

SCCPP Reference:	PPSSCC-94
DA No:	DA/179/2020
Address:	14-20 Parkes Street – Harris Park

REVISED CONDITION NEGOTIATION WITH THE APPLICANT – 8 DECEMBER 2020

CONDITION	APPLICANT REQUEST	COUNCIL RESPONSE	ACTION/RECOMMENDATION
Condition 39 <i>Flooding Design Details</i>	Request reconsideration of requirement: <ul style="list-style-type: none"> Holding capacity for sewerage tank to be 24hours not 48 hours 	Council officers have considered this request and are willing to amend this condition to require 48 hour holding capacity for sewage overflows <i>“or for a time period otherwise demonstrated as appropriate”</i> . This then enables the applicant a level of flexibility to provide suitable documentary evidence to demonstrate sufficient holding capacity in the event the sewage system ceases to operate due to flooding in Clay Cliff Creek or the Parramatta River.	Condition amended.
Condition 69 <i>ESD Initiatives</i>	Request to remove the following requirements: <ul style="list-style-type: none"> Rainwater collection and reuse is to be installed and suitably sized to serve all non-drinking water uses through the dual reticulation system. <p><i>“The change sought was done so to remove the very expensive temporary water tank system for the dual pipe system.”</i></p>	There appeared to be some confusion in relation to what the condition was requiring. The condition was amended to read: <i>Rainwater collection and reuse is to be installed, suitably sized and connected to serve all non-drinking water uses through the dual reticulation system.</i>	Condition amended.
Condition 148 <i>Strata Subdivision Certificate</i>	Remove the last sentence ‘the linen plan must not be issued until a final OC has been issued’. <i>“The change we were seeking was to enable the progression and registration of the strata plan prior to the final OC. This was done for project economic reasons so there will be the shortest delay possible between the finalisation of the OC and the registration of the strata plan.”</i>	This requirement has been deleted from the condition.	Condition amended.

Condition 167 <i>Public Domain Works-as-Executed</i>	Additional Request: Amend the condition to refer to the landowner and not the developer being responsible for maintenance periods.	The condition can be amended to refer to the consent holder.	Condition amended.
UNRESOLVED CONDITIONS			
Condition 13 and Condition 31 <i>Arts Plan</i>	The applicant is contesting these conditions. See details on original <i>Conditions Negotiation Table dated 02.12.2020</i> . The applicant has advised that a separate written response regarding these conditions will be forwarded to the Panel Secretariat for the SCCPP review (as per the applicant's email to Suzie Jattan dated 07.12.2020).		
Condition 137 <i>Public Access over Foreshore Area</i>			

PLEASE REFER TO *REVISED ATTACHMENT B – CONDITIONS OF CONSENT* FOR FINAL RECOMMENDATION FOR DA/179/2020

Kate Lafferty

Executive Planner – City Significant Development

08 December 2020