

CONDITIONS OF DEVELOPMENT CONSENT

DA No: M2017/525/A
Property: 2, 4 & 6 Kerrs Road and 46 Joseph Street, LIDCOMBE NSW 2141
Description: Section 4.55(2) application for alterations and additions to an approved mixed use development including additional basement car parking level and reconfiguration of lift cores, stair wells and ground floor pedestrian ramp

1. Amend condition '2' to read as follows:-

Approved Plans and Documents

The development is to be carried out generally in accordance with the approved stamped plans and documents as numbered below:

Drawing Title / Plan or Reference Number	Prepared By	Rev.	Dated
Plan - Site / Roof / A 0.01	MoMa Architecture	G	18/07/2019
Plan - Basement 1 / A 1.00			
Plan - Basement 2 / A 1.01			
Plan - Basement 3 / A 1.02			
Plan - Basement 4 / A 1.03			
Plan - Basement 5 / A 1.03A			
Plan - Ground Level (Retail) / A 1.04			
Plan - Level 1 / A 1.05			
Plan - Level 2 - 8 / A 1.06			
Plan - Level 9 / A 1.07			
Elevation - North (Kerrs Road) / A 2.00			
Elevation - East (Joseph Street) / A 2.01			
Elevation - West (Armstrong Lane) / A 2.02			
Elevation - South / A 2.03			
Section (North - South) / A 3.00			
Section (East - West) / A 3.01			
Section (Ramp Layout) / A 3.02			
Stair Layout / A 3.04			
Ramp Detail / A 3.03			
Post Adaptable Unit / A 4.01			
Material Schedule & Finishes / A 5.00			
Ceiling Height Detail / A 7.01			
Landscape Plan: Ground fr & Landscape Image Palette / DA-L101	Canvas Landscape Architects	B	30/11/2018
Landscape Plan: Level 1 + Typical Detail / DA-L102			
Landscape Plan: Level 9 + Maintenance Schedule / DA-L10			

General Notes / A7225 - Cover	Alpha Engineering & Development	F	29/11/2018
Sediment and Erosion Control Plan / A7225 - SW01			
Basement 4 Drainage Plan / A7225 - SW02			
Basement 3 Drainage Plan / A7225 - SW03			
Basement 2 Drainage Plan / A7225 - SW04			
Basement 1 Drainage Plan / A7225 - SW05			
Ground Floor Drainage Plan / A7225 - SW06			
Stormwater Sections & Details / A7225 - SW07			
Access Report / A14084-2-6_Kerrs_Road_Lidcombe	Morris Goding Accessibility Consulting	A5	24/11/2017
Acoustic Letter / 20170596.1 / 3105A/R0/JL	Acoustic Logic	-	31/05/2018
Acoustic Report / 20170596.1/3005A/R2/JL		2	30/05/2018
BASIX Certificate / 836685M_06	-		30/01/2020
Detailed Site Investigation / E1296-2	Benviron Group	1	27/06/2018
Remediation Action Plan / E1296-3	Benviron Group	0	27/06/2018
Flood Impact Assessment / -	WMA Water	-	08/12/2017
Flood Impact Assessment / -			08/07/2019
Pedestrian Wind Environment Statement / WD696-01F02	WindTech	4	09/10/2017
Waste Management Plan	Elephants Foot Recycling Solutions	-	04/12/2017

except as otherwise provided by the conditions of this determination (Note:- modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 4.55 of the Environmental Planning and Assessment Act (as amended)).

Reason:- to confirm and clarify the terms of Council's approval.

[Condition 1 amended by Section 4.55(2) modification M2017/525/A]

2. Amend Condition '42' to read as follows:-

Car parking to Comply with Approved Details

The area set aside for the parking of vehicles, and so delineated on the plans prepared by MoMa Architecture and endorsed plans **Drawing Numbers A 1.00, A1.01, A1.02, A1.03 and A 1.03A, Issue G, dated 18 July 2019**, shall not be used for any other purpose.

Reason: to ensure the car parking area is not used for purposes other than the parking of cars associated with the use.

[Condition 42 amended by Section 4.55(2) modification M2017/525/A]

3. ***Amend Condition '43' to read as follows:-***

Number of Car Parking Spaces

A total of 99 off-street car parking spaces are to be provided to the development. Of this figure:

- A minimum of 78 spaces shall be dedicated as residential use (including 8 accessible spaces).
- A minimum of 15 spaces shall be dedicated as residential visitor use.
- A minimum of 6 spaces shall be dedicated as commercial use (including 2 accessible spaces).

The spaces are to have minimum dimensions of 5.5 m x 2.4 m and be suitably sealed, marked, drained and freely accessible at all times. Visitor carparking spaces shall be a minimum width of 2.6 m.

Car parking spaces are not to be enclosed by any device, such as a wire or mesh cage, walls or other similar fixtures unless there is a minimum clear internal width of 3 metres. Carparking spaces shall not be enclosed without the prior consent of council.

Reason: to ensure there is sufficient car parking for the development and to comply with Auburn Parking & Loading DCP.

[Condition 43 amended by Section 4.55(2) modification M2017/525/A]

4. ***Insert Condition '150' to read as follows:-***

Amended Plans

Prior to the issue of a Construction Certificate, amended plans addressing the following shall be submitted to and approved by Cumberland Council's Manager Engineering and Traffic:

- a) Stormwater tank outline details shall be updated to comply with the approved stormwater plan.
- b) Stormwater access grates in the OSD tank shall be clear of the access ramp.
- c) Floor areas shall be clear of the OSD tank area.
- d) An amended basement drainage plan shall be submitted.
- e) The accessible parking spaces shall comply with AS2890.6. Version: 2, Version Date: 24/10/2019.

Reason: to ensure accessible parking spaces comply with AS2890.6 and floor areas are clear of the OSD area.

[Condition 150 inserted by Section 4.55(2) modification M2017/525/A]