding area. As such, the proposal is capable of being in harmony with future buildings within the area and the desired future character of the street network following any potential transformation of the neighbourhood.

For the reasons set out above, the objectives of the standard are satisfied and in many cases, are better satisfied than a strictly compliant development.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;

Not applicable. The underlying objective or purpose of the standard is relevant to the development and is achieved.

3. The underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

Not applicable.

4. The development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;

Not applicable.

5. The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.

The zoning of the land is appropriate for the site.

We have addressed a "Wehbe test" additional to "compliance with the objectives of the standard" to demonstrate that compliance with the standard is unreasonable or unnecessary in the circumstances (refer to Four2Five).

Consistent with subsequent case law (*Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC90), in addition to demonstration that Wehbe way "1" is satisfied, it is not necessary to find other Wehbe "ways" to demonstrate "unreasonable and unnecessary" but rather, to find other additional reasons rather than simply relying on Wehbe way "1".

Strict compliance with the standard is considered to be unreasonable and unnecessary in the circumstances of this case for the following additional reasons:

- No Additional Density
  - The minor additional height above the height standard to select portions of Building A and B within site will not result in any additional GFA/density. Therefore, the height variations are not attributed to any additional density on the site but rather a direct response to the specific site attributes (i.e. CMP, Heritage Impact Assessment, street orientation, block form and drainage) and to achieve a better planning outcome.
- Better Residential Amenity
  - Based on the above, we contend that the proposed variations in height and the nature of a sloping site topography, results in a better outcome for residential amenity in terms of solar access and views/outlook.

For the reasons as set out above, compliance with the standard can be demonstrated to be unreasonable and unnecessary in the circumstances of this case.

## 12. Sufficient environmental planning grounds to justify the contravention

The particular circumstances of this case distinguishes it from others for the following key reasons:

- As addressed earlier in this report and in the documentation prepared by Ink Architects for the DA, the massing achieves a better streetscape and amenity outcome for the public domain, as well as a better residential amenity outcome and the design response has been guided by the CMP, Heritage Impact Statement, Site Analysis and Heritage Landscape Plans and Arboricultural Report.
- The SEE and supporting documentation that has been prepared for DA provides a holistic environmental planning assessment of the proposed development and demonstrates that subject to adopting a range of reasonable mitigation measures, there are sufficient environmental planning grounds to support the development. In particular, the SEE and supporting documentation demonstrates that the contravention of the height standard enables the planned density for the site under the LEP to be achieved in a dwellings and apartments therein with higher levels of amenity achieved than a strictly height compliant development.

The above points are environmental planning grounds that warrant the exceedance, which are not "generic", but rather, specific to the site and circumstances of the development.

## 13. Is the variation in the public interest?

Clause 4.6(4)(a)(ii) states that development consent must not be granted for development that contravenes a development standard unless the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The objectives of the standard have been addressed in Section 11 and are demonstrated to be satisfied. The objectives of the zone are addressed below.

Objectives of E4 Zone	Response/Comment
<ul style="list-style-type: none"><li>• To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.</li><li>• To ensure that residential development does not have an adverse effect on those values.</li><li>• To allow for development that preserves and enhances the natural landscape setting of the locality.</li><li>• To protect and restore trees, bushland and scenic values particularly along ridgelines and in other areas of high visual significance.</li><li>• To ensure the character of the locality is not diminished by the cumulative impacts of development.</li><li>• To minimise the risk to life, property and the environment by restricting the type or level and intensity of development on land that is subject to natural or man-made hazards.</li><li>• To allow the subdivision of land only if the size of the resulting lots makes them capable of development that retains or restores natural features while allowing a sufficient area for development.</li><li>• To share views between new and existing development and also from public space.</li></ul>	<p>The proposed minor variation to height standard will not conflict with these objectives. The proposed minor height variation does not result in any impact to the planned density for the site. The envisaged development will complement the desirable attributes and character of the area by providing a better amenity outcome than a height complying scheme or non-restored heritage item.</p> <p>The proposal in accordance with the CMP, Heritage Impact Statement, Heritage Landscape Plans and Arboricultural Report ensures restoration and protection of existing mature trees and gardens which promotes better site lines, streetscape and views</p> <p>The proposed variation to the height standard will not conflict with these objectives as the proposed strata subdivision will fund the restoration of the heritage item and natural features, promote view sharing between new and existing development, incorporate communal spaces which will enhance and define the streetscape in a positive manner.</p>

The objectives of zone and standard have been adequately satisfied, where relevant. Therefore, the variation to the height of buildings standard is in the public interest.

## 14. Matters of state or regional significance (cl. 4.6(5)(a))

There is no prejudice to planning matters of State or Regional significance resulting from varying the development standard as proposed by this application.

## 15. The public benefit of maintaining the standard (cl. 4.6(5)(b))

Pursuant to case law of *Ex Gratia P/L v Dungog Council* (NSWLEC 148), the question that needs to be answered is “whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development”.

There is no public benefit in maintaining strict compliance with the development standard given that there are no unreasonable impacts that will result from the variation to the maximum height of buildings standards, whilst better planning outcomes are achieved.

We therefore conclude that the benefits of the proposal outweigh any disadvantage and as such the proposal will be in the public interest.

## 16. Is the variation well founded?

This Clause 4.6 variation request is well founded as it demonstrates, as required by Clause 4.6 of the LEP, that:

- Compliance with the development standard would be unreasonable and unnecessary in the circumstances of this development;
- There are sufficient environmental planning grounds to justify the contravention, which results in a better planning outcome than a strictly compliant development in the circumstances of this particular case;
- The development meets the objectives of the development standard and where relevant, the objectives of the E4 zone, notwithstanding the variation;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard; and
- The contravention does not raise any matter of State or Regional significance.

The variation is therefore considered appropriate in the circumstances of the case.



## NSW RURAL FIRE SERVICE



The General Manager  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

Your reference: DA17/0467  
Our reference: D17/1511  
DA17051607313 GB

ID:107313/104574/5

27 April 2018

**Attention:** Lisa Pemberton

Dear Sir/Madam,

**Proposal: Integrated Development Application 1-21 Dillwynnia Grove Heathcote**

Reference is made to Council's correspondence dated 9 May 2017 seeking general terms of approval for the above Integrated Development Application in accordance with section 91 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information provided. General Terms of Approval, under Part 5 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under Section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

1. A Bush Fire Emergency Management and Evacuation Plan shall be prepared for the residential complex that is consistent with *Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

**Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. The provision of water, electricity and gas supplies shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

**Access**

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

**Postal address**

NSW Rural Fire Service  
Records Management  
Locked Bag 17  
GRANVILLE NSW 2141

**Street address**

NSW Rural Fire Service  
Planning and Environment Services (East)  
42 Lamb Street  
GLENDEENING NSW 2761

T 1300 NSW RFS  
F (02) 8741 5433  
E [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

3. The proposed emergency vehicle access into the centre of the site shall comply with the following requirements: the pavement shall be capable of carrying a load of 15 tonnes; a minimum carriageway width of 4 metres; a minimum vertical clearance of 4 metres to any overhead obstruction; the access road shall be a through road or suitable turning provisions shall be provided for a medium rigid vehicle.

### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. Heathcote Hall shall be upgraded to improve ember protection. This shall include enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.
5. Any new works to Heathcote Hall shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
6. Proposed Town Houses 18, 19, 20, 21 & 22 shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
7. The Garage Door to the Lower Basement Car-parking B2, shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas*.

### **Landscaping**

8. Landscaping within the site shall comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

### **General Advice – consent authority to note**

The Council, together with the Local Emergency Management Committee (LEMC) and relevant government authorities, should ensure that the vehicular crossing of the railway line at Heathcote Station is kept trafficable at all times in case of an emergency.

If you have any queries regarding this advice, please contact Garth Bladwell, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Nika Fomin  
**Manager, Planning and Environment Services (East)**

Ms Lisa Pemberton  
Environmental Assessment Officer – Planner  
Sutherland Shire Council  
Locked Bag 17  
SUTHERLAND NSW 1499

By email: [lpemberton@ssc.nsw.gov.au](mailto:lpemberton@ssc.nsw.gov.au)

Dear Ms Pemberton

# **HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION IDA/2017/55 (revised proposal)**

**Site:** 1-21 DILLWYNNIA GROVE, HEATHCOTE - HEATHCOTE HALL SHR N° 00191

**Proposal:** Refurbishment and restoration of Heathcote Hall, construction of 35 townhouses and 20 apartments, extensive landscape works across the entire site, and 56 lot strata subdivision.

**Additional Information Requested:** No

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 91A of the *Environmental Planning and Assessment Act 1979*, the following terms of approval are proposed to be granted:

## **APPROVED DEVELOPMENT**

1. Development must be in accordance with:
  - a) Architectural drawings, prepared by Tropman and Tropman Architects as listed below:

Drawing No.	Title	Date	Rev
Project Name: Heathcote Hall			
Ex100	Existing Site Plan	23/11/17	A
Ex101	Ground Floor	23/11/17	A
Ex102	Existing First Floor	23/11/17	A
Ex110	Existing Elevation S-W	23/11/17	B
Ex111	Existing Elevation S-E	23/11/17	A
Ex112	Existing Elevation N-W	23/11/17	A
Ex113	Existing Elevation N-E	23/11/17	A
PR.200	Existing Roof Plan	23/11/17	F
PR.201	Proposed Ground Floor Plan	23/11/17	F
PR.202	Proposed First Floor Plan	23/11/17	F
PR.210	Proposed Elevation S-W	23/11/17	F
PR.211	Proposed Elevation N-W	23/11/17	F



PR.212	Proposed Elevation N-E	23/11/17	F
PR.213	Proposed Elevation S-E	23/11/17	A

b) Architectural drawings, prepared by Ink Architects, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name:</b> Historic Heathcote Hall – 1-21 Dillwynnia Grove, Heathcote, Sutherland			
DA01	Site Plan	6/12/17	A
DA02	Demolition Plan	5/12/17	A
DA05	Lower Basement Floor Plan - B2	12/12/17	A
DA06	Basement Floor Plan- B1	11/2/17	A
DA07	Ground Floor Plan	11/12/17	A
DA08	First Floor Plan	11/12/17	A
DA09	Second Floor Plan	8/12/17	A
DA10	East, North, West & South Elevations	1/12/17	A
DA11	Sections A-A, B-B, C-C & D-D	19/2/18	B
DA12	Sections E-E, F-F, G-G, H-H, I-I & J-J	19/2/18	B
DA16	Typical Buildings A & B Section and Typical Adaptable Units	21/2/18	B
DA21	Material Finishes Board	4/12/17	A
DA29	Wayfinding	27/11/17	A

c) Landscape drawings, prepared by Site Design + Studios and Michael Lehany, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name:</b> Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW			
L-06	Heritage Concept Plans-Italianate	11/12/17	C
L-07	Heritage Garden/ CMP Reference	11/12/17	D
L-7A	Heritage-CMP	11/12/17	D
L-09	Site Analysis	19/3/18	E
L-10	Interpretation	19/3/18	E
L-11	Landscape Masterplan	19/3/18	E
L-12	Landscape Plans - Levels	11/12/17	D
L-12A	Landscape Plans - Hydraulics	19/3/18	E
L-13	Landscape Plans - details	19/3/17	E
L-14	Existing Trees Plan	19/3/17	E
L-14A	Existing Trees Plan	19/3/17	E
L-15	Existing Tree Report - Draft	19/3/17	E
L-16	Incursions	19/3/17	E
L-17	Planting Areas Plan	19/3/17	E
L-18	Plant List	19/3/17	E
L-19	Landscape Plans - Materials	19/3/17	E
L-20	Details	19/3/17	E
L-21	Sections	19/3/17	E

- d) *Heathcote Hall, 1-21 Dilwynnia Grove, Heathcote, NSW – Revised Heritage Impact Statement*, prepared by Tropman and Tropman Architects, dated December 2017.
- e) *Heathcote Hall, 1-21 Dilwynnia Grove, Heathcote, NSW - Schedule of Works*, prepared by Tropman and Tropman Architects, dated April 2017.
- f) *Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW – Conservation Management Plan*, prepared by Anne Warr Heritage Consulting, dated 18 July 2017.
- g) *Statement of Environmental Effects: Proposed restoration of the State Significant Historic Heathcote Hall and Gardens Incorporating the Development of 36 Town Houses and 21 Units Including Basement Parking*, prepared by HGPS, dated 12 April 2017.
- h) *Addendum to the Statement of Environmental Effects – 1-21 Dillwynnia Grove, Heathcote*, prepared by HGPS, dated 11 December 2017.
- i) Heritage Landscape Assessment by the Expert Michael Lehany, prepared by Michael Lehany, dated 9 March 2017 (included as Appendix to HIS).
- j) Report titled *RE: Addendum Arborist Report at Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote (The Site) – DA 17/1467 with Sutherland Shire Council (Council)*, prepared by Jacksons Nature Works, dated 8 March 2018 (refer to DOC17/636501-27).
- k) *Flora and Fauna Report: Heathcote Hall Residential Development*, prepared by Eco Logical Australia, dated 8 March 2018 (refer to DOC17/636501-26).
- l) *Quantity Surveyors Construction Cost Report – Historic Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW*, prepared by Mitchell Brandtman, dated April 2017.
- m) *Re: Proposed Re-Development of ‘Heathcote Hall’ 1-24 (sic) Dillwynnia Grove – Quantity Surveyors Construction Cost Report*, prepared by Mitchell Brandtman, dated 1 May 2017.

**EXCEPT AS AMENDED** by the following conditions of this approval:

## **DEFERRED COMMENCEMENT - HERITAGE AGREEMENT**

2. The approval for refurbishment and restoration of Heathcote Hall, construction of 35 townhouses and 20 apartments, extensive landscape works, and 56 lot strata subdivision is subject to Deferred Commencement in accordance with s63A of the *Heritage Act 1977*. This approval is subject to the following condition:
  - a. The applicant is to enter into a heritage agreement with the Minister for Heritage – and have it registered on the title of the property – to ensure:
    - i. the appropriate conservation works are undertaken prior to the issue of an Occupation Certificate for any new residential development within the curtilage;
    - ii. development and implementation of a comprehensive maintenance plan which identifies urgent, short, medium and long term maintenance works in perpetuity;
    - iii. appropriate interpretation in accordance with an approved interpretation strategy, implemented prior to the issue of an Occupation Certificate for any new residential development within the curtilage;
    - iv. an annual open day to allow public access to Heathcote Hall;
    - v. no new structures to be constructed within the reduced landscape setting of Heathcote Hall; and
    - vi. funding to implement conservation and maintenance works as well as interpretation.

*Reason: Despite the adverse heritage impact on the setting of the place, the proposed development is considered the only viable means of funding the required works to conserve the place in perpetuity.*

## **FUTURE WORKS APPLICATION**

3. Conservation works set out in the Schedule of Works are approved. However, works relating to the service upgrade and adaptive reuse of Heathcote Hall are not approved, including:
- a. kitchen exhaust;
  - b. WCs (A12, B11);
  - c. widening of door (D15);
  - d. removal of dividing wall (between B8 and B11);
  - e. air-conditioning; and
  - f. flat roofed structure (A14).

The use and fitout of the place is to form a separate, future application.

*Reason: Modifications for a potential future use is premature and could unnecessarily impact significant fabric. Whilst sympathetic adaptive reuse is encouraged, and the proposed modifications may be acceptable, without more detail and a definitive use it is not possible to undertake a thorough heritage impact assessment.*

## **ADDITIONAL INFORMATION**

4. In order to clarify issues and enable a thorough impact assessment, the following information is to be submitted with the section 60 application for assessment by the Heritage Council of NSW (or delegate):

- a. Amended plans overlaid with the development and setback zones identified in the CMP are required to clarify that the residential development is contained wholly within the areas identified as being of moderate significance to the north and north-west of Heathcote Hall, and the recommended setback areas have been kept free of development.

*Reason: To comply with the policies of the CMP and conserve significant fabric, views and elements. It is unclear that the amended proposal complies with the development zones set out in the endorsed CMP.*

- b. Information to clarify how the private open space of townhouses that encroaches into the reduced landscaped setting/ pleasure garden of Heathcote Hall, as well as the original east-west drive, will be detailed to mitigate any potential adverse heritage impacts.

*Reason: To make certain that this encroachment will not result in a further adverse visual (or physical) impact on the setting of Heathcote Hall and ensure significance is conserved, and interpretation enabled.*

- c. Detailed planting plans are required and are to include proposed revegetation areas, particularly those to the main hall's south and east. Detailed management strategies to retain significant views to Dillwynia Grove from Heathcote Hall and views from its remnant and recreated drive, paths, pleasure gardens by:
  - i. controlling shrub heights;
  - ii. only planting new native trees under or near mature existing ones to bolster groves and elsewhere in the hall's south;
  - iii. removing new tree seedlings in most of the southern 'fringe'.

*Reason: Remaining or recoverable views to and from Heathcote Hall, its remnant and recreated drive, paths, pleasure gardens have higher cultural heritage value relative to that of the site's natural heritage value and should be favoured over the latter. Additional detail has been provided*

*which appears to control shrub height to retain/ reinstate views, however further assessment of the information is required at s60 stage, in conjunction with detailing of the pleasure garden, to ensure appropriate landscaping.*

- d. Detailed information on the proposed design of the pleasure garden based on further site investigation.

*Reason: To enable investigation of the historical garden and appropriate conservation and reconstruction of this significant garden setting.*

- e. Amended plans showing the detail and location of all fences.

*Reason: Insufficient information has been provided to enable a thorough impact assessment of this element. The location of the 1200mm picket fence appears at odds with the existing landscape plan, crossing paths at unusual angles. The location of this fence is to be carefully reconsidered in light of the future investigations which are required to aid the detailed design of the pleasure garden.*

- f. Internal and external paint scrapes are to be taken at Heathcote Hall to determine the early decoration schemes. New paint schemes are to be based on the findings of this investigation.

*Reason: No detailed information on the internal or external paint scheme for Heathcote Hall has been provided to enable a thorough heritage impact assessment. To ensure compliance with CMP policy 5.2.27.*

- g. Amended plans and supporting documentation showing inconsistencies have been rectified. The duplication in numbering of building spaces on the ground floor of Heathcote Hall and ancillary structures is to be removed; ancillary structures are to be renumbered from A1 to C1, etc.

*Reason: To ensure there is no confusion over proposed works.*

- h. Detailed information addressing fire protection of the historic elements of the place.

*Reason: No provision for fire protection of the historic dwelling, associated landscaped setting and elements has been indicated. Considering the local bushfire threat, and the significance of the place, means to address this issue should be installed.*

## **DESIGN MODIFICATIONS**

- 5. Repainting of the stair dado (A6) is not approved. Preservation of this significant decoration is required.

*Reason: Repaint of this element is contrary to CMP policy 5.2.28. Preservation is preferred and must be investigated.*

- 6. Replacement light fittings in Heathcote Hall are to be appropriate to the character of Heathcote Hall and approved by the nominated heritage consultant.

*Reason: To ensure replacement fittings are sympathetic to the aesthetic significance of the place.*

- 7. Ancillary structure A5 (WC) is to be retained and conserved.

*Reason: This structure is identified as being of exceptional-high significance in the CMP and should be conserved.*

## **HISTORICAL ARCHAEOLOGY**

8. The applicant shall submit an Archaeological Research Design and Excavation Methodology undertaken by a suitably qualified and experienced historical archaeologist as part of the section 60 application.

*Reason: To appropriately manage archaeological resources on the site.*

9. The name of a nominated excavation director suitable to satisfy the Excavation Director Criteria of the Heritage Council of NSW for the proposed activity and significance level is submitted with the section 60 application.

*Reason: To ensure that archaeological excavation at the site is managed by a suitably qualified excavation director.*

10. Following the receipt of the Archaeological Research Design and Excavation Methodology as part of the section 60 application, the Heritage Council of NSW reserves the right to issue Archaeological Conditions as part of the section 60 approval to manage the archaeology. Matters such as (but not limited to) fieldwork methodology, artefact analysis, and final reporting may be included as part of these archaeological conditions.

*Reason: To ensure that archaeological resources are managed in accordance with the approved research design and methodology.*

11. This archaeological approval does not cover the removal of any State significant relics. This approval covers the archaeological monitoring of works which may disturb or expose relics. Only relics of local heritage significance can be removed.

*Reason: To ensure that locally significant relics are appropriately managed and State significant relics are not removed.*

## **UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

12. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: This is a standard condition to identify to the Applicant how to proceed if unexpected historical archaeological relics are discovered on site.*

## **ABORIGINAL OBJECTS**

13. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.

*Reason: This is a standard condition to identify to the Applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

## **HERITAGE CONSULTANT**

14. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide

heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons, and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

## **HERITAGE INTERPRETATION STRATEGY**

15. An interpretation plan must be prepared in accordance with the NSW Heritage Division publication Interpreting Heritage Places and Items Guidelines, and submitted for approval to the Heritage Council of NSW (or delegate) prior to the issue of any Construction Certificate.
16. The interpretation plan must detail how information on the history and significance of name of item will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.
17. The approved interpretation plan must be implemented prior to the issue of an occupation certificate for any residential development within the curtilage of Heathcote Hall.

*Reason: Whilst interpretation is generally encouraged, the proposal should be informed by an interpretation strategy to ensure that interpretation is cohesive and appropriate to convey the significance of the site. Interpretation is an important part of every proposal for works at heritage places.*

## **SITE PROTECTION**

18. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

*Reason: To ensure significant fabric including vegetation is protected during construction.*

## **PHOTOGRAPHIC ARCHIVAL RECORDING**

19. A photographic archival recording of Heathcote Hall (including built and landscape elements and the setting) must be prepared prior to the commencement of works. This recording must be in accordance with the NSW Heritage Division publication Photographic Recording of Heritage Items using Film or Digital Capture (2006). The digital copy of the archival record must be provided to the Heritage Division, Office of Environment and Heritage.

*Reason: To capture the condition and appearance of the place prior to modification of the site which impacts significant fabric.*

## **COMPLIANCE**

20. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

## **SECTION 60 APPLICATION**



21. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate) prior to work commencing.

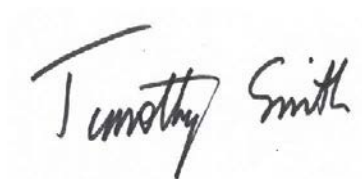
*Reason: To meet legislative requirements.*

**ADVICE**

*Section 148 of the Heritage Act 1977, allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.*

If you have any questions regarding the above matter please contact Anna London, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage, on 9873 8608 or [anna.london@environment.nsw.gov.au](mailto:anna.london@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large initial 'T'.

**TIM SMITH, OAM**  
**Director, Heritage Operations**  
Heritage Division  
Office of Environment and Heritage  
**As Delegate of the Heritage Council of NSW**

17 May 2018

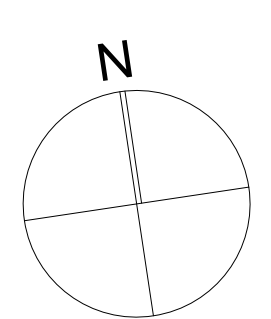
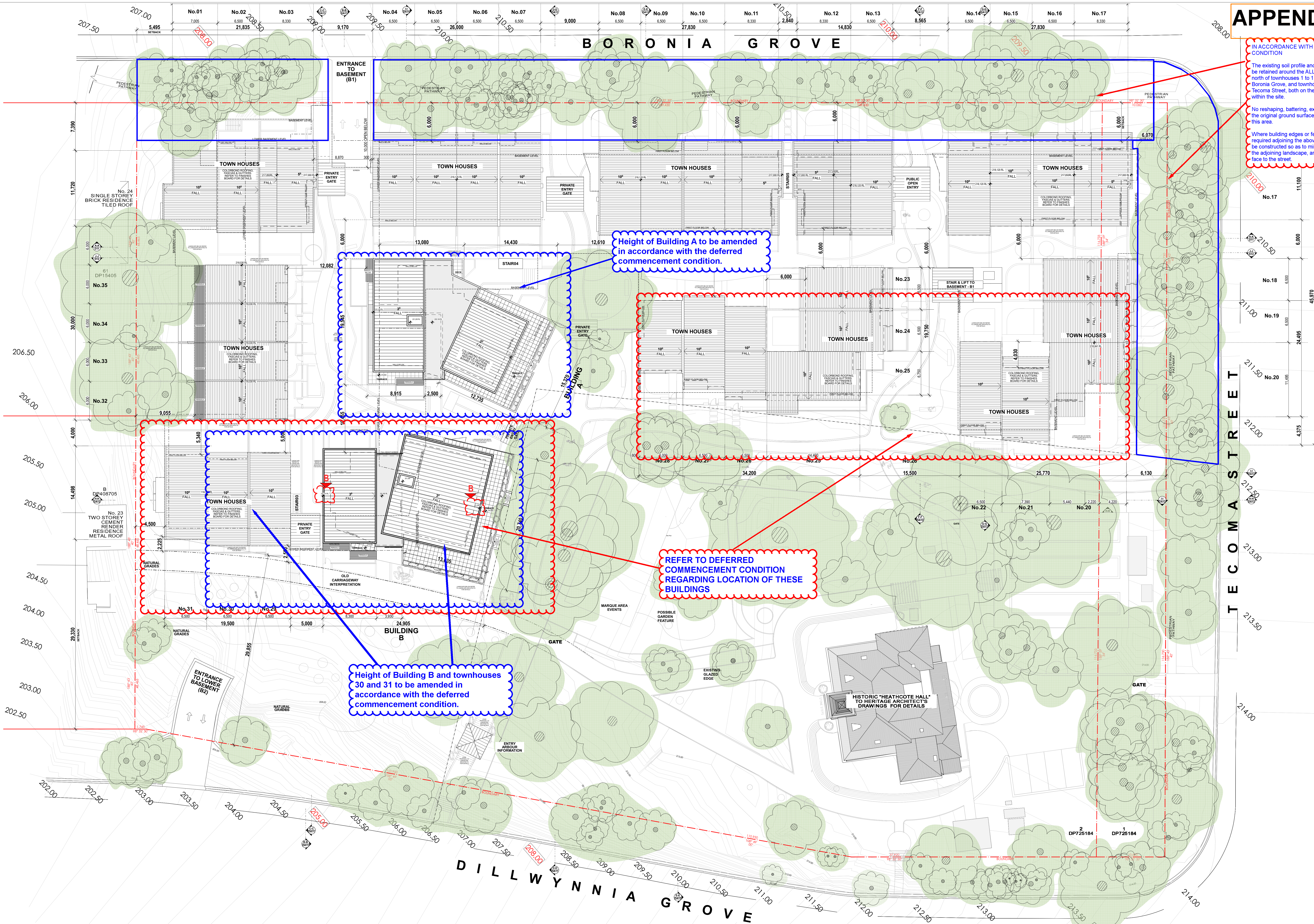


IN ACCORDANCE WITH DESIGN CHANGE CONDITION

The existing soil profile and ground levels must be retained around the ALL existing trees to the north of townhouses 1 to 17 inclusive along Boronia Grove, and townhouses 18 to 21 on Tecoma Street, both on the Council verge and within the site.

No reshaping, battering, excavating or filling of the original ground surface is permitted within this area.

Where building edges or feature walls are required adjoining the above trees they must be constructed so as to minimise impact upon the adjoining landscape, and present a vertical face to the street.



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REFER ANY DISCREPANCIES TO  
THE SUPERINTENDENT BEFORE  
PROCEEDING WITH THE WORK.

FUZORTINN PTY LTD

PROPRIETOR



**HISTORIC HEATHCOTE HALL**  
1-21 Dillwynia Grove,  
Heathcote Sutherland

Site Plan



Suite 202, 23 Chandos Street  
St Leonards, NSW 2065  
P: 02 9009 4400  
E: admin@inkarchitects.com.au

AMENDED BY COUNCIL 7 JUNE 2018

DATE 16/02/2018  
SCALE 1:200 @ A0

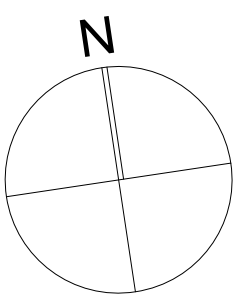
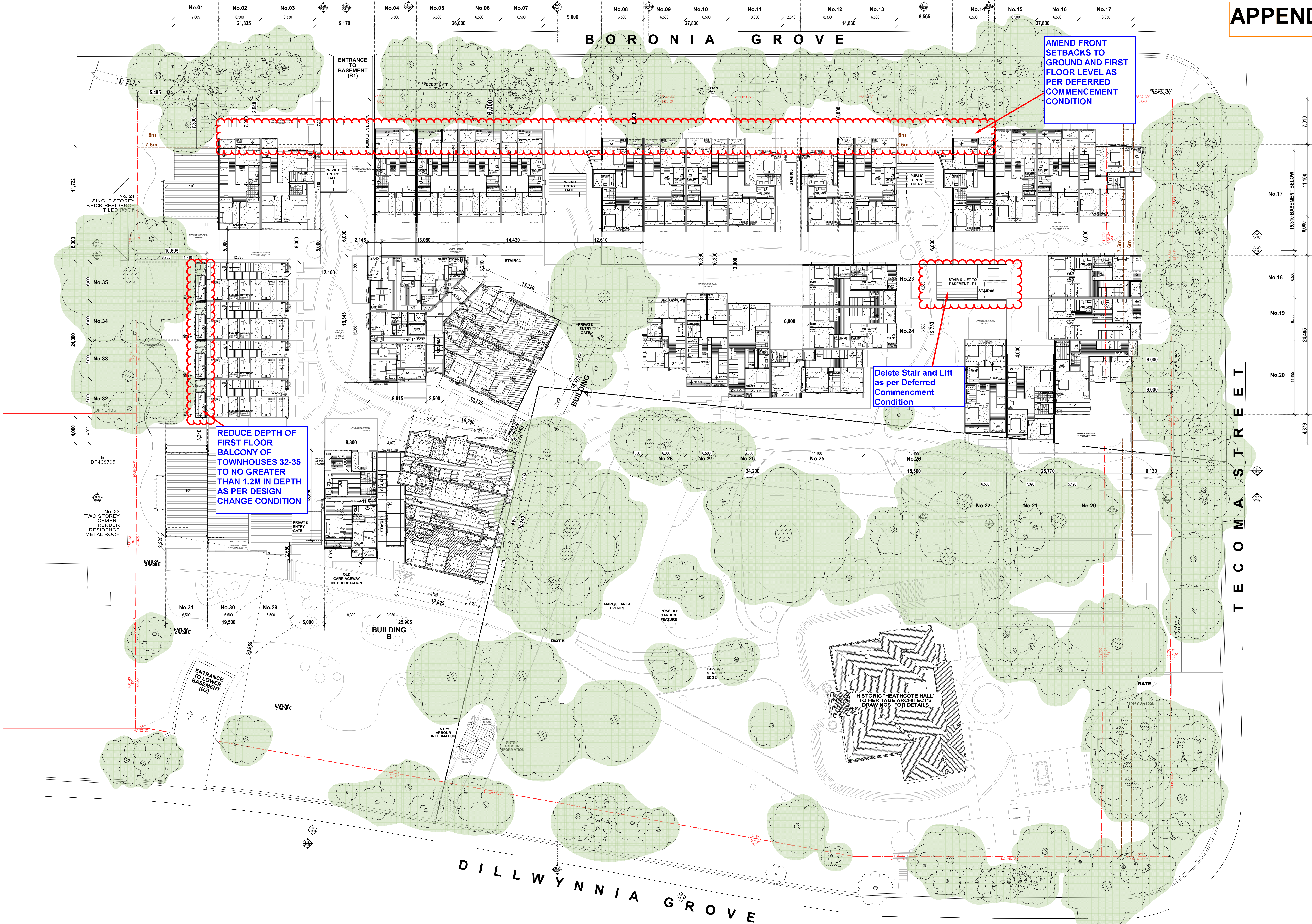
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PROJECT NO. DRAWING NO. ISSUE

IA1633 DA01 B

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FUZORTINN PTY LTD

PROPRIETOR



HISTORIC HEATHCOTE HALL  
1-21 Dillwynnia Grove,  
Heathcote Sutherland

First Floor Plan



Suite 202, 23 Chandos Street  
St Leonards, NSW 2065  
P: 02 9009 4400  
E: admin@inkarchitects.com.au

AMENDED BY COUNCIL 7 JUNE 2018

DATE 11/12/2017  
SCALE 1:200 @ A0

DRAWN JC

PROJECT NO.  
IA1633

DRAWING NO.  
DA08

ISSUE  
A

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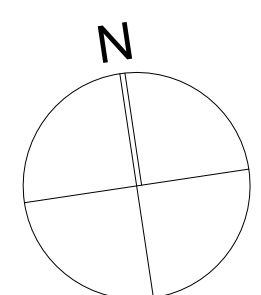
AS PER THE DEFERRED COMMENCEMENT CONDITION:

1) A SEPARATE SECURE VEHICULAR ENTRY TO BASEMENT LEVEL 2 MUST BE PROVIDED WITH A SECURITY GATES/ ROLLER DOOR

AS PER THE DEFERRED COMMENCEMENT CONDITION:

Separate commercial visitor parking is to be provided at basement level B2, associated with the use of Heathcote Hall. This parking is to replace the proposed commercial parking in Basement level B1 and lift (to the east of dwelling 23).

- a) Basement level B2 is to be extended to provide additional parking area under the footprint of under Residential flat Building B and extend north towards Residential Flat Building A.
- b) This parking area is to be accessed via the driveway to Basement Level B2 from Dillwynnia Grove.
- c) The vehicular entry to the commercial car parking is to be separate to the residential entry to Basement Level Two, with a secure gate to be provided to the residential entry.
- d) A minimum of eight (8) parking spaces are to be provided in accordance with AS2890.1 2014.
- e) Provide a separate lift and stair core from this parking area, to be used for the commercial basement parking area. This lift shall be located so as



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PROPRIETOR



FUZORTINN PTY LTD

HISTORIC HEATHCOTE HALL  
1-21 Dillwynnia Grove,  
Heathcote Sutherland

AMENDED BY COUNCIL 7 JUNE 2018

Lower Basement Floor Plan - B2



Suite 202, 23 Chandos Street  
St Leonards, NSW 2065  
P: 02 9009 4400  
E: admin@inkarchitects.com.au

DATE 12/12/2017  
SCALE 1:200 @ A0

1:200 0 2 4 6 8 10m

PROJECT NO. DRAWING NO. ISSUE

IA1633 DA05 A





Peter Barber - 9710 0373  
File Ref: DA17/0467

10 July 2017



Mr Morris lemma  
Sydney South Planning Panel  
GPO Box 39  
SYDNEY NSW 2001

Email: [suzie.jattan@planning.nsw.gov.au](mailto:suzie.jattan@planning.nsw.gov.au)  
[Rushil.chhibber@planning.nsw.gov.au](mailto:Rushil.chhibber@planning.nsw.gov.au)

Dear Sir

**Proposal: Refurbishment and Restoration of Heathcote Hall, construction of 36 Townhouses and 21 Apartments – DA17/0467**

**Property: 1-21 Dillwynnia Grove, Heathcote**

[In response, please quote File Ref: DA17/0467]

I refer to the above development application for determination by the Sydney South Planning Panel, and to the considerable number of objection submissions received and community concern surrounding the proposed development.

A resolution of Council was made on 19 June 2017 as follows:

*That Council makes a submission to the Sydney South Planning Panel bringing to its attention the genuine concerns of the local community and, requesting the Panel listen to those concerns and give them very close consideration in making its decision.*

I trust the SSPP will take into consideration the concerns raised by the community in determining this application.

Should you require further clarification of the above, please do not hesitate to contact me on 9710 0373.

Yours sincerely

Peter Barber  
Director Shire Planning