

RECOMMENDED CONDITIONS OF CONSENT 2017SSW034 – DA-284/2017

A. GENERAL CONDITIONS

Approved Plans/Documents

1. 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
Building Envelope – Floor Plans 01	A-5-01	16018	08-11-18	F	Dreamscapes Architects
Building Envelope – Floor Plans 02	A-5-02	16018	08-11-18	F	Dreamscapes Architects
Building Envelope – Floor Plans 03 and sections	A-5-03	16018	08-11-18	F	Dreamscapes Architects
Building Envelope - Elevations	A-5-11	16018	08-11-18	F	Dreamscapes Architects
Building Envelope – Indicative Perspective	A-5-21	16018	08-11-18	F	Dreamscapes Architects

Report name	Dated	Reference	Prepared by
Statement of Heritage Impact	27 March 2017	N/A	NBRS Architecture Heritage
Preliminary Site Investigation	3 April 2017	P1605374JR01V01	Martens Consulting Engineers

Environmental Planning and Assessment Act 1979

2. 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.

Clause 6.4A Liverpool LEP

3. 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

4. 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).

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

Contamination

5. Prior to the submission of any future Development Application all required recommendations of the submitted and approved preliminary site investigation, prepared by Martens Consulting Engineers, dated 3 April 2017, reference P1605374JR01V01 must be adhered to.

Remedial Action Plan

6. Following completion of the further assessment required by condition 3 above, the development of a remedial action plan is to be prepared and submitted with any future development applications if required.

Pre-Development Application Meeting

7. 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.

Design Excellence Condition

8. Prior to the submission of an application for the built form, comprehensive Design Guidelines for the site is to be prepared. The design guidelines are to establish clear design-based criteria for developing future stages. The Design Guidelines are to be prepared by a suitably qualified architect/urban designer. The Design Guidelines are to be reviewed and endorsed by the Design Excellence Panel prior to the submission of any future application for the built form. Evidence is to be provided to Liverpool City Council's Manager Development Assessment that satisfactorily demonstrates the Design Guidelines have been endorsed by the Design Excellence Panel prior to lodgement of a future DA for the built form.

PART C - CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS

Design Excellence Condition

9. Any future development applications for the residential accommodation element of the approved concept plans is to have a minimum 3.1m floor to floor ceiling height.

Maximum GFA

10. Any future applications submitted is not exceed a maximum Gross Floor Area (GFA) of 18,905m².
11. 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 or medical facility.

Building Envelopes

12. Any future application is not permitted to extend beyond the approved building envelopes approved under DA-284/2017.

Maximum Height

13. The maximum height of any future development application for the built form is not to exceed RL119.900 AHD.

Vehicular Access

14. Any future development applications are to provide vehicular access off Speed Street only. No Vehicular access is permitted off Terminus Street or Newbridge Road.
15. Vehicular access/egress from the site is limited to left in/left out only. Appropriate traffic management devices are to be incorporated into any future applications that demonstrate that this arrangement can be appropriately accommodated.

Contamination

16. All required contamination documentation required by condition 5 and 6 above is to be submitted with any future development application.

Acoustic Report

17. 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

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

Traffic Impact Study

19. 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.

Right of Way

20. Any future application lodged for the built form is to provide a right of way for vehicular access that is consistent with the approved building envelope plans.