
Application No: M2018/210/B
Property: 65-71 Kerrs Road LIDCOMBE NSW 2141
Officer: Roy Wong
Created: 21 May 2020

Below is the list of conditions applied to this application for review prior to the issue of the Assessment Report

Draft Notice of Determination

Amend Conditions '1', '4', '8', '14', '15' and '61' as follows:

1. DAGCZ01 - Approved Plans - Deferred Commencement

The development is to be carried out generally in accordance with the following plans as numbered below, except as modified by the deferred commencement condition of approval:

Architectural Plans:

| Plan Number | Prepared By | Revision No. | Dated |
|------------------------------------|--|--------------|-------------------|
| Demolition A0.03 | Moma Architecture | A14 | 20.05.19 |
| Roof A1.01 | | 02 | 25/03/2020 |
| Basement A1.02 | | | 25/03/2020 |
| Ground Level A1.03 | | | 26/03/2020 |
| Level 1 A1.04 | | | 26/03/2020 |
| Elevations A2.00 | | | 25/03/2020 |
| Elevations 2 A2.01 | | | 25/03/2020 |
| Sections A3.00 | | | 25/03/2020 |
| Schedule of finishes A4.00 | | 01 | 26/11/2019 |
| Landscape DA 01A and DA 02A | Sprout Landscape Architecture Pty Ltd | A | 15/11/2019 |

Stormwater Plans:

| Plan Number | Prepared By | Revision No. | Dated |
|---------------------|--|--------------|-------------------|
| A8047 - SW01 | Alpha Engineering and Development | J | 27-03-2020 |
| A8047 - SW02 | | | |
| A8047 - SW03 | | | |
| A8047 - SW04 | | | |
| A8047 - SW05 | | | |

Reports:

| Plan Number | Prepared By | Revision No. | Dated |
|---|---|--------------|-------------------------|
| BASIX 918957M_06 | Outsource Ideas P/L | - | 30 March 2020 |
| Plan of Management | Think Planners | - | 12.04.19 |
| Acoustic Assessment Ref: 3010-D05 | Sebastian Giglio Acoustic Consultant | - | 14 November 2019 |
| Preliminary Site Investigation E23794.E01 | Eiaustralia | Rev 1 | 26.06.18 |

The plans will not be "stamped" by Council until the modifications required by the deferred commencement condition have been incorporated into the revised plans.

(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 amended by Section 4.55 modification M2018/210/B]

4. DAGCZ02 - Auburn DCP 2007 - LGA Wide

A sum of **\$123,873.00** is to be paid to Council for the purpose of LGA Wide plans being the provision of open space and recreation facilities, community facilities, accessibility and traffic works, town centre upgrades, car parking and Council's administration of the development contributions framework.

The above sum is broken down to the following items:

| Item | Amount |
|---------------------------|---------------------|
| Community Facilities | \$30,563.95 |
| Public Domain | \$67,596.73 |
| Accessibility and Traffic | \$18,596.97 |
| Administration | \$7,115.35 |
| TOTAL | \$123,873.00 |

Reason:- to provide open space and recreation facilities, community facilities, accessibility and traffic works, town centre upgrades, car parking and Council's administration of the development contributions framework.

(Reason: to ensure the whole of the land essential to the proper operation of the development is preserved)

[Condition amended by Section 4.55 modification M2018/210/B]

8. DAGCZ03 - Maximum occupancy

The boarding house is approved to accommodate a maximum of **sixty-three (63) lodgers** (excluding the boarding house manager). **Based on floor area, 24 of the boarding rooms may accommodate 2 lodgers and 15 of the rooms may only accommodate a single lodger at any one time.**

A schedule showing the boarding room number and the number of lodgers permitted to be accommodated in each room must be displayed near the entrance of the premises. The schedule shall include the name and a 24 hour contact telephone number of the owner and/or the boarding house manager. Each boarding room must be clearly numbered in accordance with the schedule.

(Reason: to confirm the terms of approvals and to comply with the requirements of *State Environmental Planning Policy (Affordable Rental Housing) 2009*).

[Condition amended by Section 4.55 modification M2018/210/B]

14. DAGCZ04 - Operational Plan of Management

The Draft Plan of Management prepared by Think Planners dated 12 April 2019 shall be amended to demonstrate consistency with the approved number of boarding rooms (39 excluding the boarding manager's room) and the approved capacity of the rooms (24 double rooms and 15 single rooms). The amended plan of management shall be submitted to PCA for approval prior to issue of the Construction Certificate.

The premises shall be operated in accordance with the Draft Plan of Management. Where there is any conflict between the provisions of the operational plan of management and

specific conditions of this consent, the specific conditions of this consent shall prevail. The approved plan of management is only to be amended with the approval of Council.

(Reason: to ensure on-going management of the boarding house is in accordance with the operational plan of management)

[Condition amended by Section 4.55 modification M2018/210/B]

15. DAGCZ05 - Motorcycle and bicycle parking spaces

The development shall provide a minimum of **eight (8)** motorcycle parking spaces and an area set aside for at least **eight (8)** bicycle parking spaces.

(Reason: to ensure motorcycle and bicycle parking space is provided on site to accommodate the development)

[Condition amended by Section 4.55 modification M2018/210/B]

61. DAGCZ06 - Car parking to comply with approved details

The area set aside for the parking of vehicles, and so delineated on the plan prepared by Moma and endorsed plan Drawing No. A1.02, dated **25/03/2020**, shall not be used for any other purpose. A minimum of 21 parking spaces (4 of which are accessible) shall be maintained for parking purposes at all times.

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

[Condition amended by Section 4.55 modification 2018/210/B]