

# A Referrals

# A Referrals

## Internal Referral Responses

### Engineering (Traffic)

Response received: 27 November 2019

Should the application be approved the following conditions shall apply:

Standard Conditions:

DACCJ02, DACCE02A, DACCG10

#### Special Conditions:

1. DACCI05 (Modified including comments from John Earls)

Vehicular Crossings Full-width, heavy-duty concrete vehicular crossing(s) shall be installed across the footpath at the entrance(s) and/or exit(s) to the site, subject to separate Council approval. In this regard the Applicant must obtain a copy of Council's "Appendix 2 – Engineering Specifications of the Canada Bay Development Control Plan" and lodge an application for vehicular crossing(s) (available from Council's Customer Services Centre or can be downloaded from Council's website), and pay the appropriate fees and charges prior to the lodgement of the Construction Certificate.

The driveway in Loftus Street to the basement carpark shall have a minimum crest of 150 mm higher than the 1%AEP stormwater overland top water level measured at the vehicular crossing location. This is to reduce the probability of stormwater overland flow entering the building/basement. The driveway to the basement carpark shall also achieve a maximum grade of 5% for at least the first 6m inside the site as required by AS/NZS2890.1:2004.

2. 34 bicycle parking spaces shall be provided in the basement of Building A. Further, in accordance with Council's DCP – General Controls, for the café 1 bicycle parking space shall be provided per 25m<sup>2</sup> public area. This bicycle parking is to be conveniently located in close proximity to the café. To accommodate the requirements of building B, 1 bicycle storage space shall be provided per 4 employees and 1 bicycle parking space per 200m<sup>2</sup> GFA.

All bicycle parking/storage is to be designed in accordance with AS2890.3. Plans shall demonstrate compliance with this requirement prior to the issue of a construction certificate.

3. The shared pathway along the eastern edge of the subject site is required to be suitable for through cyclist use as part of a bicycle route. The currently indicated short sections at the ends where it links to Parramatta Road and Gipps Street are inappropriate noting narrow widths between 2 and 3m and gravel finish.

The shared path shall be designed in accordance with relevant standards and shall achieve a continuous 4m width and be constructed from concrete between Gipps Street and Parramatta Road. This may include an overlap with the service bay provided for occasional use by Sydney Water service vehicles noting required pedestrian/cyclist management is for their implementation.

The service bay shall be signposted as 'No Entry, Sydney Water Vehicles Excepted'. Consideration should also be given to visually differentiating and/or physically separating it from the remainder of the carpark e.g. removable bollards, concrete finish, etc. Plans shall demonstrate compliance with this requirement prior to the issue of a construction certificate.

4. 'No Parking' signage is to be erected in the turning manoeuvre area adjoining the loading dock to assist in ensuring the manoeuvring area remains clear. The signage is to be installed in accordance with relevant standards.

### Engineering (Stormwater and Civil)

Response received: 20 November 2019

#### DAGCD01 – Approved Stormwater Drainage Design

## Internal Referral Responses

The stormwater drainage system for the proposed development shall be constructed in accordance with the following approved plan and documentation, endorsed with Council's stamp, and Council's "specification for the Management of Stormwater", except where amended by other conditions of consent:

### Stormwater and civil works

Project/Drawing No.	Prepared By	Revision	Dated
C001 to C005, C010, C015 to C021, C027 to C033, C035 & C040 to C04	CrackerJack Consulting Engineers	G	15.10.2019

And,

### Driveway longitudinal sections

Project/Drawing No.	Prepared By	Revision	Dated
C050 to C053 & C055 to C062	CrackerJack Consulting Engineers	A/B	15.10.2019

## DACCE01 – Amendments to Approved plans

The following amendments shall be made to the approved plans prior to the issue of a Construction Certificate:

### Stormwater Management

- » Stormwater Drainage Concept Plan (SDCP) shall include the basement drainage plan, roof drainage plan, details of rainwater re-use systems and the point of discharge etc.
- » Diversion of public drainage system around core elements of building A is generally supported. However, proposed drainage line between JB43 & JB44 shall be relocated under the kerb & gutter in Loftus street to ease maintenance difficulties. Standard kerb inlet pits with a minimum of 1.8m lintel shall be constructed along the kerb line replacing junction or on-grade pits.
- » When choosing WSUD measures, the consultant shall consider construction and maintenance difficulties in mind. Installation of Sand filter will involve an extensive excavation up to 3.0m in depth and removal of large quantity of soil from the site. As the site is likely to contain contaminated subgrade/uncontrolled fill, excavation and removal of soil may become an expensive exercise. Therefore, the consultant shall consider alternative WSUD measures such as connecting roof water to the adjacent Canada Bay Recycled Water Treatment Plant.
- » It is noted that the sand filter will be located under the overflow carpark and 225 diameter slotted pipes are located close to the surface (about 400mm deep). Vehicle loading may cause damage to inlet pipes and therefore, inlet slotted pipes shall have a minimum cover of 600mm.
- » An overflow pipe with a capacity to discharge 1 in 20 year designed flow shall be introduced from Gross Pollutant Trap (GPT) and connected to 600mm RCP outlet to the canal to allow a bypass in case of any blockage in the sand filters
- » Subsurface or seepage water is to be collected in the basement via agg-lines and directed to underground drainage system. Subsurface water will not be permitted to pump out to either directly or indirectly to the kerb & gutter. If Basement is to be confined with mechanical pump out system, a holding tank shall be provided in the basement and it shall be adequately sized in accordance with Council's "Engineering Specification". In case of a power failure, the holding tank shall have a capacity to store the runoff from weather exposed areas for a period of 5 hours (plus any seepage for a period of 24 hours) during a 1 in 100-year storm event.
- » Grated drains are to be located at the property boundary/bottom of ramp to collect runoff from weather exposed areas. Grated drains shall be adequately sized to collect the runoff from the weather exposed areas of the driveway. It shall have a minimum internal width of 200mm and a depth of 150mm and is to be connected to internal drainage system.

### Civil works in Road reserve

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- » Civil works plan shall clearly define all external works proposed in the road reserve. Proposed works including construction of stormwater drainage, kerb & gutter, footpath, installation of utility services etc. shall be in accordance with Council's "Engineering Specifications". The external works will require Section 138 approval from Council. A separate set of civil plans shall be submitted to Council and an approval shall be obtained prior to CC.
- » Council's standard drawings are to be adopted and detailed for all public domain items (internal & external works).
  - > All external footpaths are to be of plain concrete and all internal footpath are to be either pavers or concrete or bitumen. Gravel path is not recommended.
  - > Block/Brick pavers are to be placed on 30mm thick 4:1 mortar bed on a 110mm 32MPa concrete base with SL72 reinforcing mesh.
  - > Proposed drop kerb shall be replaced with standard layback with 600mm wings. Minimum width of clear width for driveway shall be 3.50m excluding wings.
  - > Heavy duty driveways shall have a minimum of SL82 mesh. Minimum cover over reinforcement shall be 40mm.
- » As noted in the Traffic team's memo, proposed shared path along the canal shall be maintained to 4.0m throughout the site. Sydney water maintenance bay is to be separated from shared path or conflict is to be managed by sign posting & line marking. Proposed Civil works are to be kept clear of all Sydney water GPT structures.
- » Pedestrian shared paths, Entry plaza, carpark entries, footpaths etc. shall be adequately lit to comply with relevant Australian standards. Lighting assessment is to be carried out in these areas of concern and cabling for street lights & pedestrian lights are to be in underground format.

Proposed works may require relocation sewer manhole as building B is to be located on the sewer main. Sydney water is to be consulted to determine the requirements in building over the sewer main.

## Tree Management

Response received: date not stated

Arborist report by Australian Tree Consultants under Clouston Architects accepted with TPZ recommendations to be part of the conditions of consent.

## Waste Management

Response received: date not stated

Based on my concerns below in the 1st Waste Comments and the applicant's responses, my 2nd comments are as follows;

**Point 1.** WMP Paragraph 5.2.5 - a private contractor will be required to collect waste generated at the site. The site manager shall select a waste service provider, negotiate a service agreement and pay for the services.

*Concern: we do not want individual businesses, cafes etc engaging their own waste services. In order to work the site should operate like a shopping centre where the site manager engages waste service providers for the entire site.*

*We could ask the applicant to amend the language in the waste management plan (unless this issue is covered in the ongoing operational management plan for the site) to reflect the above or condition any consent issued to the effect:*

- » *The site manager shall select a private/commercial waste service provider to provide all required waste services for the entire site and all its intended uses including event bins.*

**Point 2** - all three points listed....the applicant has amended the waste management plan to a recommendation that the site utilise 1100L bins which are serviced by a rear loading collection vehicle,

## Internal Referral Responses

which is acceptable. However the reference to bulk bin sizes 1.5, 3 and 4.5m<sup>3</sup> throughout the documents remains:- WMP 5.2.1 table 7, 5.2.5 3rd dot point.

*Again, we could ask the applicant to amend the language in the waste management plan to reflect the above or condition any consent issued to the effect:*

- » *All waste generated on site is to be stored in the designated waste storage area in 1100L bins. All bins on site are required to be serviced by rear loading waste collection vehicles.*

**Point 3** - as per point 2

**Point 4** - Bulky Waste items - Is covered in the Waste Management Plan and is acceptable.

**Point 5** - Special Events as per point 1

Also as discussed today, while I don't ever look at/assess public place litter bins I don't remember seeing any on the drawings and they are not mentioned in the Waste Management Plan. These may be being addressed in an ongoing Site Operational Management Plan however though I would highlight it to you. Hopefully someone is addressing the public spaces and who is responsible for them. I do know that servicing public litter bins now sits under Manoj Kumar at the Depot.

### Waste Comments 1st

The applicant has submitted a well thought out and detailed waste management plan that is acceptable to Council for the Demolition and Construction stages of the development.

The ongoing waste management, i.e. after occupation is very detailed, has been given considerable consideration and offers a number of options (different bin sizes) for servicing the site. However the drawings do not appear to reflect those waste management plan options.

From a waste management perspective the site will also need to be treated in its entirety as a Commercial Property and will need a Management Company/Centre Management to manage the Waste Services from all the tenancies/uses.

The following addresses a number of items individually that I believe we may need to either condition the consent and/or seek further clarification from the applicant to ensure efficient, effective and sustainable waste management at the site.

1. The site (Councils Land) will need a Management Company/Centre Management to:
    - manage all types of waste and recycling generated from all site uses
    - supply a communal private commercial waste collection service
    - bill individual tenancies their proportion of the cost of those waste collection services
  2. The waste store/loading dock depicted on the drawings:
    - The loading dock does not appear to be able to accommodate the option/s in the waste management plan that utilise 1.5M<sup>3</sup>, 3m<sup>3</sup> and 4.5m<sup>3</sup> bins. Due to their size and weight these bins cannot be manoeuvred and must remain in a static position which limits the space in the loading dock for the waste collection vehicle. As important is the fact that these types of bins are also required to be serviced from the front of the collection vehicle not the rear. There is no turning circle depicted on the drawings for this type of service so am not sure that the area can accommodate the required turning circle.
    - The loading dock appears to be able to accommodate the site utilising 1100L waste and recycling bins which is also an option in the waste management plan. These bins are preferable as they have lids and reduce the risk of litter escaping into the environment. The loading dock appears to have been designed for the use of 1100L bins.
    - There are no bins depicted on the drawings in the waste storage area. As such I cannot determine whether this area can accommodate 1100L bins with sufficient space to manoeuvre the bins for servicing.
  3. We need to determine which waste collection option in the waste management plan the site intends to utilise before issuing a consent.
  4. Bulky Waste Items
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- The waste management plan discusses bulky waste items, i.e. broken office chairs, tables gym equipment etc., however the drawings do not depict a communal storage area for these items awaiting disposal/recovery.

### 5. Special Events

The site as a premier facility will almost certainly host special events. Neither the drawings nor the waste management plan address this issue. Special events would be need to be serviced with 240L bins in sets of two (1 x recycling + 1 x waste bin) with a minimum of 25 sets being placed around the main sporting field for the event. The site will also need to accommodate temporary storage of these bins prior to placement and servicing. As there are no bins depicted in the bin storage area I cannot determine whether the area can accommodate these bins.

## Property Services

Response received: Date not stated

Buildings & Property have been part of the design team for this project and therefore are in support. No conditions of consent are required to be added from our side.

## Heritage

Response received 19 November 2019

### Heritage Listing

No. 8 Gipps Street (Concord Oval):

- » is a heritage item
  - > Item no.308 - St Luke's park, gateway/entrance - gates and trees only
- » is not located within the immediate vicinity of a heritage items
- » is not located within a Heritage Conservation Area

### Relocation of the historic entrance gates

In 1913 a set of memorial gates was constructed in the south-west corner of St Luke's Park in tribute to Daniel Zoeller, mayor of Concord Municipality from 1883 to 1908. A newspaper article of the time describes the gates as "four massive concrete pillars, with fretted ironwork, and are substantial rather than ornate". The original gates are discernible in the photograph below of Parramatta Road.

The gates were demolished and rebuilt in 1987 to further north along the Loftus Street boundary. It appears that the gate posts may have been reconstructed to match the original gate posts. It is not clear if the infill panels match the original or not, or if the side panels are salvaged original panels, however it seems likely that the decorative metal gates and panels date from 1987. (The metal gates are unlikely to be original as they appear to be wider than the original gates.) The 1987 reconstruction placed the main section and side sections in line, an arrangement inconsistent with the original which had the gates and side sections at angles. (The gates were placed on the diagonal facing the corner while the side sections were placed along the street boundary.)

It is now proposed to relocate the gates to a proposed pedestrian pathway just to the north of Parramatta Road.

Demolition of the existing gate pillars, and the salvage of the commemorative plaques, decorative gates and metal panels, is considered acceptable as the gate pillars are not original. Rebuilding of the gates is also considered acceptable. Given that the gates are to be rebuilt, the preferred option with regard to heritage conservation would be to:

- Undertake further investigation into the appearance of the original gates (State Records, as well as Council files on the reconstruction of the demolition of the original gates and reconstruction of new gates in 1987)
- Reconstruct the gates (including infill decorative panels) to be similar in appearance and arrangement as the original gates and in a similar location and arrangement to the original gates near the street corner.
- Modify the proposed landscaping scheme accordingly. (The gates should still function as a pedestrian entry.)

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- Ensure any public artwork associated with the project does not detract from the visual prominence or visual setting of the gates.

This approach is consistent with DCP objective D2.3.02 which states that the form of a heritage item retains its appearance, and objective D2.2.03 which states that reconstructions must be authentic and based on documentary evidence.

It is recommended that this approach be discussed with the applicant.

Note: The SoHI states that the gates were rebuilt in 1932, however this appears to be due to a confusing statement on the existing heritage inventory sheet.

### Trees

The trees along Loftus Street are shown on the as being retained. There is a concern that the proposed works will adversely impact on the health and viability of the trees if excavation and building work is undertaken too close to the trees. The trees must be protected during construction. Advice from Council's Tree's Officer must be sought.

### Archaeology

Impact on potential historical archaeological resources is unable to be assessed at this time as further information is required.

### Conclusion and recommendations

The proposal is generally acceptable with regard to its heritage impacts subject to a redesign of the south-western corner of the site to accommodate the modifications to the design of the entry gates as discussed above.

## Archaeology

Response received: 27 November 2019

### Additional Documentation

- » Letter from NGH dated 26 November 2019, with the subject Redevelopment of Concord Oval – Historical Archaeology: Addendum to the NGH Statement of Heritage Impact Report (2019).

### Comments

Archaeological investigations have been undertaken in the area of potential for archaeological remains of the Longbottom Stockade. These investigations found:

- » All artefactual material was located within disturbed contexts and did not reveal significant information regarding the history of the site or provide significant information relating to phases of site use or activities conducted at the Longbottom Stockade
- » No intact cultural deposits were identified during the course of the archaeological investigations
- » Whilst deposits encountered were mostly disturbed, features (three cuts/potential post-holes) were still identified.
- » significant historical disturbance is likely across Concord Oval

However test excavations undertaken could only be undertaken in open areas and some Longbottom Stockade structures may have been located where the Western Grandstand is currently located. Additionally, possible sandstone footings were discovered by a local historical society member approximately in the location of the current Western Grandstand during redevelopment of the site in the early 1980's. (It is unknown whether those possible footings were removed or were related to the Longbottom Stockade.) NGH have therefore recommended a cautious approach to construction in the site so as to help prevent any impacts to any historical relics preserved at the site:

- » archaeological monitoring of ground disturbance works associated with the northern carpark;
- » archaeological monitoring of any ground disturbances to occur across the garden beds along Loftus Street to the west of the project area; and,
- » archaeological testing under the current location of the western grandstand.

### Recommendation

The proposed work is acceptable with regard to its heritage impacts subject to a condition of consent requiring:

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- » Archaeological monitoring of ground disturbance works associated with the northern carpark;
- » Archaeological monitoring of any ground disturbances to occur across the garden beds along Loftus Street to the west of the project area; and
- » Archaeological testing under the current location of the western grandstand.

This condition is in addition to a condition requiring the south western section of the park being redesigned in order to reinstate the gate posts in their original location.

## Environmental Health (Acoustic)

Response received: 4 June 2019

The following document has been assessed:

1. Acoustic Report prepared by Resonate project number S180435 dated the 12th of May 2019

### Comments

The acoustic report outlines a number of recommendations that should be implemented so the development complies with noise legislation and does not impact on neighbouring residents. The recommendations are in part 6 of the acoustic report

### Standard Conditions

#### DAOUA01 - Amplified Music (No speakers or music outside)

Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the Protection of the Environment Operations Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary. Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises

(Reason: Environmental amenity)

#### DAOUC06 - Noise, Air or Water Pollution - Protection of the Environment Operations Act 1997

The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the Protection of the Environment Operations Act 1997.

(Reason: Environmental protection)

#### DAOUC12 - Acoustic Assessment

All recommendations contained in the approved acoustic assessment report shall be adopted, implemented, and adhered to. The Principal Certifying Authority (PCA) shall obtain a statement from an appropriately qualified acoustic consultant, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to the issue of any Occupation Certificate. Any changes made to the proposal that would alter the acoustic assessment will require a further acoustic assessment and a copy of this further report shall be provided to Council for approval prior to the commencement of works.

(Reason: Noise Control and Amenity)

#### DAOUC13 - Further Acoustic Assessment

Following occupation of the building/premises, should it be found that the measures recommended in the acoustic assessment are not sufficient, or have been incorrectly implemented or a noise issue (relating to the development) not previously identified arises (through complaint or otherwise), the owner/occupier shall employ the services of a qualified acoustic consultant to undertake an assessment of the development and complete an assessment report with recommendations to rectify the situation. A copy of this report shall be submitted to Council for approval prior to undertaking

noise attenuation works and implementing recommendations

(Reason: Noise Control and Amenity)

#### DAOUC15 - Noise (General)

The use of the premises shall comply with the requirements of the DECC Industrial Noise Policy 2000 and shall not give rise to the transmission of offensive noise as defined in the Protection of the Environment Operations Act 1997 (NSW)



## Internal Referral Responses

(Reason: Noise Control and Amenity)

### DAOUC16 - Noise Complaints - General

The development must not cause offensive noise as defined by the Protection of the Environment Operations Act 1997 (NSW). Following occupation, should complaints of a noise nuisance be received and substantiated by an authorised officer, an acoustic assessment shall be conducted by a qualified acoustic consultant and the resulting report shall be provided to Council for approval. Following approval the owner/occupier shall then implement all recommendations contained in the assessment report within a timeframe set by Council, to the satisfaction of Council and in compliance with any additional direction given by Council.

(Reason: Noise Control and Amenity)

### DAOUC19 - Compliance with Noise Control Legislation

The applicant shall ensure that all activities within the premises comply with the relevant sections of the Protection of the Environment Operations Act 1997 and Regulations; the NSW Environment Protection Authority Industrial Noise Policy (2000) and relevant Australian Standards on Noise Control on Construction, Maintenance and Demolition Sites.

(Reason: Noise Control and Amenity)

### DAOUE07 - No Live Bands

No live bands shall perform on the premises.

(Reason: Noise attenuation)

### DAOUE08 - Patron Behaviour - Security Staff

The Management must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, Management is responsible for the control of noise and litter generated

by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner. The Management will employ private security staff to ensure that this condition is complied with to the satisfaction of Council.

(Reason: Amenity, health and safety)

### DADWF01 - Noise - Construction

All works carried out on site during construction/ demolition/ excavation/ earthworks shall comply with the NSW DECC Protection of the Environment Operations Act 1997 and the DECC Noise Control Guideline - Construction Site Noise and AS 2436-1981 - "Guide to Noise Control on Construction, Maintenance and Demolition Sites" for the control of construction noise which specifies that:

- » Construction period of 4 weeks and under - The L10 level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 20 dB(A).
- » Construction period greater than 4 weeks and not exceeding 26 weeks - The L10 level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 10dB(A).
- » Silencing - All possible steps should be taken to silence construction site equipment.

Should complaints of a noise nuisance be justified, Council will require the acoustic treatment of the identified noise source/s to ensure compliance with Councils requirements on noise. An acoustic assessment & report will be required to ensure that the intrusive noise from the plant does not exceed 5 dB (A) above the background noise. Should complaints of a noise nuisance be justified, Council will require the acoustic treatment of the premises to ensure compliance with the NSW DEC Industrial Noise Policy. A further acoustic assessment & report will be required to be provided to Council assessing the premises in working order.

(Reason: Noise Attenuation)

### DADWF02 - Noise - Plant

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## Internal Referral Responses

All works carried out on site during construction/demolition/excavation or earthworks shall comply with the NSW DECC Protection of the Environment Operations Act 1997. Approved and effective silencing measures shall be provided and maintained on all power-operated plant used on site.

(Reason: Safety and Amenity)

### DADWF03 - Noise & Vibration

The construction of the development and preparation of the site, including operation of vehicles, must be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise or vibration problem arising, the person in charge of the premises must, when instructed by City of Canada Bay Council or the Accredited Certifier, cease work and carry out an acoustical survey and/or investigation by an

appropriate acoustical engineer or consultant and submit the results to Council. The person in charge of the site must implement any or all of the recommendations of the consultant and any additional requirements of Council. Any requirements of Council in this regard must be complied with immediately.

(Reason: Noise attenuation)

### **Non-Standard Conditions**

#### **NOISE – GENERAL**

- (a) The emission of noise associated with the use of the premises including the operation of any mechanical plant and equipment shall comply with the following criteria:
  - a. The LAeq, 15minute noise level emitted from the use must not exceed the background noise level LA90, 15minute by more than 5dB when assessed at the boundary of any affected residence.
  - b. The LAeq,15minute noise level shall be adjusted for modifying factors in accordance with Part 4 of the Environmental Protection Authority (EPA) NSW Industrial Noise Policy.
  - c. The background noise level shall be measured in the absence of noise emitted from the use in accordance with Australian Standard AS 1055.1-1997-Description and measurement of environmental noise.
- (b) An LAeq,15minute noise level emitted from the use must not exceed the LA90, 15minute noise level by more than 3dB in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed inside any commercial premises provided that;
  - a. The LAeq,15minute noise level and the LA90,15minute noise level shall both be measured with all external doors and windows of the commercial premises closed;
  - b. The LA90,15minute noise level shall be measured in the absence of noise emitted from the use but with the ventilation equipment (including air-conditioning equipment) normally servicing the commercial premises operating.
  - c. In this clause, the term "noise level emitted from the use" means the contributing noise level from the use in isolation to any other ambient noise and account must therefore be taken of the LAeq,15minute when the use is not in operation.
  - d. In circumstances where this development application refers to a modification or addition to an existing use, the background noise level referred to in this clause pertains to the LA90, 15minute noise level measured in the absence of all noise from the site.

#### **COMPLIANCE WITH ACOUSTIC REPORT**

All recommendations contained in the acoustic assessment report prepared by report Resonate project number S180435 dated the 12th of May 2019 shall be adopted, implemented, and adhered to. All recommendations contained in part 6 of pages 21 & 22 of the report must be complied with at all times

## Environmental Health (Acid Sulfate Soil)

Response received: 21 November 2019

The Geotechnical Investigation and Preliminary Waste Classification report prepared by Douglas Partners, dated September 2019; project no: 86747.00 was reviewed.

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The premises is part Class 2 and Class 5.

In the above report, it states:

- » Areas of the soil do have acid sulphates present,
- » Consultants have not been advised of how much soil will be removed,
- » ASS investigation only undertaken on the north eastern half of site and south eastern half was not investigated.
- » Additional testing be conducted to confirm liming rate.

Based on the information provided additional information is required, HOWEVER if you require conditions at this stage; they have also been provided for you below:

### **Additional Information Required:**

A. A statement from a suitably qualified and experienced consultant stating that the proposed development will not result in the disturbance of more than 1 tonne of soil and the works will not lower the watertable.

### **OR**

B. A detailed management plan in accordance with the ASSMAC assessment guideline and the following items must be address as part of the management plan:

1. A description of the acid sulfate soils mitigation strategies incorporating a schedule of construction and operational phases to minimise impacts from:

- a) the disturbance (including excavation or changes in surface or subsurface water systems)
- b) any excavated soils (including storage, treatment or use)
- c) any acid leachate produced (including storage, treatment, discharge or use)

2. A monitoring program for soils and the surface and subsurface water quality outlining:

- a) what parameters will be monitored
- b) monitoring locations
- c) monitoring frequency
- d) analyses to be conducted
- e) laboratory conducting analyses
- f) procedures to be undertaken if monitoring indicates that thresholds are being exceeded
- g) reporting procedures to relevant authorities and the community (if appropriate).

3. A description of the contingency procedures to be implemented at the site to deal with unexpected events or in the event of failure of management procedures including a Remedial Action and Restoration Action Plan related to:

- a) any failure to implement any proposed acid sulfate soil management strategies
- b) any mitigation strategies being ineffective so that the project fails to meets agreed standards

or performance levels.

### **OR**

### **Recommended Standard Conditions**

#### DADWB01 - Acid Sulphate Soils Plan – Compliance (AMENDED)

The Principal Contractor/Owner Builder and any sub-contractor must comply with the Acid Sulphate Soils - Planning Guidelines by the NSW Acid Sulphate Soils Management Advisory Committee Guidelines, August 1998.

(Reason: Compliance with condition of consent)

#### DADWB02 - Acid Sulphate Soils

Any excavation works carried out on site should be closely monitored to ensure no signs of Potential Acid Sulphate Soil (PASS) or Actual Acid Sulphate Soil (AASS) are observed. Indicators may include grey to greenish blue clays, unusual gold-yellow mottling or 'rotten egg' odours. If any of these indicators are

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observed, excavation of the site is to be stopped immediately, Council is to be notified and a suitably qualified environmental scientist should be contracted to further assess the site.

(Reason: Environmental protection)

### DADWB02B - Acid Sulphate Soils Consultant's Report (AMENDED)

All recommendations made in the Geotechnical Investigation and Preliminary Waste Classification report dated September 2019 prepared by Douglas Partners, Project No. 86747.00 must be implemented. Any change made to the site that will or is likely to impact the recommendations of the Preliminary Site Investigation will require a further assessment and is to be provided to Council prior to the commencement of works.

(Reason: Compliance and Environmental Protection)

### DACCM06 - Acid Sulfate Soils - Detailed Assessment (Deferred Commencement) (AMENDED)

A detailed acid sulfate soil assessment is as per required Geotechnical Investigation and Preliminary Waste Classification report dated September 2019 prepared by Douglas Partners, Project No. 86747.00. This is to be carried out by a suitably qualified person and in accordance with the acid sulfate soils assessment guidelines (ASSMAC August 1998). The detailed assessment shall be submitted to Council prior to the issue of a Construction Certificate.

(Reason: Compliance and Environmental Protection)

## Environmental Health (Contamination)

Response received: Date unknown

Following a review of information submitted in support of the redevelopment the following is noted:

The proposal does not involve a change of existing use

A historic site review concludes Council has no known knowledge of contaminating activities occurring on the site. Based on the above please find recommended conditions below.

- » DADWC01 - Contaminated Land Unexpected Finds
- » DAOUC06 - Noise, Air or Water Pollution - Protection of the Environment Operations Act 1997
- » DADWA04 - Dust Control
- » DADWC08 - Excavation Pump-out

## Environmental Health (Food)

Response received 20 November 2019

It is noted on the plans for this proposal that kitchen facilities which serves food to the public will be present in only Building A.

It is noted that there will be a kitchen/café on the ground level, a canteen/kiosk also on ground level and a kitchen on level 1.

No detailed plans are provided with regards to the layout of these facilities and such additional information is required.

HOWEVER, conditions have also been recommended, if the development application is going to be conditioned without additional information been provided.

### **Additional Information Request:**

1. Please confirm where all kitchen facilities are located which serves food to the public and how many in total.
2. Provide detailed drawings showing layout of each kitchen facilities, including but not limited to floor plan, location of bin storage area, location of all dry storage areas, location of coolrooms/freezer units, location of cleaners sink etc. Please ensure they comply with AS 4674-2004; Design, construction and fit-out of food premises.

**OR**

### **Recommended Standard Conditions**

#### **DAGCB04 - Food Premises - General**

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## Internal Referral Responses

The construction and operation of the food premises shall comply with all applicable legislation/regulation and standards, including:

- The Food Act 2003
  - Food Regulation 2015
  - Food Standards Australia and New Zealand - Food Standards Code
  - The cooking appliances require an approved air handling system designed in accordance with AS1668.1-1998 and AS1668.2-1991 or alternative solution satisfying the performance objectives of the Building Code of Australia. No approval is granted for the burning of wood fired fuel.
  - The construction, fitout and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003 and AS 4674 - Design, Construction and Fitout of Food Premises where:
    - a. The floor of the food premises must be finished in an approved non-absorbent material, evenly laid, or graded and drained to a trapped floor waste.
    - b. The floor must be coved at the intersection with the walls.
    - c. The walls of the food preparation area must be of solid construction and finished with glazed ceramic tiles or other rigid, smooth-faced impervious material.
    - d. Ceilings within the food preparation and storage areas must be free of gaps and open joints and must be finished with an impervious sealed material. Drop in panels are not permitted in food preparation areas, food storage areas or areas where open food is displayed or served.
    - e. Hand wash basin/s, with hot and cold running water mixed through a common spout, hand wash soap and hand drying facilities must be provided in all food preparation bar areas, and toilets used by food handlers and must be no further than 5m travel distance from a place where a food handler is handling food. All taps to hand wash basins must be hands free. (For example: sensor taps, knee operated taps or foot pedal taps). Liquid soap and paper towel dispensers or other hand drying facilities must be located next to and in close proximity the hand wash basin.
    - f. A single bowl sink and a dishwasher must be provided in the food preparation or designated area, (where all the food contact equipment will fit in the dishwasher) in addition to the hand basin.
    - g. A separate and dedicated food preparation sink is to be provided within the food premises where foods are prepared by immersion in water.
    - h. A cleaners' sink for the purpose of cleaning floor mops and other cleaning equipment must be provided within the premises, preferably in the garbage room or separate from the food preparation and storage area.
    - i. The appliances used to store potentially hazardous food must have a capacity to keep food hotter than 60oC or colder than 5oC and be provided with a thermometer, accurate to 1oC and which can be easily read from outside the appliance.
    - j. All unpackaged ready to eat food for self service must be provided and maintained with protective barriers and have separate serving utensils, in accordance with Standard 3.2.2 of the Food Standards Code under the Food Act 2003.
    - k. The sanitary facilities must be separated from all food handling areas via an airlock, self-closing door or mechanical ventilation in accordance with the provisions of the Building Code of Australia, Part F 3.1, 4.8 and 4.9.
    - l. Clothing lockers or change rooms for male and female staff must be provided in the premises in a separate location to the food handling and storage areas.
    - m. To ensure the adequate storage and collection of waste from the occupation or the use of the food premises, all garbage and recyclable materials emanating from the premises must be stored in a designated waste storage area. The waste storage area must be designed and constructed in accordance with AS 4674 - Design, Construction and Fitout of Food Premises, and must be:
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## Internal Referral Responses

- i. Provided with a hose tap connected to the water supply;
- ii. Paved with impervious floor materials;
- iii. Coved at the intersection of the floor and walls;
- iv. Graded and drained to a waste disposal system in accordance with the relevant regulatory authority (Sydney Water);
- v. Adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour as defined by the Protection of the Environment Operations Act 1997;
- vi. Fitted with appropriate interventions to meet fire safety standards in accordance with the Building Code of Australia.

Detailed plans and specifications for the construction of the waste storage area are to be submitted to the Certifying Authority with the Construction Certificate

- n. Cool room(s), refrigerated chambers and strong-rooms are to be constructed in accordance with G 1.2 of the Building Code of Australia.
- o. The floor of the coolroom must be graded to the door and a floor trapped waste outlet must be located outside the coolroom as near as possible to the door opening.
  - i. All proposed shelving in the coolroom must be free-standing, constructed of galvanised steel angle section or other approved material with the lowest shelf at least 150mm clear of the floor.
  - ii. The floor of the coolroom must be constructed of impermeable concrete or coated, topped or otherwise finished with an impervious material to a smooth even surface and coved at the intersections with the walls to a minimum radius of 25mm.
  - iii. A door which can be opened at all times from inside without a key.
  - iv. Adjacent floors, walls, ceilings and other surfaces are able to be easily and effectively sanitised
  - v. An approved audible alarm device must be located outside the coolroom(s) but controllable only from within the coolroom(s) and be able to achieve a sound pressure level outside the chamber or coolroom(s) of 90 d B(A) when measured 3 metres from the sounding device.
- p. All service pipes, electrical conduits, refrigeration condensate pipes and the like must be chased into walls and floors or at least 25mm off the wall.
- q. All openings in walls, floors and ceilings, through which service pipes pass, must be vermin proof.
- r. Where fittings are butt joined together they must be sealed to eliminate any cavities or crevices. Alternatively, a clear space of at least 75mm is to be provided between fittings.
- s. The following requirements apply to clearances and supports of equipment:
  - i. All stoves, refrigerators, cupboards and similar fittings must have metal legs made of non-corrosive metal or moulded plastic at a minimum height of 150mm above the floor. If placed flush on solid plinths the solid plinth
  - ii. is to be a minimum of 75 mm high.
  - iii. All shelving must be fixed 25mm clear of the walls on solid metal brackets.

(Reason: Compliance legislation and standards)

### DAGCB07 - Lighting

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with relevant standards in this regard.

(Reason: Protect amenity of surrounding area)

### DAGCC04 - Ventilation

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## Internal Referral Responses

To ensure that adequate provision is made for ventilation of the premises, mechanical and/or natural ventilation systems shall be designed, constructed and installed in accordance with the provisions of:

- The Building Code of Australia; and
- Protection of the Environment Operations Act 1997; and
- Any proposed mechanical ventilation system shall comply with the Australian Standard AS 1668-1991 (parts 1 & 2).

Prior to installation, the design is to be certified by a person competent to do so. At completion of the installation of the system and prior to the issue of the occupation certificate, the work shall be certified by a person competent to do so.

The certification shall include:

- i. Date of inspection, Inspection, testing and commissioning details
- ii. The name and address of the individual who carried out the test and
- iii. A statement that the service has been designed, installed and is capable of operating to above the standard

Ventilation above cooking equipment (delete if not applicable)

Mechanical ventilation must be provided above cooking equipment and is to be designed and installed in accordance with relevant Australian Standards 'The use of ventilation and air conditioning in buildings - Ventilation design for indoor air contaminant control'.

(Reason: Compliance with relevant standards)

### **DACCE05 - Waste Water Control**

The applicant shall contact Sydney Water, to determine the requirements for the disposal of wastewater and liquid trade waste (including grease traps or grease arrestors). The applicant must provide a copy of the Authority to connect to the sewer system prior to the issue of a Construction Certificate. There is to be no discharge of wastewater to the stormwater system.

(Reason: Information)

### **DAOCA01 - Food Premises - Final Inspection**

Prior to the issue of an Occupation Certificate, a City of Canada Bay Pre Occupation Food Premises Inspection report is to be obtained from Council confirming satisfactory compliance with applicable food legislation.

(Reason: To ensure compliance of the food premises with the Food Act 2003, Food Regulations 2015, Food Standards Australian and New Zealand - Food Standards Code and Australian Standard 4674-2004 Design, construction and fit-out of food premises)

### **DAOCA02 - Food Shop Registration Requirements**

Prior to the issue of any Occupation certificate a Business Registration Form must be completed and submitted to Council. This form is available online at [www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au). In the instance details on the original registration form change, Council is to be notified of the change within seven (7) days of the change occurring.

(Reason: Registration and notification to relevant authorities)

### **DAFOA02 - Certificate of Test of Mechanical Ventilation**

On the satisfactory completion of work and prior to the issue of an Occupation Certificate, a Certificate of Test of Mechanical Ventilation shall be supplied to the Principal Certifying Authority from an approved mechanical ventilation engineer.

(Reason: To ensure compliance with approved plans)

### **DAOUA01 - Amplified Music (No speakers or music outside)**

Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the Protection of the Environment Operations Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary. Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises

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## Internal Referral Responses

including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises

(Reason: Environmental amenity)

### **DAOUA06 - Deliveries**

All deliveries must not occur before 7.00am or after 8.00pm weekdays and before 9.00am or after 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

(Reason: To control noise impacts)

### **DAOUA06B - Waste & Recycling Collection (AMENDED)**

The collection of waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

Garbage and recycling must not be placed on the kerbside for collection more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one hour of collection and returned to the designated, Garbage Room.

The garbage and recyclable storage and bins must be adequate to contain the volume and type of garbage and recyclable matter on the food premises. All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all time.

(Reason: To regulate noise and garbage collection arrangements)

### **DAOUA07 - Flashing Lights**

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external sign associated with the development.

(Reason: Environmental protection)

### **DAOUA13 - Lighting Nuisance**

The use of floodlighting or the like, to advertise or attract attention or for the convenience of patrons must be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists. The use of flashing lights is strictly prohibited.

(Reason: Environmental amenity)

### **DAOUC06 - Noise, Air or Water Pollution - Protection of the Environment Operations Act 1997**

The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the Protection of the Environment Operations Act 1997.

(Reason: Environmental protection)

### **DAOUC16 - Noise Complaints - General**

The development must not cause offensive noise as defined by the Protection of the Environment Operation Act 1997 (NSW). Following occupation, should complaints of a noise nuisance be received and substantiated by an authorised officer, an acoustic assessment shall be conducted by a qualified acoustic consultant and the resulting report shall be provided to Council for approval. Following approval the owner/occupier shall then implement all recommendations contained in the assessment report within a timeframe set by Council, to the satisfaction of Council and in compliance with any additional direction given by Council.

(Reason: Noise Control and Amenity)

### **DAOUC21B - Minimal Cooking - No Mechanical Ventilation**

Minimal cooking is permitted on the premises. The combined total power output of all appliances used in the preparation of food is limited to gas and electrical cooking appliances - 8 Kw and 29 megajoules/hour respectively.

(Reason: To regulate the use of the premises)

### **DAOUC21D - Method of Cooking**

The cooking of food at the premises by barbecue or charcoal methods is not permitted. This approval does not permit the installation of barbecue or charcoal cooking appliances. Comprehensive details must be submitted with a formal application to Council for prior approval.

(Reason: To regulate the use of the premises)

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## Internal Referral Responses

### DAOUE02 - Bottle, Can or Garbage Disposal

No bottle, can or garbage disposal shall take place between the hours of 8.00pm and 7.00am daily.

### Access Committee

Response received: date not stated

Overall the DA lacks design details required to address access for people with disabilities.

- » The location gradient, length and circulation spaces of the ramps do not appear to be compliant to the standards.
  - » The path of travel from the carpark through to the building to the accessible toilets is excessively long, unclear and disjointed. It is not inclusive and will be a barrier for people with disabilities and parents with prams.
  - » Rest areas that include seating at landings on long stairways/pathways will need to be established.
  - » Ensure the ramps have compliant handrails and grab rails and the ramps, landings and walkways are wide enough to meet the AS 1428.1.
  - » Several pathways gradients are unclear. Walkway gradients of 1 in 33 for 25mtrs or 1 in 20 for 15mtrs are the standard that needs to be met.
  - » There needs to be shade and shelter over stairs in external areas leading to principal pedestrian entrances and along the concourse.
  - » Shade and shelter must be provided over connecting pathways from the carpark building and over some viewing/ spectator areas that are located outdoors.
  - » The clear opening of doorways on a continuous accessible path of travel not does appear to be 800mm on the plans.
  - » There needs to be clear, easy to read signage at the entry to the spectator and viewing area incorporating relevant international symbols of access or deafness, that can easily be read by a person when standing or seated and incorporating raised tactile and Braille elements.
  - » The viewing areas needs shade and shelter and must to be connected to, but located off the continuous accessible path of travel, so as not to provide an obstruction to path users.
  - » A raised viewing area for people who need to remain seated, in areas where viewing is predominantly undertaken by people who are standing. There needs to be an appropriate kerb and handrail on any raised viewing platform to prevent people from falling or rolling over an edge.
  - » Accessible seating spaces must be available in a variety of equitable locations throughout a building or facility, that allow people to sit together, for example, friends and family, person using a wheelchair and person using an assistance animal. There is no inclusive seating for people using wheelchairs in the tiered seating area.
  - » Accessible seating spaces must be provided on a flat area with no gradient and covered. The minimum space for a wheelchair shall not impinge on the dimensions required for isles by more than 250mm or for crossovers by more than 300mm.
  - » Accessible seating spaces shall be adjacent to fixed seating and distributed throughout the public area. Wheelchair spaces that are a minimum of 850mm wide (800mm acceptable if located at the end of a row) and a minimum of 1250mm deep.
  - » Fixed accessible seating spaces must be located within the buildings (café, gym and function centre and club rooms) are to be provided in numbers and sizes that are dependent on their location, the size of the room and their approach.
  - » The fixed seating must have backs and armrests (220 - 300mm above the seat) at a height of 350mm - suitable for children, 450mm - general public use, 520mm - for older adults).
  - » The rows of seating must have adequate space between them to allow people to easily move through.
  - » Signage must be installed within appropriate 'Zones for Viewing' in accordance with Australian Standards.
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## Internal Referral Responses

- » There needs to be adequate width along the concourse to accommodate expected pedestrian volumes. Wheelchair users, scooters & prams in the viewing area, the location of the canteen and toilets are all within close proximity and limited circulation space.
  - » The ramp from the basement Building A to the ground is 1:9 not 1:14 as stated in the AS 1428.1 It needs to be accessible for all people to access the field. Handrails must be at appropriate heights that cater for both adults and children.
  - » The canteen counter of 900mm in height is practical for wheelchair users. It is also a usable height for people standing as well.
  - » The entry ramp is not continuous accessible path of travel from the property entrance; the stairs encroach on the traverse path of travel, and interrupts the flow of pedestrian traffic (stairs).
  - » Ensure two accessible, two Senior and two parents with prams car parking spaces are located in the overflow car parking area closest to the field side.
  - » Handrails on both sides of the entry ramps should be easy to grip and do not create an obstruction to the passage of the hand along the entire handrail.
  - » A raised dome on handrails must be used to notify users of the beginning and end of the stairway (where required).
  - » There needs to be identification of the stairs, for example, colour or signage to assist users to determine their location or level within a building.
  - » There needs to be consistent tread height throughout stairway to reduce risk of trips / falls. Slip resistant step treads in wet and dry conditions along the entire stairway.
  - » Hazard tactile ground surface indicators must be installed at the top and bottom of stairs. Steps require with treads between 150 - 165mm high and a minimum depth of 275 - 300mm.
  - » Ensure enclosed stair risers without any lip overhang and of opaque construction.
  - » Ensure clear, easy to read signage to stairs incorporating relevant international symbols of access or deafness that can easily be read by a person when standing or seated and incorporating raised tactile and Braille elements
  - » Lighting needs to be provided for safe movement within buildings and round the path of travel be uniform and shall comply with AS 1680.0
  - » A hearing augmentation must be installed with signs indicating that assistive hearing devices are installed in the carpark Building B, on the concourse, and throughout Building A on all levels.
  - » All levels of Building A must provide lighting for people with hearing impairment. In the function centre, adequate focused lighting without excessive shadows shall be provided both on the face for the presenter for lip reading and on the interpreter for sign language interpretation.
  - » It is recommended car parking be built to be 2 storeys. (What is being shown will cater for very few public vehicles if the clubs' players and officials and general workers arrive early. This is a consideration for local residents, and attending spectators.)
  - » The top floor of the car parking needs to provide a lift at the cafe end.
  - » Stairways need to be provided at both ends of the car park.
  - » Ground floor needs to have two entrances (in and out) with one at each end.
  - » At least three accessible toilets must be included on the ground floor of Building A.
  - » Access to appropriate toilets for all users including people with mobility challenges, for example, ambulant and unisex accessible toilets within the toilets needs to be provided
  - » All pathways are to be level - no steps.
  - » Accessible parking should to be provided on top floor near the lift.
  - » Accessible parking to be near both in and out entrances to the oval seating.
  - » Area needs to set aside at the front for people in wheel chairs.
  - » An accessible playground near the cafe area should be provided, with ease of parental supervision from cafe verandah and safe access to the playground for children.
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## External Referral Responses

### NSW Police

A new main pedestrian access to connect to the existing Gipps Street pedestrian bridge is proposed from Loftus Street near the corner with Gipps Street, with new pedestrian pathways around the site and landscaped gardens. Police recommend installing CCTV camera covering the access points to the bridge and cameras capturing the entire bridge. Light is also recommended to assist the CCTV cameras at night. It is recommended that adequate lighting be installed around the site and landscaped gardens to reduce hiding spots.

All trees, both within the subject site and those which may be impacted outside of the subject site along Gipps Street and Loftus Street frontages have been assessed. It is recommended that the trees be maintained to prevent overgrowth and light obstructions and consideration to be given for the installation of tree lights along the footpaths to encourage usage of the paths at night, encouraging its use by pedestrians.

Police highly recommend CCTV cameras are installed at all access points. Signage is also encouraged to deter excuse making from possible trespass offenders. There are cost-effective crime prevention measures that can be considered such as solar-sensing lighting and solar garden lights.

Burwood Police would like to conduct an onsite safety assessment of the Concord Ovals finished development, prior to being issued the builders certificate of completion.

### Roads and Maritime Services

Response received: 13 June 2019

Roads and Maritime has reviewed the development application and would provide concurrence to the proposed vehicular crossing works on Gipps Street under Section 138 of the Roads Act 1993, subject to Council's approval and the following requirements being included in the development consent:

1. All buildings and structures, together with any improvements integral to the future use of the site shall be wholly within the freehold property (unlimited in height or depth), along the Parramatta Road and Gipps Street boundary.
2. The design and construction of the vehicular crossing on Gipps Street shall be in accordance with Roads and Maritime requirements. Details of these requirements shall be obtained by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Detailed design plans shall be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3. The WestConnex project has identified a section of the land which will require non-exclusive access for construction of an air quality monitoring station on the subject site (Attachment A). The WestConnex project team shall be consulted with regard to the location of the monitoring station and any requirements through [dakelly@transurban.com](mailto:dakelly@transurban.com) prior to the issue of a Construction Certificate.
4. All vehicles are to enter and exit the site in a forward direction
5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) shall be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018. Parking Restrictions may be required to maintain the required sight distances at the driveway.
6. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
7. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Parramatta Road or Gipps Street.

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8. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate
  9. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Parramatta Road and Gipps Street during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

In addition to the above, Roads and Maritime provides the following advisory comments to Council for consideration in its determination of the development application:

1. Roads and Maritime is in the process of developing a road network plan which will provide a framework for improving the operation and management of the Concord to Drummoyne road network which includes Gipps Street.

It is recommended that the 4.81 metre building offset provided at the north-west corner of the site is maintained along the entire Gipps Street boundary frontage, to assist in potential future projects along the corridor.

2. Consideration should also be given to providing bicycle parking facilities either within the development or close to it to support and encourage active transport to the site.
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