

Attachment A

CONDITIONS OF CONSENT 2017SSW010 – DA-1257/2016

A. GENERAL CONDITIONS

Approved Plans/Documents

Development the subject of this determination notice must be carried out in accordance with the following approved plans/reports marked as follows, except where modified by the undermentioned conditions.

Plan Name	Drawing No.	Job No.	Date	Issue	Prepared By
Typical Plan Envelopes	DA185	PA030446	18/12/18	N/A	PTW
Plan Envelopes – Residential	DA182	PA030446	18/12/18	N/A	PTW
Plan Typologies	DA182	PA030446	12/20/18	N/A	PTW
Massing Elevations & Sections	DA184	PA030446	18/12/18	N/A	PTW
Street Frontage Retail Articulation	DA183	PA030446	04/26/17	N/A	PTW
Master Plan Clarification	N/A	N/A	July 2017	N/A	PTW

Report name	Dated	Reference	Prepared by
Statement of Heritage Impact	25 August 2017	Version 2	Extent
Combined Stage 1 and 2 Environmental Site Assessment	7 June 2016	2252/ER-1-1 (Rev 2)	Alliance Geotechnical

However plans DA182 and DA185 are to be amended to each depict the envelope for level 06 to reflect the floor plan of the “Childcare” use depicted in drawing DA 186 prior to stamped plans issuing for the development consent

Clause 6.4A Liverpool LEP

Prior to any development consent being granted under this concept development consent which development to be carried out including residential accommodation on the site, the Secretary must first certify in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.

RMS satisfaction

- Prior to any development consent being granted under this concept development consent which development to be carried out the consent authority must first receive confirmation in writing that the RMS is satisfied that any necessary upgrades to the surrounding road network and any required transport mitigation works (including road widening requirements for the Terminus Street corridor) and funding mechanisms have been adequately provided for (whether by the applicant otherwise).

Environmental Planning and Assessment Act 1979

- In accordance with section 4.22(4) of the EP&A Act all development under the Concept Proposal must be subject of future application(s). This consent does not permit the carrying out of any works.

PART B - CONDITIONS TO BE SATISFIED PRIOR TO THE SUBMISSION OF FUTURE DEVELOPMENT APPLICATIONS

Contamination

Prior to the submission of any future Development Application the following contamination assessments must be undertaken.

1. Assessment of the former Mobil service station area:
 - a. identification of the location of the former USTs including whether they remain Insitu;
 - b. assessment of potential impacts surrounding the former USTs;
 - c. c. assessment of potential impacts in the location of the former bowser and associated pipework;
 - d. identification of the location of below ground former waste oil tanks (if any);
 - e. assessment of potential impacts in the vicinity of the below ground waste oil tanks (if any)
2. Assessment of potential impact in the vicinity of the UPSS associated with the former BP located on the southwest corner of the site following tank removal.
3. Assessment of potential impacts beneath the current Midas Car Service Centre following demolition including:
 - a. identification of the location of below ground waste oil tanks (if any);
 - b. assessment of the soil material surrounding the waste oil tank (if any);
 - c. assessment of potential impacts (if any) of any below slab staining; and

d. assessment of potential impacts (if any) surrounding sewer drainage lines.

4. Delineation of the lateral extent of hydrocarbon impact surrounding BH4.

■ Assessment of potential impacts (if any) associated with unexpected finds following removal of the site structures.

Remedial Action Plan

■ Following completion of the further assessment outlined in condition 3 points 1 to 5, development of a remedial action plan will be required to be prepared.

Arrangements for designated State public infrastructure in intensive urban development areas

■ Prior to the submission of any future development application for residential accommodation, arrangements for designated State public infrastructure, strictly in accordance with Clause 6.4A of the Liverpool Local Environmental Plan 2008 must be undertaken. Evidence is to be provided to Liverpool City Council that such arrangements in accordance with Clause 6.4A have been agreed to prior to the submission of any application for residential accommodation.

Pre-Development Application Meeting

■ Prior to the submission of an application for the built form a Pre-Development application meeting is to be undertaken with Liverpool City Council. Advice of the subject Pre-Development application meeting is to be accompanied with the submission of the development application.

PART C - CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS

Design Excellence Conditions

5. Any future applications for the residential accommodation element of the approved concept plans is not to have any habitable rooms facing the "slots" within the approved building envelope unless approved by Council's Design Excellence Panel.
6. Any future development applications for the residential accommodation element of the approved concept plans is to have a minimum 3.1m floor to floor dimension.

Maximum GFA

7. Any future applications submitted is not exceed a maximum Gross Floor Area (GFA) of 33,569m².
8. A minimum 20% of the GFA for any applications submitted is to be designated for the purpose of and use as a Business Premises, Retail Premises or Centre Based Child Care Facility.

Building Envelopes

9. Any future application is not permitted to extend beyond the approved building envelopes approved under DA-1257/2016 excepting only supporting columns designed in form and materials so as not to detract from the concept design to the satisfaction of Council's Design Excellence Panel.

Vehicular and pedestrian Access

- Any future development applications are to provide vehicular access off Macquarie Street only. No Vehicular access is permitted off Terminus Street.
- The layout, proposed means of access and façade of the approved building as it presents to the east is to be suitably adapted to take into account the land use of the Council owned land adjacent to the site.

Contamination

- All required contamination documentation required by condition 3 above is to be submitted with any future development application.

Acoustic Report

- Any future development application is to be accompanied by an acoustic report prepared by a suitably qualified acoustic consultant that demonstrates compliance with the relevant provisions of the State Environmental Planning Policy (Infrastructure) 2007, Clauses 101 and 102.

Wind Study

- Any future development application is to be accompanied by a wind report prepared by a suitably qualified consultant.

Traffic Impact Study

- Any future development application, must be accompanied by a cumulative Traffic Impact Study in consultation with and to the satisfaction of the RMS and Liverpool City Council.