COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-119
DA Number	DA-2019/47/B
LGA	Bayside Council
Proposed Development	Section 4.55(2) Application to an approved office development to modify commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor to floor heights for the typical floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modification to conditions
Street Address	1-5 Chalmers Crescent Mascot
Applicant/Owner	One Chalmers Pty Ltd
Date of DA lodgement	19 January 2021
Total number of Submissions Number of Unique Objections	• Nil
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Section 4.55(2) Application which results in a variation to the Floor Space Ratio Development Standard greater than 10%. (Instruction on functions exercisable by Council on behalf of Sydney District or Regional Planning Panels- Applications to Modify Consents)
List of all relevant s4.15(1)(a) matters	 Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment & Schedule 7 of the SEPP- State and Regional Development 2011 which regional panels may be authorised to exercise consent authority functions of councils Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to Development Applications State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Botany Bay Local Environmental Plan 2013 Botany Development Control Plan 2013
List all documents submitted with this report for the Panel's consideration	 Architectural plans- Rothelowman Planning Statement- Sutherland Planning and Associates Pty Ltd
Clause 4.6 requests	• Nil
Summary of key submissions	No submissions were received
Report prepared by	Angela Lazaridis- Senior Development Assessment Planner

Report date	22 April 2021	
Summary of s4.15 matters Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?		
Legislative clauses requirin Have relevant clauses in all a consent authority must be sat recommendations summarize e.g. Clause 7 of SEPP 55 - R	ng consent authority satisfaction applicable environmental planning instruments where the tisfied about a particular matter been listed, and relevant ed, in the Executive Summary of the assessment report? Remediation of Land, Clause 4.6(4) of the relevant LEP	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? app		Not applicable
Special Infrastructure Cont Does the DA require Special Note: Certain DAs in the Wes require specific Special Infras	ributions Infrastructure Contributions conditions (S7.24)? stern Sydney Growth Areas Special Contributions Area may structure Contributions (SIC) conditions	Not applicable
Conditions Have draft conditions been pr Note: in order to reduce delay notwithstanding Council's red comments to be considered a	rovided to the applicant for comment? ys in determinations, the Panel prefer that draft conditions, commendation, be provided to the applicant to enable any as part of the assessment report	Yes

SYDNEY EASTERN CITY PLANNING PANEL

PANEL DETERMINATION MEETING

SECPP No	PPSSEC-119
DA Number	DA-2019/47/B
Local Government Area	Bayside Council
Proposed Development	Section 4.55(2) Application to an approved office development to modify commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor to floor heights for the typical floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modification to conditions
Street Address	1-5 Chalmers Crescent Mascot
Applicant	One Chalmers Pty Ltd
Owner	One Chalmers Pty Ltd
Number of Submissions	Nil
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Section 4.55(2) Application which results in a variation to the Floor Space Ratio Development Standard greater than 10%. (Instruction on functions exercisable by Council on behalf of Sydney District or Regional Planning Panels- Applications to Modify Consents)
List of All Relevant s4.15(1)(a) Matters	 Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment & Schedule 7 of the SEPP- State and Regional Development 2011 which regional panels may be authorised to exercise consent authority functions of councils Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to Development Applications State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Vegetation in Non- Rural Areas) 2017 Botany Bay Local Environmental Plan 2013 Botany Development Control Plan 2013

List all documents submitted with this report for the panel's consideration	 Architectural plans- Rothelowman Planning Statement- Sutherland Planning and Associates Pty Ltd
Report by	Angela Lazaridis – Senior Development Assessment Planner

RECOMMENDATION

- 1. That the Sydney Eastern City Planning Panel, exercising the functions of the Council as the consent authority, pursuant to S4.55(2) of the *Environmental Planning and Assessment Act 1979* be satisfied that the proposed modification:
 - a) is substantially the same development as the development for which consent was originally granted and before that consent was modified;
 - b) has been notified; and
 - c) has been assessed having regard to the relevant matters in s.4.15 of the *Environmental Planning and Assessment Act 1979*.
- 2. That the Sydney Eastern City Planning Panel consider any submissions made concerning the proposed modification and take into account the reasons of the consent authority that granted the consent that is sought to be modified.
- 3. That modification application DA-2019/47/B seeking to modify Development Consent No. DA-2019/47 approved for an office development including commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor to floor heights for the typical office floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modification to conditions at 1-5 Chalmers Crescent Mascot be APPROVED. The proposal is modified in the following manner:
 - a) By amending Condition No. 1 relating to updated plans;
 - b) By amending Condition No. 32 relating to stormwater;
 - c) By amending Condition No. 37 relating to sections for bicycle parking and EV charging facilities;
 - d) By deleting Condition No. 78 relating to Council inspections;
 - e) By amending Condition No. 91 relating to upgrades to stormwater infrastructure;
 - f) By amending Condition No. 95 relating to off-street parking facilities;
 - g) By amending Condition No. 98 relating to works as executed plans and design certification;
 - h) By amending Condition No. 99 relating to positive covenants;
 - i) By amending Condition No. 106 relating to car parking spaces;
 - j) By amending Condition No. 108 relating to bicycle parking spaces.

The reasons for approval are as follows:

 a) The proposal continues to be consistent and conforms with the objectives of the B5 Business Development zone and conforms with the desired future character of the precinct;

- b) The modified proposal will continue to provide an increased employment density on the site within the Mascot Business Development Precinct; and
- c) The proposal continues to provide a considered built form response that will deliver a positive urban design outcome.

EXECUTIVE SUMMARY

Council received Modification Application No. 2019/47/B on 19 January 2021 for the modification of the approved office development to modify commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, reduction in floor to floor height for the typical office floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modification to conditions at 1-5 Chalmers Crescent Mascot.

The Modification Application was referred to the Sydney Eastern Planning Panel as the proposal seeks to vary the Floor Space Ratio (FSR) development standard further to the approved development. The degree of variation is greater than 10% to the FSR standard of 3:1 for the site.

The key issue in the assessment of the application relates to FSR. The DA approved an FSR of 3.53:1. The proposal seeks an FSR of 3.83:1. Due to an anomaly on the site, the FSR map in the Botany Bay LEP 2013 only has a FSR control on 3-5 Chalmers Crescent and not on 1 Chalmers Crescent. An assessment of the FSR on 3-5 Chalmers Crescent has been undertaken, similarly to the original DA. While there is an increase in 647sqm GFA on 3-5 Chalmers Crescent, this is a redistribution of the GFA across the site. In fact, the overall increase of GFA for the entire development is 83.7sqm. The proposed modification and redistribution of GFA/FSR has been discussed below.

In summary, the proposed modifications have been assessed against the relevant controls and Council is generally supportive of the changes. It is recommended that the application be approved, subject to the modified conditions of consent as attached in Schedule 1.

SITE DESCRIPTION

The subject site is legally known 1 and 3-5 Chalmers Crescent Mascot and forms two parcels of land described as Lot 100 in DP 580123 and Lot 1 in DP 1005951. The site is located on the southern side of Chalmers Crescent which is a cul-de-sac. Access to the street is off Kent Road which is located to the north-west of the site.

The site is generally flat and is rectangular in shape. The site has a total area of 3,154sqm which is further broken down in 983.97sqm for 1 Chalmers Crescent and 2,170.03sqm for 3-5 Chalmers Crescent. The site has a total street frontage of 60.945 metres along Chalmers Crescent, an eastern side boundary of 51.435 metres, a western side boundary of 51.88 metres and a southern rear boundary of 60.945 metres.



Figure 1. Locality Plan



Figure 2. Aerial Map of subject site

The site is currently vacant with the existing warehouses demolished. The site is currently surrounded by industrial development predominantly related to Qantas operations. To the east of the site at 7-9 Chalmers Crescent there contains a two storey brick industrial building. Further east of the site are industrial warehouses. All sites within 7-9, 14-18 and 19-21 Chalmers Crescent is subject to a concept approval for four x eight storey commercial towers over a podium with lower floor retail space above a two storey parking podium, extensive landscaping and a pedestrian overpass linking the podium level on either side of the cul-de-

sac at the end of Chalmers Crescent which was approved by the former SCPP Panel on 1 March 2017.

To the rear of the site comprises industrial warehouses owned by Qantas and utilized for their catering services. To the west of the site, 55 Kent Road contains two x two storey warehouse buildings with hardstand car parking and manoeuvring areas within the front setback.

To the north of the site on the opposite side of Chalmers Crescent at 4 Chalmers Crescent contains a part single part two storey warehouse building. At 6, 8 and 10 Chalmers Crescent, there are also part single part two storey warehouses with multiple business existing.

The site is located within 2 kilometres of Sydney Kingsford Smith Airport and is located to the south of the Mascot Train Station Precinct.

BACKGROUND

Approved Development

- DA-2019/47- Approved by the Sydney Eastern City Planning Panel on 30 July 2019 for the demolition of existing structures, consolidation of the lots from two lots to one lot and construction of a twelve-storey commercial development comprising retail, office space and associated car parking. The development comprised ground floor café and lobby, two retail tenancies and vehicle access to car parking and loading bay, car parking at mezzanine to Level 2, and 139 office suites with private balconies from Levels 3 to 10.
- **DA-2019/47/A-** Approved under delegated authority on 28 February 2020 to modify the approved conditions of consent relating to Section 7.11 Contributions.

The below figures are of the approved development under DA-2019/47:



Figure 3. Approved Site Plan



Figure 4. Approved Northern Elevation



Figure 5. Approved Southern Elevation



Figure 6. Approved Western Elevation



Figure 7. Approved Eastern Elevation



Figure 8. Approved Photomontage of Front Elevation

Modification Application History

The following history breakdown for the application is as follows:

- 19 January 2021- The modification application was lodged;
- 27 January to 11 February 2021- The application was placed on public notification for a period of fourteen (14) days;
- 18 March 2021- The application was presented to a regional panel briefing meeting;
- 22 March 2021- Additional information relating to vehicle circulation, loading bay, car and bicycle parking, stormwater and traffic reports was requested;
- 8 April 2021- Meeting held with applicants' stormwater engineers relating to stormwater and frontage works;
- 13 April 2021- Additional information relating to vehicle circulation, loading bay and car and bicycle parking received;
- 20 April 2021- Amended traffic report, stormwater plans and swept path diagrams received.

DESCRIPTION OF PROPOSED MODIFICATIONS

The modified proposal seeks consent to an approved office development to modify commercial typology from small strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor to floor heights for the typical office floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping, and modification to conditions. A description of the proposed modifications is provided as follows:

• Change to commercial office typology from strata suites to large floor plate, PCA A-Grade type use with associated changes to the shape and internal configuration of the typical floorplates based on market demand for larger tenancies in the Mascot area. The amendments align with the requirements for PCA A-Grade office standards which increases the energy efficiency requirements of the building. The design of the southern façade is rationalized for a more efficient floor plan to allow for daylight and sunlight, reduced services runs, efficient and effective services;

- Raising of the ground floor level by 340mm to reduce the extent of excavation on the site with a corresponding minor decrease of 150mm in floor to floor heights for the typical floors in order to maintain compliance with the 44 metre height control;
- Associated redesign to the entry arrangement to the ground floor to deal with the change of level;
- Reconfiguration to layout of the parking areas; and
- Minor changes to the landscape design.

The below figures are of the proposed modifications:





Figure 10. Proposed Northern Elevation Plan



Figure 11. Proposed Southern Elevation Plan



Figure 12. Proposed Western Elevation Plan



Figure 13. Proposed Eastern Elevation Plan

ASSESSMENT OF PROPOSED MODIFICATIONS

An assessment of the proposed modifications is provided below:

<u>Modification No. 1 – Reconfiguration of office floor plates, building services upgrades and additional gross floor area</u>

The proposal seeks to modify the configuration of the typical office floor levels which will include changes to the setbacks, location of lift cores and redistribution of floor area. In addition to this change, the proposal also seeks to modify the location of building services within the podium. The applicant has provided the following justification for the proposed changes:

'As part of the adaption from strata type commercial, to PCA A-Grade, single floor tenancies, the currently approved U-shaped floor plate with void on the southern elevation is removed. The current area per floor plate is then replanned such that the area is generally the same as approved, with the minimum rear setback increased as a result. The southern elevation retains an articulation break to minimise the visual bulk of the development viewed from the south. The façade amendments reflect the floor plan amendments by increasing the southern setback. The eastern setback is slightly reduced to match the western setback. This will be still greater than the minimum dimension within the DCP.

Due to the change from strata suites to full plate commercial, several services and circulation zones are no longer required. This along with the change in shape to the rear façade has lead to a slight increase in GFA on the scheme of 83.7sqm.

As part of the upgrade to a PCA A-Grade, the building core, services and plant rooms have been modified in response to the whole floor plan arrangement and as a result are slightly larger. These changes are all contained to within the envelope of the approved building. As part of the mechanical services upgrades, air intakes are concealed within the East and West recessed façade zones. As part of this change, the recess in the external wall is retained to ensure the bulk and scale when viewed from East and West is consistent with the consent, but the two small balcony elements are removed.'



Figure 14. Approved office floor layout



Figure 15. Proposed office floor layout

As clearly demonstrated on the plans above, the approved floor plan incorporates an inverted 'u' shape building with a break in the built form at the rear. The rear setback was approved 3.22 metres from the southern boundary at its closest point. The modified proposal comprises an 8.1 metre to 8.5 metre rear setback therefore the modification results in an increased setback from the neighbouring development to the rear. The degree of change is demonstrated in the proposed plan which shows the red outline of the approved built form. The key change is the rear setback which redistributes the floor area from the rear portion of the site to the void area of the approved development. There are insignificant changes to the side and elevations which continue to be articulated.

The modification to change the floor plate from small strata suites to one large floor plate is supported and the reconfiguration of the lift core, bathrooms and other services are acceptable. The loss of the breakout area is minimal as the future tenants of each floor level could continue to provide a breakout area for their staff.

The reconfiguration of these office floor plates as well as the ground floor and other podium levels has resulted in an additional gross floor area of 83.7sqm. The overall GFA on the development was approved at 12,058.7sqm while the proposed development has an overall GFA of 12,142sqm. This results in an FSR of 3.85:1 for both sites. An assessment on the additional FSR has been discussed further in the report below considering there is an anomaly with the FSR map within the Botany LEP 2013 which demonstrates an FSR for 3-5 Chalmers Crescent however no FSR is applicable on 1 Chalmers Crescent. The original DA assessed FSR on 3-5 Chalmers Crescent solely while excluding 1 Chalmers Crescent.

There is no adverse impact from the proposed modifications as the bulk is reduced in size from what was approved along the rear elevation therefore the degree of overshadowing is also reduced. Due to the large southern setback, the scale of the development is not substantial from the rear of the site and the neighbouring developments which are predominantly associated with airport uses are not impacted. The proposed modification is supported.

Modification No. 2 – Modification to floor and ceiling level heights

The modification involves altering the floor levels within the podium and in each typical office level. The applicant has provided the following justification for the change:

'The detailed geotechnical investigations on the site have recommended the elevation of the ground floor RL of the building. The ground floor is raised by 340mm from the approved scheme. This improves the currently compliant freeboard level within the building. To not exceed the overall building height as approved, 150mm is removed from each typical floor. The overall building height is consistent with the approved height and is lower than the approved OLS height limits.'

Level	Approved RL (AHD)	Proposed RL (AHD)
Ground	4.6m	4.9m
Mezzanine	7.4m	7.74m
Level 1	10.2m	10.54m
Level 2	13m	13.34m
Level 3	16.3m	16.64m
Level 4	19.9m	20.09m
Level 5	23.5m	23.54m
Level 6	27.1m	26.99m
Level 7	30.7m	30.44m
Level 8	34.3m	33.89m
Level 9	37.9m	37.34m
Level 10	41.5m	40.79m
Roof	45.1m	44.24m
Lift Overrun	47.75m	47.74m

The table below shows the approved and proposed RLs for the development:

As demonstrated from the table, the overall building height has been reduced by 10mm therefore there is no additional impact from the floor level change. The approved development floor level heights ranged between 2.8 metres to 3.6 metres whereas the proposed development floor level heights range between 2.8 metres to 3.5 metres. The change in the ground level results in steps and ramps leading up from the natural footpath level into the building. Accessible access to the building and other communal areas is maintained as part of the proposal. There are no physical changes to the landscaped and open space areas within the front setback because of this level change. Therefore, the proposed modification is supported.

Modification No. 3 – Modifications to ground floor and parking levels

Following on from the discussion under Modification No. 2 above, the proposal seeks to amend the lobby and forecourt area. The reason provided by the applicant is as follows:

'As part of the change in building levels at ground, the pedestrian and cycle entry, front landscape setback are adjusted to suit the new levels. No changes are proposed adjacent to the retained street trees.

As part of the core and services redesign, the internal carpark configuration has been amended.'

In addition to the justification provided above, it appears that there is some reconfiguration of the car parking levels within the podium to relocate the services and plant rooms, relocate car parking spaces and changes in car spaces. There is a slight increase in the floor area of the ground floor commercial tenancies which has increased from 76.6sqm and 97.6sqm to 92sqm and 107.2sqm. An assessment of the gross floor area is discussed in the report below. The below figures demonstrate the approved ground floor plan and the proposed ground floor plan.



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Figure 17. Proposed Ground Floor Layout

The development provides a total of 221 car spaces after modifying the car parking levels. This is an increase in car spaces by 2 spaces as the development was originally approved with 219 car spaces. The additional spaces do not contribute to gross floor area as the proposal was originally approved with a departure in car spaces.

The proposed modifications are supported.

Modification No. 4 - Modification to landscaped area

The proposal seeks to modify the overall approved landscaped area on the site. The applicant has provided the following justification for the modified landscaping works:

'Minor changes are proposed to the detail design of the landscape planters on the car parking and podium levels, from an in-situ item, to prefabricated planters. The approved deep soil area is maintained at ground level with minor amendments to the front planters to align with the amended internal building levels.'

This modification results in a reduction in the approved landscaped area which was at 807sqm (25.6%). The proposal seeks consent for 744.2sqm (23.6%). This is a reduction in 62.8sqm. The modification continues to be compliant with Councils DCP control which requires sites with an overall area between 2,000sqm to 5,000sqm to have a minimum landscaped area of 20%. The modification is supported.

Modification No. 5 – Sustainability Measures

The applicant seeks to modify the screening and windows on the eastern and western elevations. The applicant has provided the following justification to the modification:

'As part of the upgrade of the building to PCA A-grade, the external window specification has been detailed, and designed in conjunction with the northern façade sun shades, and screens to the west and east façade. Minor modifications are proposed to theses external elements to meet sustainability criteria. The originally proposed perforated screen is replaced with an integrated frit pattern to the glazing.'

There appears to be no significant changes to the elevations due to this change. The proposal is to address and improve the sustainability measures on the development. The proposed modifications relating to this issue is supported.

Modification No. 6 – Modification to conditions

The proposed changes outlined above result in several conditions to be modified. The following conditions will be amended subject to this application:

Condition No. 1:

The condition relates to the stamped plans and will be updated to reflect the current plans.

Conditions modified by Council:

The following conditions have been modified by Council as a result of amended stormwater and civil plans that have been submitted:

Condition No. 32:

The condition originally provided provisions that relate to detailed design plans for the stormwater system. The applicant has amended their plans which were done by another stormwater engineer. The condition has been updated to reflect the amended plans.

Condition No. 37:

The condition relates to section plans to demonstrate the ramping and parking areas within the development. Sub clause (d) is to be updated to reflect the additional bicycle parking which was originally approved at 39 bicycle spaces to now being 50 bicycle spaces. Sub clause (f) has newly been added to include electric vehicles within the development.

Condition No. 78:

The condition relates to inspection of the construction of underground stormwater infrastructure in the road reserve. The amended documentation provided is considered acceptable and by reducing the site discharge to 20L/S or less results in there being no need to construct underground stormwater infrastructure. The stormwater system introduces an infiltration aspect. This was assessed by Councils Development Engineer who has requested that the condition be deleted.

Condition No. 91:

Similar to condition No. 78, this condition relates to stormwater infrastructure in the road

reserve. Councils Development Engineer has requested that sub clause (d) be deleted from the condition with minor changes to sub clause (a) and (b). This has been updated within the revised conditions in the attached schedule.

Condition No. 95:

The condition has been reviewed by Councils Development Engineer who has amended the condition to add a paragraph that relates to electric vehicle charging systems which was inserted as part of Condition No. 37.

Condition No. 98:

The condition relates to underground stormwater infrastructure in the road reserve. This follows on from Condition No. 78 and 91 where the applicant is no longer required to provide underground stormwater infrastructure in the public domain. The condition is to be deleted and replaced with works-as-executed plans and design certification.

Condition No. 99:

The condition has been amended to insert sub clause (c) as the amended stormwater plans have changed the stormwater system to an infiltration system. The condition relates to positive covenants and restriction on use of land for an on-site infiltration system.

Condition No. 106:

The condition relates to the number of car parking spaces that are to be line marked and provided within the development. The proposal was amended to increase the number of spaces from 219 to 221 spaces and from two (2) courier vans to one (1) courier van.

Condition No. 108:

This condition relates to the number of bicycle spaces that are to be provided as part of the development. The proposal will increase the number of spaces from 39 to 50 spaces.

STATUTORY CONSIDERATIONS

SECTION 4.55(2) CONSIDERATIONS

In considering the Section 4.55(2) Application, the matters listed in Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* have been taken into consideration in the preparation of this report and are as follows:

a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and

The Section 4.55(2) modification application will not alter the approved use which is an office development. The proposal seeks to make internal and external changes to the approved development which includes redistribution of floor area across the site, changes to setbacks and slight changes to ceiling heights. These key external changes will not create any further impacts to the neighbouring developments particularly as the

immediate vicinity to the south currently comprises industrial catering operations associated with Sydney Airport. The proposed modifications will continue to allow the development to be substantially the same development to what was approved.

b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and

Division 4.8 of the Act does not apply to this application.

c) It has notified the application in accordance with (i) the regulations, if the regulations so require, and (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

In accordance with Part 2 – Advertising & Notification of the Botany Bay Development Control Plan (BBDCP) 2013, the modification application was notified for a fourteen (14) day period from 27 January to 11 February 2021.

d) It has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

No submissions were received as part of the notification process.

SECTION 4.55(3) MODIFICATION CONSIDERATIONS

The original Development Application was approved by the Sydney Eastern City Planning Panel on 30 July 2019. The reasons for the decision are provided as follows:

'Prior to determining the application, the Panel considered the clause 4.6 variation request. The Cl 4.6 was varied by the applicant to adjust the contravention to include areas of GFA excluded from the calculation on the ground floor. The staff assessed the amended cl 4.6 and considered it satisfactory.

The Panel, in considering the amended cl 4.6 did not accept that the standard has been abandoned in this location nor for this use type, However, the Panel did consider that there were sufficient environmental planning grounds to grant the variation in that the desired future character established by the 44 metre height and the 3:1 FSR would not establish a built form that is anticipated by the controls. In fact, by applying the controls (both height and FSR) the built form would thwart the objectives of the standard.

Further there would be no public benefit in requiring full compliance with the standard in this case.

In relation to the development as a whole, the Panel considered the proposal would have a positive impact on the streetscape and provide desired employment opportunities in the area.'

The proposed modifications result in an increase of 83.7sqm of gross floor area across both sites however due to the redistribution of gross floor area from 1 Chalmers to 3-5 Chalmers Crescent, the degree of variation on 3-5 Chalmers Crescent has been increased. The modifications result in greater rear setbacks from the boundary therefore this is an improvement on the amenity of the rear neighbouring developments. The building height has not increased, and the development has not significantly altered from a streetscape presentation perspective. It is considered that the proposed modifications continue to comply with the Panels' reasons and is supported.

SECTION 4.15 CONSIDERATIONS

In considering the Development Application, the matters listed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* have been taken into consideration in the preparation of this report and are as follows:

S.4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

State Environmental Planning Policy No. 55 - Remediation of Land

The modified proposal does not seek to amend the outcomes that were approved in DA-2019/47 and any subsequent modification applications and the site continues to be suitable for office and commercial development.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The modified proposal does not seek to amend the approved development regarding existing and proposed trees. Therefore, no further assessment under this SEPP is warranted.

Botany Bay Local Environmental Plan (BBLEP) 2013

The provisions of the Botany Bay Local Environmental Plan (BBLEP) 2013 have been considered in the assessment of the Modification Application and the following information is provided:

Principal Provisions of BBLEP 2013	Complies Yes/No	Comment
Land use Zone	-	The site is zoned B5 Business Development
Is the proposed use/works	Yes	The modified proposal continues to be
permitted with development		permissible under the zone as a commercial
consent?		offices, food/drink premises and car park.
Does the proposed use/works meet	Yes	The proposed development continues to be
the objectives of the zone?		consistent with the following objectives of the B5
		zone:
		• To enable a mix of business and warehouse uses, and specialised retail premises that

Principal Provisions of BBLEP 2013	Complies Yes/No	Comment
		require a large floor area, in locations that are close to, and that support the viability of, centres.
What is the height of the building?	Yes	The maximum height allowed on the site is 44 metres.
		Approved Height: 43.4 metres
		Proposed Height: 43.3 metres
		The proposed development complies with the requirements of the BBLEP 2013.
What is the proposed FSR?	No – Refer to Note 1 below	1 Chalmers Crescent has not been identified within the FSR map and does not contain an FSR standard however 3-5 Chalmers Crescent does have an FSR. The maximum FSR allowed on the site is 3:1.
		Based on the above, the proposal assesses the FSR on 3-5 Chalmers Crescent.
		The approved FSR was 3.53:1 which consisted of a GFA of 7,667.4sqm.
		The modified proposal has an FSR of 3.83:1 which consists of a GFA of 8,321sqm.
		If you were to consider the overall GFA on the site (including 1 Chalmers Crescent), the GFA proposed is 12,142sqm which is an overall FSR of 3.85:1.
		A discussion on the variation has been provided below.
The following relevant provisions in Part 6 of the LEP apply to the development:		
6.3 – Stormwater management	Yes	The applicant has sought to amend their stormwater design to include an infiltration system. This has been reviewed by Councils Development Engineer who had no objection to the modification subject to amended conditions of consent.
6.16 – Design Excellence	Yes	The application was not required to be re- assessed by the Design Review Panel as the scope of works does not significantly alter the built form, the streetscape presentation and the materiality. The large floor plates provide

Principal Provisions of BBLEP 2013	Complies Yes/No	Comment
		greater amenity and access to sunlight within the development and the key change is contained to the rear of the site. It is considered that the development still meets the standards for design excellence.

Note 1- Variation to Floor Space Ratio Development Standard

As discussed in the executive summary, there is an anomaly on the FSR maps in the BBLEP 2013. 1 Chalmers Crescent has not been identified within the FSR map and does not contain an FSR standard however 3-5 Chalmers Crescent does have a maximum FSR of 3:1. The original development application was assessed on the basis that there was no FSR on 1 Chalmers Crescent and that 3-5 Chalmers Crescent had a maximum FSR control of 3:1.

The proposed modification seeks to increase the gross floor on the site at 3-5 Chalmers Crescent and overall on the site. The below table provides a breakdown of the approved and the proposed gross floor area and FSR figures:

	Eastern Part (where the FSR control applies): 2,170.03sqm site area	Total site area: 3,154sqm
Approved GFA/FSR:	7,674sqm (3.53:1)	12,058.3sqm (3.82:1)
Proposed GFA/FSR:	8,321sqm (+647sqm) (3.83:1)	12,142sqm (+83.7sqm) (3.85:1)

As the application is a modification application, there is no requirement for the applicant to amend or provide a Clause 4.6 variation to justify the additional gross floor area on the site. However, the applicant has provided justification within their planning statement to address the increased floor area. Their justification is provided below:

"The vast majority of the apparent increase in the FSR is as a result of a change to the floor plate design which has redistributed Gross Floor Area into the part of the site where the FSR control technically applies, which has skewed the figure.

The increase in Gross Floor Area for the development as a consequence of the proposed amendments is only **<u>83.7 square metres</u>**, or an increase of 0.7% of the previously approved floor area.

Whilst the proposed amendment technically increases the approved FSR from 3.53:1 to 3.83:1, the proposed further variation to the 3:1 FSR control is considered reasonable in this instance for the following reasons:

- The proposed amendment only actually increases the overall Gross Floor Area by 83.7 square metres which is very minor and does not represent any meaningful change to the approved density of the overall development.
- The amended proposal responds properly to opportunities and constraints of the site and is considered to remain an appropriate outcome having regard to the context of the site. A reduction in the floor space ratio of the development would not result in any meaningful difference in relation to the impact of the proposal within the context of the other approved towers with Chalmers Crescent. Furthermore, a reduction in floor space

would unnecessarily reduce employment opportunities on an ideally located site, to the detriment of achieving the vision for the Mascot Business Development Precinct.

- The height of the amended development has actually reduced slightly and is still compliant with the 44 metre height limit under the BBLEP 2013 and so any reduction in density would not require a reduction to the overall height and scale of the development.
- The proposal has been amended in response to market feedback and demand specifically for large floor plate, PCA A-Grade type use.
- The availability and capacity of local infrastructure and public transport supports the additional floor space proposed. The site is located in close proximity to Mascot Train Station and a range of bus services.
- The increase in overall density of 83.7 square metres does not give rise to any unreasonable impacts on the adjoining properties in terms of overshadowing, loss of privacy or visual impact.
- Having regard to the planning principle established in the matter of Project Venture Developments v Pittwater Council [2005] NSWLEC 191 most observers would not find the amended development offensive, jarring or unsympathetic to its location and the proposed development will be compatible with its context."

It is key to note that the Applicants justification is based on the overall increase in gross floor area on both sites and not solely on 3-5 Chalmers Crescent. The increase on 3-5 Chalmers Crescent is 647sqm which is a variation of 35% to the development standard of 3:1.

The applicant has redistributed gross floor area from 1 Chalmers Crescent to 3-5 Chalmers Crescent therefore the degree of increased GFA on 3-5 Chalmers Crescent is moderately considerate. The applicant's justification has demonstrated that the impact of the redistributed GFA and the revised bulk and scale of the development does not provide demonstratable impact onto the surrounding developments and on the streetscape.

Should there be an FSR control on 1 Chalmers Crescent and the overall GFA/FSR on both sites were calculated against the development standard, the proposal would result in an overall FSR of 3.85:1 which is a variation of 28%. The revised FSR is similar to developments recently approved by the regional and local planning panels for commercial and office developments.

The modified proposal continues to satisfy the objectives of the zone, Clause 4.4 and 4.6 of the BBLEP 2013. The additional gross floor area will not create any adverse impacts onto the surrounding development and provides greater amenity to future occupants of the subject building. The additional gross floor area and modified FSR is supported.

S.4.15(1)(a)(ii) - Provisions of any Draft EPI's

Draft Bayside Local Environmental Plan 2020

The Bayside draft LEP 2020 was on public exhibition from 8 April to 1 June 2020 and applies to the subject site.

The draft LEP reviews the current planning controls under three existing LEPs into one consolidated LEP.

The draft LEP generally harmonises and updates planning controls for the Bayside Local Government Area. The proposal is generally consistent with the objectives and requirements of the draft LEP.

The key change to the site under the draft LEP is that the FSR map has been amended to fix the anomaly on 1 Chalmers Crescent. Below are two figures which demonstrate the current FSR map and the draft FSR map. As discussed in the report above and in the original DA, the current LEP has an anomaly which excludes an FSR control being applicable on 1 Chalmers Crescent. The reinstation of the FSR on 1 Chalmer Crescent allows the site to have a maximum FSR of 3:1. An assessment on the FSR of the development has been provided in the note above. Should the overall GFA on both sites be assessed, the modified GFA is 12,142sqm which results in an FSR of 3.85:1. This is consistent with surrounding developments that have been recently approved with an FSR between 3.77:1 to 3.92:1. The additional GFA is minimal from the approved development which had an overall FSR of 3.82:1.



Figure 20. Botany Bay LEP 2013- FSR Map



Figure 21. Proposed draft Bayside LEP 2020- FSR Map

S.4.15(1)(a)(iii) - Provisions of any Development Control Plan

Botany Bay Development Control Plan (DCP) 2013

The development proposal has been assessed against the relevant controls, for this modification application, contained in the Botany Bay Development Control Plan 2013 as follows:

Part 3A – Car Parking and Access

In accordance with Table 1 of Part 3A of the BBDCP 2013, the proposal generates a total of 255 car spaces which are dedicated to the office and café component of the development. The Applicant seeks to amend the number of car spaces approved which numbered 219 spaces. The applicant has increased the number of car spaces to 221 which is an additional two (2) spaces. As the development in the original DA was approved with a shortfall in the number of car spaces, the increase in car spaces do not contribute to additional gross floor area. The car parking levels have been reconfigured to accommodate these spaces. An amended traffic report has been provided and has been assessed by Councils Development Engineer who has no objection subject to amended conditions of consent.

The proposal increases the amount of bicycle spaces to 50 spaces as the development previously approved 39 spaces. This is an increase of 11 spaces. This is encouraged and supported by Council.

Part 6 – Employment Zones

The site is located within the Mascot Business Development Precinct which is bound by Coward Street to the north, Joyce Drive to the south and development on either side of O'Riordan Street. Relevant controls relating to the modification application are assessed below.

Building, Site Layout and Design

Part 6.3.2 and 6.3.4 of the BBDCP 2013 provides controls for office and commercial developments to allow for high level amenity for future occupants of the building as well as compatibility with the character of the area.

The development continues to address Chalmers Crescent and avoid long blank walls on all four elevations. The distribution of floor area within the typical floor level has resulted in an approved 'u' shape to a rectangular built form with slight recesses on all elevations and balconies on the street frontage elevation. The proposal does not alter the front façade significantly as the works are contained to level changes. The materiality of the building remains as approved with the addition of awnings to shield the western sun. The side setbacks at the ground level plane are retained to allow for deep soil planting to occur.

The key change that has occurred as part of this application relates to internal spacing of the office. The DCP requires that internal spaces be designed to satisfy the operational requirements of the particular land use whilst providing a safe and convenient work environment (Control C16). The reconfiguration of the development allows this to occur to a level greater than what was approved in the original DA particularly as Mascot Station area encourages developments to provide large floor plates rather than small strata offices. The height of the development has slightly reduced and the development continues to complement

the streetscape and is in keeping with the character of the surrounding approved developments. The area is transitioning from industrial to commercial office development with this development being one of the first developments approved on Chalmers Crescent. The contemporary nature of the development is maintained as approved.

<u>Setbacks</u>

The proposal seeks to amend the approved setbacks, particularly from the rear boundary. The rear setback was approved 3.22 metres from the southern boundary at its closest point on the tower component. The modified proposal comprises an 8.1 metre to 8.5 metre rear setback therefore the modification results in an increased setback from the neighbouring development to the rear. The podium retains its setback with a nil boundary setback. Along the side elevations, the development slightly modifies the eastern setback of the office levels from an approved 6 metre to 5.5 metres. The setbacks continue to be consistent and comply with the setback controls within Part 6.3.5 of the DCP 2013 which is 2 metres from the side boundary and nil to 3 metres from the rear boundary. The setbacks proposed are supported.

Business Premises and Office Premises in the B5 Business Development zone

This section of the DCP provides controls for office developments within the B5 zone. The controls of relevance include building expression, landscaping, vehicle access and stormwater.

The proposed modifications do not significantly alter the stormwater and vehicle access. The amended plans demonstrate discussions between Council and the Applicant to achieve a design which complies with the conditions of consent initially imposed within the development application. The materiality of the approved development has not altered therefore building expression remains intact.

Regarding landscaped area, the site requires a minimum of 20% landscaped area on the site. The development was approved with 807sqm (25.6%) landscaping. The modification seeks to reduce the landscaping to 744.2sqm (23.6%). This is a reduction in 62.8sqm. The modification continues to be compliant with Councils DCP control. The removal of the landscaping is from the podium levels and not from the ground plane therefore the amount of deep soil is retained as approved.

The development is acceptable and addresses the controls of the BBDCP 2013.

S.4.15(1)(a)(iv) - Provisions of regulations

The proposed development is not inconsistent with the relevant provisions of the *Environmental Planning and Assessment Regulation 2000.*

S.4.15(1)(b) - Likely Impacts of Development

The proposed modifications to convert the commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor heights for the typical floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modifications to conditions and as such, it is considered that the proposed amendment will have no significant adverse environmental, social or economic impacts on the locality. The proposed modifications will have no additional environmental impacts beyond those considered by Council during the assessment and determination of DA-2019/47.

S.4.15(1)(c) - Suitability of the site

The suitability of the site was addressed in the original approval of DA-2019/47.

S.4.15(1)(d) - Public Submissions

In accordance with Part 2 – Advertising and Notification of the Botany Bay Development Control Plan (BBDCP) 2013, the modification application was notified for a period of fourteen (14) days between 27 January to 11 February 2021. No submissions were received during the notification period.

S.4.15(1)(e) - Public interest

The proposed amendments will have no significant adverse impact upon the public interest.

CONCLUSION

The Section 4.55(2) Application seeking to modify Development Consent No. 2019/47 which was an approved office development to modify commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor heights for the typical floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modification to conditions at 1-5 Chalmers Crescent Mascot, has been assessed in accordance with the relevant requirements of the *Environmental Planning and Assessment Act 1979.*

The proposal is substantially the same development to the development application approved and will have minimal impact within the site and surrounding areas.

Therefore, the Section 4.55(2) Modification Application is recommended for approval subject to the conditions (as amended) in the attached Schedule of Consent Conditions.

Attachment

SCHEDULE 1 – CONDITIONS OF CONSENT

Premises: 1-5 Chalmers Crescent Mascot

DA No: DA-2019/47/B

SCHEDULE OF CONSENT CONDITIONS

GENERAL CONDITIONS

1 The development is to be carried in accordance with the following plans and endorsed with Council's stamp, except where amended by other conditions of this consent. Reference documentation is also listed.

Plans	Author	Dated / Received by Council
TP00.03 – Site Plan- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP00.05 – Demolition Plan- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP01.01 – Ground Level- Rev A E		Dated 19 June 2019; Received 2 July 2019
		Dated 19 April 2021; Received 20 April 2021
TP01.02 – Mezzanine- Rev A E		Dated 19 June 2019; Received 2 July 2019
		Dated 19 April 2021; Received 20 April 2021
TP01.03 – Level 1- Rev A E		Dated 19 June 2019; Received 2 July 2019
	Rothelowman	Dated 19 April 2021; Received 20 April 2021
TP01.04 – Level 2- Rev- A E		Dated 19 June 2019; Received 2 July 2019
		Dated 19 April 2021; Received 20 April 2021
TP.01.05 – Level 3- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP.01.06 – Level 4, 6, 8- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP01.07 – Level 5, 7, 9- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP01 Rev A 08 – Level 10- Rev A D		Dated 19 June 2019; Received 2 July 2019

Plans	Author	Dated / Received by Council
		Dated 3 December 2020; Received 19 January 2021
TP01.09 – Roof- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP02.01 – North Elevation- Rev A C		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP02.02 – South Elevation- Rev -A C		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP02.03 – West Elevation- Rev A C		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP02.04 – East Elevation- Rev A C		Dated 19 June 2019; Received 2 July 2019
		Dated 3 December 2020; Received 19 January 2021
TP03.01 – Section A- Rev A <i>E</i>		Dated 19 June 2019; Received 2 July 2019
		Dated 19 April 2021; Received 20 April 2021
T- Rev A P03.02 – Section B- Rev A D		Dated 19 June 2019; Received 2 July 2019
		Dated 19 April 2021; Received 20 April 2021
TP06.01 - Rev A – Area Compliance Diagrams- Rev		Dated 19 June 2019; Received 2 July 2019
A C		Dated 3 December 2020; Received 19 January 2021
TP06.02 – Setback Diagram- Rev A B		Dated 19 June 2019; Received 2 July 2019

Plans	Author	Dated / Received by Council
		Dated 3 December 2020; Received 19 January 2021
Material Palette	Rothelowman	Dated February 2019; Received 12 February 2019
LDA-01 – GF Landscape Plan- Rev C		Dated 4 February 2019; Received 12 February 2019
LDA-02 – Podium Planting Plan- Rev C	Ground Ink Landscape	Dated 4 February 2019; Received 12 February 2019
LDA-03 – Podium Plant Palette- Rev C	Architects	Dated 4 February 2019; Received 12 February 2019
LDA-04 – Landscape Details- Rev C		Dated 4 February 2019; Received 12 February 2019

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

Reference Document(s)	Author	Dated / Received by Council
Design Report	Rothelowman	Dated February 2019; Received 20 June 2019
Amended Statement of Environmental Effects and Clause 4.6 variation	Sutherland and Associates Planning	Dated June 2019; Received 2 July 2019
Accessibility Review Report	ABE Consulting	Dated 5 February 2019; Received 12 February 2019
Acid Sulfate Soil Management Plan	El Australia	Dated 23 October 2028; Received 12 February 2019
Acoustic Assessment Report	Pulse Acoustic Consultancy	Dated 25 January 2019; Received 12 February 2019
Addendum to Traffic Report	Varga Traffic Planning Pty Ltd	Dated 28 April 2019; Received 1 May 2019
BCA and Access 2016 A1 – Indicative Compliance Report	Building Innovations Australia	Dated 8 February 2019; Received 12 February 2019
Construction Management Plan	Platform Project Services Pty Ltd	Dated February 2019; Received 12 February 2019
Flood Impact Report	ACOR Consultants	Dated 16 October 2028; Received 12 February 2019
Geotechnical Assessment Report	El Australia	Dated 13 September 2028; Received 12 February 2019
Preliminary Site Investigation	El Australia	Dated 10 May 2019; Received 13 May 2019

Reference Document(s)	Author	Dated / Received by Council
Section J Energy Efficiency Report	Certified Energy	Dated 28 January 2019; Received 12 February 2019
Stormwater Management Report Civil Engineering Works Package	-Van der Meer Northrop	<i>Dated September 2028;</i> <i>Received 12 February 2019</i> <i>Dated 6 December 2019;</i> <i>Received 20 April 2021</i>
Traffic and Parking Assessment Report	Varga Traffic Planning Pty Ltd	Dated 7 February 2019; Received 12 February 2019 Dated 22 April 2021; Received 22 April 2021
Swept Path Diagrams- 8.8MRV_Entry	Varga Traffic Planning Pty Ltd	Dated 20 April 2021; Received 20 April 2021
Swept Path Diagrams- 8.8MRV_Exit	Varga Traffic Planning Pty Ltd	Dated 20 April 2021; Received 20 April 2021
Waste Management Plan	Waste Audit	Dated January 2019; Received 12 February 2019
Pedestrian Wind Environment Statement	WindTech	Dated 4 February 2019; Received 12 February 2019
Section 4.55 Planning Statement	Sutherland and Associates Planning	Dated December 2020; Received 19 January 2021

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

No construction works (including excavation) shall be undertaken prior to the issue to the Construction Certificate.

- 2 This Consent relates to land in Lot 100 in DP 580123 and Lot 1 in DP 1005951, as such, building works must not encroach on to adjoining lands or the adjoining public place.
- 3 The consent given does not imply that works can commence until such time that:
 - a) Detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) The consent authority; or,
 - (ii) An accredited certifier; and,
 - b) The person having the benefit of the development consent:
 - (i) Has appointed a principal certifying authority; and
 - (ii) Has notified the consent authority and the Council (if the Council is not the consent authority) of the appointment; and,

- (iii) The person having the benefit of the development consent has given at least 2 days notice to the council of the persons intention to commence the erection of the building.
- 4 All building work must be carried out in accordance with the provisions of the Building Code of Australia.

CONDITIONS IMPOSED BY AN EXTERNAL AUTHORITY

Where relevant, the following external authority conditions apply:

- 5 The following conditions are imposed by **Sydney Airport Corporation Limited** (SACL):
 - This location lies within an area defined in schedules of the Civil Aviation (Buildings Control) Regulations which limit the height of structures to 15.24 metres above existing ground height (AEGH) without prior approval of the Civil Aviation Safety Authority.
 - b) The application sought approval for the PROPERTY DEVELOPMENT to a height of 47.8 metres Australian Height Datum (AHD).
 - c) In the capacity as Airfield Design Manager and an authorised person of the Civil Aviation Safety Authority (CASA) under Instrument Number: CASA 229/11, in this instance, the Airfield Manager has no objection to the erection of this development to a maximum height of 47.8.0 metres AHD.
 - d) The approved height is inclusive of all lift over-runs, vents, chimneys, aerials, TV antennae, construction cranes etc.
 - e) Should you wish to exceed this height a new application must be submitted.
 - f) Should the height of any temporary structure and/or equipment be greater than 15.24 metres AEGH, a new approval must be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.
 - g) Construction cranes may be required to operate at a height significantly higher than that of the proposed development and consequently, may not be approved under the Airports (Protection of Airspace) Regulations.
 - h) Sydney Airport advises that approval to operate construction equipment (ie cranes) should be obtained prior to any commitment to construct.
 - i) "Prescribed airspace" includes "the airspace above any part of either an Obstacle Limitation Surface (OLS) or Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) surface for the airport (Regulation 6(1)).
 - j) The height of the prescribed airspace at this location is 51 metres above AHD.

Planning for Aircraft Noise and Public Safety Zones

 k) Current planning provisions (s.117 Direction 3.5 NSW Environmental Planning and Assessment Act 1979) for the assessment of aircraft noise for certain land uses are based on the Australian Noise Exposure Forecast (ANEF). The current ANEF for which Council may use as the land use planning tool for Sydney Airport was endorsed by Airservices in December 2012 (Sydney Airport 2033 ANEF).

- I) Whilst there are currently no national aviation standards relating to defining public safety areas beyond the airport boundary, it is recommended that proposed land uses which have high population densities should be avoided.
- 6 The following conditions are imposed by **Telstra**:
 - a) The applicant shall contact "Dial Before You Dig" to obtain a utility service diagram for, and adjacent to the property as Telstra and NBN have network in this location. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Principal Certifying Authority. All utilities within the work zone shall be protected during construction. Any adjustments or damage to public utilities/services as a consequence of the development and associated construction works shall be restored or repaired at the applicant's expense.
- 7 The following conditions are imposed by **Roads and Maritime Services (RMS)**:
 - a) 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) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2028 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
 - b) The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
 - c) A Construction Pedestrian Traffic Management Plan (CPTMP) should be submitted in consultation with Roads and Maritime and Bayside Council, prior to the issue of a Construction Certificate. The CPTMP needs to include, but not be limited to, the following: construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, taking into consideration the cumulative traffic impacts of other developments in the area.
- 8 The following advisory conditions are imposed by **NSW Police**:
 - a) CCTV and adequate lighting should be installed and operational outside of premise focusing significantly at entry / exit points of building.
 - b) CCTV and adequate lighting should be installed and operational throughout carpark.
 - c) Cash on premises should be secured at all times.
 - d) Once construction completed, secure fencing is recommended to surround the premise, to deter undesirable persons entering the grounds and opportunistic crime from occurring.

- 9 The following conditions are imposed by **Sydney Water**:
 - a) The approved plans must be submitted to the Sydney Water Tap in[™] online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water Tap in TM online self-service replaces our Quick Check Agents as of 30 November 2015.

The Tap in[™] service provides 24/7 access to a range of services, including:

- (i) building plan approvals
- (ii) connection and disconnection approvals
- (iii) diagrams
- (iv) trade waste approvals
- (v) pressure information
- (vi) water meter installations
- (vii) pressure boosting and pump approvals
- (viii) changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in[™] online service is available at: https:/lwww.sydnevwater.com.au/SW/plumbing-buildingdeveloping/building/sydney-water-tap-in/index.htm

b) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water prior to development commencement. It is recommended that the Council includes this term as a Condition of the DA approval.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydnevwater.com.au > Plumbing, building and developing> Developing> Land development or telephone 13 20 92.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE COMMENCEMENT OF ANY WORKS

- 10 The proposed development shall comply with the following:
 - (a) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (i) Stating that unauthorised entry to the work site is prohibited;
 - Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
 - (iii) The Development Approval number; and
 - (iv) The name of the Principal Certifying Authority including an afterhours contact telephone number.
 - (b) Any such sign is to be removed when the work has been completed.
- 11 If the land to which the application relates is served by a common sewerage system that is also used by others, then measures must be placed in effect and prior to the commencement of work to ensure the operation of the sewerage system is without disruption to other joint users.
- 12 Prior to the commencement of any demolition, excavation or remediation works, the applicant must inform Council, in writing, of:
 - (a) The name of the contractor, and licence number of the licensee who has contracted to do, or intends to do, the work: or
 - (b) The name and permit number of the owner-builder who intends to do the work;
 - (c) The Council also must be informed if: -
 - (i) A contract is entered into for the work to be done by a different licensee; or
 - (ii) Arrangements for the doing of the work are otherwise changed.
- 13 <u>Prior to commencement of any works</u>, application(s) shall be made to Council's Customer Services Counter and obtained the following approvals and permits on Council's property/road reserve under Road Act 1993 and Local Government Act 1993: (It should be noted that any works shown within Council's road reserve or other Council Lands on the development approval plans are indicative only and no approval for these works is given until this condition is satisfied.)
 - a) Permit to erect hoarding on or over a public place, including Council's property/road reserve,
 - b) Permit to construction works, place and/or storage building materials on footpaths, nature strips,
 - c) Permit to install temporary ground anchors in public land,

- d) Permit to discharge ground water to Council's stormwater drainage system,
- e) Permit for roads and footways occupancy (long term/ short term),
- f) Permit to construct vehicular crossings, footpaths, kerbs and gutters over road reserve,
- g) Permit to open road reserve area, including roads, footpaths, nature strip, vehicular crossing or for any purpose whatsoever, such as relocation / readjustments of utility services,
- h) Permit to place skip/waste bin on footpath and/or nature strip, and
- i) Permit to use any part of Council's road reserve or other Council lands.
- 14 Prior to the commencement of demolition work a licensed demolisher who is registered with WorkCover NSW must prepared a Work Method Statement to the satisfaction of the Principal Certifying Authority (Council or an accredited certifier) and a copy shall be sent to Council (if it is not the PCA). A copy of the Statement shall also be submitted to WorkCover NSW.

The statement must be in compliance with AS2601:1991 – 'Demolition of Structures', the requirements of WorkCover NSW and conditions of the Development Approval, and shall include provisions for:

- a) Enclosing and making the site safe, any temporary protective structures must comply with the "Guidelines for Temporary Protective Structures (April 2001)";
- b) Induction training for on-site personnel;
- c) Inspection and removal of asbestos, contamination and other hazardous materials (by appropriately licensed contractors);
- Dust control Dust emission must be minimised for the full height of the building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site;
- e) Disconnection of Gas and Electrical Supply;
- Fire Fighting Fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed;
- g) Access and Egress No demolition activity shall cause damage to or adversely affect the safe access and egress of this building;
- h) Waterproofing of any exposed surfaces of adjoining buildings;
- Control of water pollution and leachate and cleaning of vehicles tyres Proposals shall be in accordance with the "Protection of the Environmental Operations Act 1997";
- j) Working hours, in accordance with this Development Consent;
- k) Confinement of demolished materials in transit;
- I) Proposed truck routes, in accordance with this Development Consent;

- m) Location and method of waste disposal and recycling in accordance with the "Waste Minimisation and Management Act 1995".
- n) Sewer common sewerage system ad08.
- 15 A sufficient area shall be provided onsite to enable separate stockpiling of excavated materials for sampling and analysis prior to removal or re-use on site. Details of this area shall be provided in the Soil and Water Management Plan (SWMP). This plan shall incorporate and reference the construction environmental management plan and address site limitations.
- 16 Toilet facilities are to be provided at or in the vicinity of the work site on which work involves:
 - a) demolition and construction of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site;
 - b) Each toilet provided:
 - (i) must be standard flushing toilet; and,
 - (ii) must be connected:

to a public sewer; or

if connection to a public sewer is not practicable to an accredited sewerage management facility approved by the Council; or,

if connection to a public sewer or an accredited sewerage management facility is not practicable to some other sewerage management facility approved by the Council.

- c) The provisions of toilet facilities in accordance with this condition must be in place before work commences.
- 17 This Consent shall not preclude the demolisher from giving notice to other statutory authorities, such as Sydney Water Corporation, WorkCover, etc.
- 18 <u>Prior to the commencement of any works</u>, the site to which this approval relates must be adequately fenced or other suitable measures employed that are acceptable to the Principal Certifying Authority to restrict public access to the site and building works. Such fencing or other measures must be in place before the approved activity commences.
- 19 Erosion and sediment control devices shall be installed and in function prior to the commencement of any demolition, excavation or construction works upon the site in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into public stormwater drainage system, natural watercourses, bushland, trees and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the legislative requirements and guidelines. These devices shall be maintained in a serviceable condition AT ALL TIMES throughout the entire demolition, excavation and construction phases of the development and for a minimum one (1) month period after the completion of the development, where necessary.
- 20 A Soil and Water Management Plan shall be prepared in accordance with Soil and Water Management for Urban Development Guidelines produced by the Southern Sydney Region Organisation of Councils. A copy of the plan must be submitted to Council. The Plan must include details of the proposed erosion and sediment controls

to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request. Sediment control devices shall not be located beneath the driplines of trees, which are to be retained.

- 21 Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction. The controls are to be designed and installed in accordance with the Soil and Water Management for Urban Development Guidelines produced by the Southern Sydney Regional Organisation of Council. Copies of the guidelines are available from Council.
- 22 If an excavation associated with the proposal extends below the level of the base of the footings of a building and/or structure and/or road on an adjoining allotment of land or the common boundary fence the person causing the excavation to be made:
 - a) Must preserve and protect the building/ fence from damage; and,
 - b) If necessary, underpin and support such building in an approved manner;
 - c) Must at least be 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of the intention to do so to the owner of the adjoining allotment of land and, furnish particulars of the excavation to the owner of the building being erected or demolished;
 - d) Existing structures and or services on this and adjoining properties are not endangered during any demolition excavation or construction work associated with the above project. The applicant is to provide details of any shoring, piering, or underpinning prior to the commencement of any work. The construction shall not undermine, endanger or destabilise any adjacent structures.
 - e) If the soil conditions required it:
 - (i) Retaining walls associated with the erection of a building or other approved methods of preventing movement or other approved methods of preventing movement of the soil must be provided and:-
 - (ii) Adequate provision must be made for drainage.
- 23 A Tree Protection Zone TPZ shall be erected to protect the root zone of the trees of the three (3) *Callitris rhomboidea* (Port Jackson Pine) located adjacent to 1 Chalmers Crescent.
 - a) Prior to commencing demolition/any works on site, in order to ensure that the tree is protected during demolition and construction, and the health and structural stability is ensured a Tree Protection Zone shall be established as follows.
 - b) In accordance with AS 4970-2009 protective fences consisting of chain wire mesh temporary fence panels with a height 1.8m shall be erected outside the drip line. The fence panels must be securely mounted and braced to prevent movement. The area within the fenced area is to be mulched with leaf mulch to a depth of 100mm and a weekly deep watering program undertaken.

- c) The protective fence shall consist of para-webbing or chain wire mesh mounted on star pickets or similar metal posts, shall be placed prior to the commencement of any work on site and shall remain until the completion of all building and hard landscape construction.
- d) If there is insufficient space to erect fencing, then the tree is to be physically protected by wrapping the trunk with hessian or carpet underlay to a height of 2.5 meters or to the tree's first lateral branch, whichever is greater, and affix timber palings around the tree with strapping or wire (not nails).
- e) The Prior to the commencement of any work the applicant is to submit payment for a Tree Preservation Bond of \$3,000.00 to ensure protection of Council's street tree assets. The duration of the Bond shall be limited to a period of 12 months after the occupation certificate is issued. At completion of the bond period of twelve months (12 months) the Bond shall be refunded pending an inspection of the trees by council. If a tree is found to be dead, pruned or dying and will not recover the applicant will forfeit all or part of the bond to replace or maintain the tree/s.
- Before any works commence on site, the Applicant is required to contact Council for an inspection and/or provide photographic evidence of the fenced TPZ's.
- 24 Where any shoring is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings certified as being adequate for their intended purpose by an appropriately qualified and practicing engineer, showing all details, including the extent of encroachment and the method of removal (or any other method) and de-stressing of shoring elements, shall be submitted with the Construction Certificate to the Principle Certifying Authority along with Council's (or other) consent if the works intrude on Council's (or other) property.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

25 The applicant must prior to the issue of any Construction Certificate, pay the following fees:

(a)	Development Control	\$3,174.00
(b)	Footpath Crossing Deposit	\$198,315.03 (See below)
(c)	Section 7.11 Contributions	\$2,547,747.48 (See below)
(c)	Section 7.11 Contributions	\$2,385,802.84

[Amendment A – Section 4.55(1A) – Amended on 28 February 2020]

- 26 <u>Prior to the issue of the Construction Certificate</u>, the required Long Service Levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has to be paid. The Long Service Levy is payable at 0.35% of the total cost of the development, however this is a State Government Fee and can change without notice.
- 27 <u>Prior to the issue of any Construction Certificate</u>, the applicant shall lodge a Footpath Crossing Deposit of **\$198,315.03** (GST Exempt) by way of cash deposit or unconditional bank guarantee to Council against possible damage to Council's asset during the course of the building works. The deposit will be refunded subject to

inspection by Council 12 months after the completion of all works relating to the proposed development and Final Occupational Certificate has been issued.

A Section 7.11 contribution of **\$2,385,802.84** shall be paid to Council. The contribution is calculated according to the provisions contained within Council's adopted Former City of Botany Bay s7.11 Development Contributions Plan 2016 (Amendment 1) and having regard to the Ministerial Directive of 21 August 2012 (the \$20,000 cap). The amount to be paid is to be adjusted at the time of payment, in accordance with the review process contained Contributions Plan. The total contribution is to be paid <u>prior</u> to the issue of any Construction Certificate. The contributions are only used towards the provision or improvement of the amenities and services identified below.

Community Facilities	\$ 195,297.10
Recreation and Open Space	\$ 2,014,909.98
Transport Facilities	\$ 158,224.28
Administration	\$ 17,371.49
Total in 2019/20	\$ 2,385,802.84

[Amendment A – Section 4.55(1A) – Amended on 28 February 2020]

- 29 <u>Prior to the issue of the Construction Certificate</u>, a dilapidation survey shall be undertaken of all properties and/or Council infrastructure, including but not limited to all footpaths, kerb and gutter, stormwater inlet pits, and road carriageway pavements, in the vicinity which could be potentially affected by the construction of this development. Any damage caused to other properties during construction shall be rectified. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate. The insurance cover shall be a minimum of \$10 million.
- 30 A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at <u>www.sydneywater.com.au</u> then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be timed consuming and may impact on other services and building, driveway or landscape design. The Section 73 Notice of Requirements must be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

- 31 Plans and cross sections showing the compliance of the recommendations of Part J BCA assessment report issued by Certified Energy on 28 January 2019 to be submitted with the application for the issue of the Construction Certificate.
- 32 <u>Prior to the issue of any Construction Certificate</u>, detailed drainage design plans for the management of stormwater are to be submitted to Council or the Principal Accredited Certifier for assessment and approval. Design certification and drainage design calculations are to be submitted with the plans. Botany Bay DCP Part 10— Stormwater Management Technical Guidelines (SMTG) sets out the minimum documentation requirements for detailed design plans. Stormwater management requirements for the site, including the final discharge/end connection point, must

comply with Botany Bay DCP Part 10 — Stormwater Management Technical Guidelines. All drawings shall correspond with the approved architectural plans.

The detailed design plans must incorporate, but not be limited to, the following:

- a) Incorporate the *stormwater management* provisions generally made in the stormwater management report & plans prepared by Northrop Ref: 192336-CL01-A and the plans prepared by Northrop, Job Number 192336, revision 2. The infiltration systems shall be designed strictly in accordance with Botany Bay DCP Part 10 Stormwater Management Technical Guidelines section 5 and must have a 2.0m setback from the side and rear property boundaries. The stormwater system shall be designed to ensure stormwater discharge from the site to the kerb and gutter does not exceed 20L/s in all storm events up to, and including, the 1% AEP storm event. Van Der Meer Consulting, Job No: SY282-060, revision 2, dated 10 February 2019 however, the discharge design to Chalmers Crescent must be revised. As the discharge from the entire development site is greater than 20 l/s, in accordance with BB DCP Part 10 section 3.2 (iii), the OSD stormwater system is to discharge to a new grated kerb inlet pit lintel in the Chalmers Street frontage adjacent to the development. This necessitates the construction of new pipe & kerb inlet pit stormwater infrastructure, connecting to existing Council stormwater infrastructure located in the intersection between Chalmers Crescent and Kent Road. Hydraulic grade line analysis of the new stormwater infrastructure will be required. The detailed design (pit & pipe sizing, location(s) etc.) must be in accordance with the requirements of Botany Bay DCP Part 10 - Stormwater Management Technical Guidelines Section 13. All new stormwater infrastructure must be designed to the satisfaction of Bayside Council prior to construction, and
- b) The On-Site Detention System (OSD) shall be designed according to Part 6 of the SMTG. It should be noted that OSD systems shall be designed to detain the stormwater runoff from the site for all storm events up to and including 1 in 100 year ARI storm and permissible site discharge (PSD) shall be based on 1 in 5 year ARI peak flow generated from the site under the "State of Nature" condition (i.e. the site is totally grassed/turfed), rather than pre-development condition, and
- c) Piped emergency overflow to cater for storm events greater than the 1% AEP shall be provided within the OSD design. *The emergency overflow must be designed to account for blockages and not result in the inundation of habitable areas*, and
- d) In accordance with Botany Bay DCP SMTG section 4, a minimum capacity 10000L of Rainwater Tank(s) shall be provided for the site. In order to reduce pollutants entering the tank, a first flush device to divert minimum 1mm initial runoff from the roof area bypassing the tank shall be provided. Only roof water shall be directed to the rainwater tank. Overflow from the rainwater tank shall be directed to the site drainage system. The rainwater tank(s) shall service all toilets and any outdoor irrigation/taps for landscaping within the development, and
- e) Incorporate a Stormwater Quality Improvement system to ensure compliance with Section 16 of Botany Bay's SMTG, and

- f) The water quality improvement system and WSUD strategy proposal shall be designed to capture and treat at least 85% flows generated from the site, and
- g) A WSUD Strategy and MUSIC model must be prepared and submitted for the development. The MUSIC model must be prepared in line with the Draft NSW MUSIC Modelling Guidelines (Sydney Metro CMA). Sydney's Water's requirements are that the water quality improvement should meet or exceed the target as described in the "Botany Bay & Catchment Water Quality Improvement Plan" which was prepared by the Sydney Metropolitan Catchment Management Authority in April 2011, and
- h) Detailed calculations including computer modelling supporting the proposal.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 33 To ensure that utility authorities and Council are advised of any effects to their infrastructure by the development, the applicant shall:
 - Carry out a survey of all utility and Council services within the site including relevant information from utility authorities and excavation if necessary to determine the position and level of services,
 - b) Negotiate with the utility authorities (eg AusGrid, Sydney Water, Telecommunications Carriers) and Council in connection with:
 - (i) The additional load on the system, and
 - (ii) The relocation and/or adjustment of the services affected by the construction.
 - c) The Ausgrid lighting poles will need to be decommissioned and new lighting poles shall be constructed satisfying V2 lighting requirements any other requirements as specified by Council and any other service provider,
 - d) All above ground utilities shall be relocated underground in accordance with Ausgrid and any other affected and relevant service provider, and
 - e) All underground and above ground infrastructure shall be constructed as specified by Ausgrid, Council and any other affected service provider. The location of the new electrical pillars, new lighting poles, any new pits and trenches for utilities shall be confirmed with Council <u>prior to the issue of the Construction Certificate</u>.

Any costs in the relocation, adjustment, and provision of land or support of services as requested by the Council and service authorities are to be the responsibility of the developer.

34 A Public Domain Frontage Design must be prepared by suitably qualified professionals for assessment and approval by Council's Public Domain Team for all frontage works that are required to be constructed within the public domain and which are subject to approval pursuant to Section 138 of the Roads Act 1993. All frontage works shall be in accordance with Council technical manuals, master plans, town centre plans, Australian standards and standard design drawings and specifications. Public domain frontage works shall include, but not be limited to, civil, drainage, landscaping, undergrounding of services, lighting, traffic signage, line marking, parking and traffic devices.

A 'public domain frontage works application' shall be submitted to Bayside Council's Customer Service Centre for assessment of all required works within the road reserve, upon payment of the relevant fee, prior to the issue of any Construction Certificate.

- 35 <u>Prior to the issue of any Construction Certificate</u>, a Construction Management Program shall be submitted to, and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. The program shall detail:
 - a) The proposed method of access to and egress from the site for construction vehicles, including access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or public reserves being allowed,
 - b) The proposed phases of construction works on the site and the expected duration of each construction phase,
 - c) The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken,
 - The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process,
 - e) The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site,
 - The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period,
 - g) The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site,
 - h) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an Accredited Certifier (Structural Engineering), or equivalent,
 - i) Proposed protection for Council and adjoining properties, and
 - j) The location and operation of any on site crane. Please note that a crane may require prior approval from Sydney Airports Corporation.
 - k) The location of any Construction Work Zone (if required) approved by Council's Traffic Committee, including a copy of that approval.

- I) Obtain Permits required under this consent.
- 36 <u>Prior to the issue of any Construction Certificate</u>, a detailed Traffic Management Plan for the pedestrian and traffic management of the site during construction shall be prepared and submitted to the Principal Accredited Certifier for assessment and approval. The plan shall:
 - a) be prepared by a RMS accredited consultant,
 - b) address, but not be limited to, the following matters:
 - (i) ingress and egress of vehicles to the site;
 - (ii) loading and unloading, including construction zones;
 - (iii) predicted traffic volumes, types and routes; and
 - (iv) pedestrian and traffic management methods.
 - c) nominate a contact person who is to have authority without reference to other persons to comply with instructions issued by Council's Traffic Engineer or the Police, and
 - d) if required, implement a public information campaign to inform any road changes well in advance of each change. The campaign may be required to be approved by the Traffic Committee.

Note: Any temporary road closure shall be confined to weekends and off-peak hour times and is subject to Council's Traffic Engineer's approval. Prior to implementation of any road closure during construction, Council shall be advised of these changes and Traffic Control Plans shall be submitted to Council for approval. This Plan shall include times and dates of changes, measures, signage, road markings and any temporary traffic control measures.

- 37 <u>Prior to the release of the Construction Certificate</u>, the following required section(s) are to be submitted to and approved by the Principal Certifying Authority:
 - a) All driveways/access ramps/vehicular crossings shall conform with Australian Standards AS 2890.1 and Council requirements,
 - b) The applicant shall provide longitudinal sections along the extremities and the centre line of each internal driveway/access ramp at a scale of 1:25. These long sections shall extend from the horizontal parking area within the property to the centre line of the roadway. The sections shall also show the clear height from the ramp to any overhead structure.
 - c) Internal height clearance shall be designed throughout the car park at minimum in accordance with AS2890.1:2004.
 - d) A minimum of **38–50** bicycle parking spaces are to be provided for the development and designed in accordance with AS2890.3:2015 on the ground floor. Adequate end of trip facilities must be provided on the ground floor (toilets, showers, change room, lockers).

- e) The design of the car parking facility is to be certified by a suitably qualified traffic engineer as being in accordance with Australian Standard 2890 parking series.
- f) Six (6) off street car parking spaces are to be equipped with Electric Vehicle (EV) charging facilities.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 38 <u>Prior to the release of the Construction Certificate</u>, the following required section(s) are to be submitted to and approved by the Principal Certifying Authority:
 - All driveways/access ramps/vehicular crossings shall conform with Australian Standards AS 2890.2 and Council requirements along the travel path of the service vehicle,
 - b) All service vehicles shall enter the property front in front out,
 - c) Demonstrate safe headroom clearance of 4.5m is achieved in the driveway entrance and along the along the travel path, parking and manoeuvring areas of a Medium Rigid Vehicle (MRV), including Council's Garbage Truck, and
 - d) Swept path analysis shall be provided for manoeuvring of MRV commercial vehicles, depicting a forward entry and forward exit manoeuvre from the ground floor loading dock of the site, and
 - e) A longitudinal section plotting headroom clearance above driveway access is to be provided for assessment.
- 39 <u>Prior to the release of the Construction Certificate</u>, the following required section(s) are to be submitted to and approved by the Principal Certifying Authority:
 - a) At least eight (8) accessible car parking spaces shall be provided and designed as specified in Australian Standard 2890.6, SEPP 65 Design Code and Council requirements, and
 - b) All off street accessible parking shall have access to the adjacent road(s) and to the communal open space as per Australian Standards AS 2890.6 and Council requirements, and
 - c) All Accessible parking spaces shall be located within close proximity and easy access to the lift systems proposed for the building as per AS2890.6 and AS4299.
- 40 <u>Prior to the release of the Construction Certificate</u>, details shall be submitted to the Principal Certifying Authority on the proposed method of any exhaust ventilation from the car park. The exhaust ventilation needs to be ventilated away from the property boundaries of the adjoining buildings, and in accordance with the provisions of AS1668.1 and AS1668.2.
- 41 <u>Prior to the issue of any Construction Certificate</u>, the construction methodology, parameters, and recommendations prepared by EI Australia PTY LTD, report number E23953.G02, dated 13 September 2028, shall be implemented and relied upon during the preparation of the construction certificate documentation and the construction of the proposed development.

42 <u>Prior to the issue of any Construction Certificate</u>, the approved plans must be submitted to Sydney Water Tap in[™] online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

Sydney Water's Tap inTM online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm

- 43 <u>Prior to the issue of any Construction Certificate</u>, the applicant shall contact "Dial Before You Dig" to obtain a utility service diagram for, and adjacent to the property. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Principal Certifying Authority. All utilities within the work zone shall be protected during construction. Any adjustments or damage to public utilities/services as a consequence of the development and associated construction works shall be restored or repaired at the applicant's expense.
- 44 A Stage 3 Remedial Action Plan (RAP) shall be prepared by a suitably qualified and experienced contaminated land consultant and in accordance with:
 - a) NSW Office of Environment and Heritage (OEH) 'Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites';
 - b) NSW Environment Protection Authority (NSW EPA) approved guidelines under the Contaminated Land Management Act 1997; and
 - c) State Environmental Planning Policy 55 (SEPP55) Remediation of Land.

The RAP shall incorporate all findings and recommendations in the Phase1 Preliminary Site Assessment and Phase 2 Detailed Site Assessment for the site, it shall clearly state proposed clean-up objectives, and demonstrate how the site will be made suitable for the proposed use.

The RAP shall be submitted to Council for review and concurrence prior to the commencement of any remedial action and <u>prior to the issue of any construction</u> <u>certificate</u>.

- 45 The Remedial Action Plan (RAP) shall avoid the use containment and contaminants should be treated onsite or removed from the site whenever possible. Any remediation that utilises a containment strategy for contaminants must be accompanied by a Long-term Environmental Management Plan (LTEMP). This LTEMP must be added to the title of the site.
- 46 A Site Audit Statement will be required for this site prior to the issue of any Occupation Certificate. To ensure the necessary assessment and remediation is completed, a NSW Environment Authority (EPA) Accredited Site Auditor must be appointed to the site prior to the commencement of any remediation works, excavation or commencement of works at the site. The Site Auditor must review and endorse any additional investigation and remediation proposed prior to the commencement of any works.

Evidence of this appointment must be provided to council prior to the issue of any construction certificate.

- 47 The Final Landscape Plan shall be generally in accordance with the approved Landscape Plan by Ground Ink, revision C, dated 4th February 2019 (Refer to Condition 1) and comprise detailed landscape construction documentation (plans and specifications) to be submitted to, and approved by Bayside Council's Landscape Architect prior to the issue of the Construction Certificate. The landscape documentation shall include, but not be limited to:
 - a) A planting plan at 1:100 showing all plant locations/groupings and plant centres/species. There is to be a dense layered planting scheme consisting of trees, shrubs and groundcovers in all of landscaped areas. Indicative plant schedule indicating botanical name, pot sizes, spacing, staking and quantity.
 - b) Landscape plans shall include all existing trees in public domain, as shown in survey plan. All existing trees in public domain shall be retained and protected.
 - c) Elevated planter box sectional details and drainage details. All planter box depths and dimensions shall be in accordance with Council's DCP and capable of supporting medium and large trees.
 - d) Frontage landscape setback shall include the following;
 - (i) Eastern planter bed shall include two (2) Corymbia maculata (Spotted Gum) with a minimum root ball size supplied at 100 litre, with understorey planting.
 - (ii) Central planter bed in the middle of pedestrian entry, shall measure minimum 3.5 meters by 3.5 metres and shall include minimum of one (1) Australian native tree to be able to reach a minimum mature height of 12 meters in local conditions, minimum root ball size to be supplied and planted shall be 100 Litres. Planter may be raised from natural ground level but shall be in deep soil.
 - (iii) Western planter beds with seating areas adjacent to café shall increase planter beds width to include a minimum of four (4) small to medium trees native or decidious, to reach a minimum mature height of four (4) meters in local conditions. To be supplied and planted at a minimum container size of 45 litres. Recommended species to be included in the seating area is Lagerstroemia indica (Crepe Myrtle), to ensure sun access in winter months and shade in summer. Planter may be raised from natural ground level to allow seating around but shall be in deep soil.
 - (iv) All planter beds raised from natural ground level shall include an irrigation system to be connected to rainwater tank.
 - (v) All landscape proposed in the interface with the public domain shall follow CPTED principles.
 - e) Side landscape setbacks planting provided along eastern and western setbacks shall be treated with native trees and shrubs, no paved areas shall be included. If pedestrian circulation is required stepping stones within the planter bed shall be installed with groundcovers in between pavers to maximise the deep root planting in deep soil area. The recommended species to be use in the sides buffer planting are: Waterhousia floribunda, Syzygium "cascade", Syzygium Aussie Southern, Syzygium Resilience, Banksia

integrifolia, Tristaniopsis laurina, Acmena smithii, Elaeocarpus reticulatus, Backhousia citriodora, Dicksonia antartica, plant selection shall be depending on the amount of sun access of the area.

- f) Specifications detailing soil and mulch finishes, root barriers, irrigation, edging and other landscape handworks such as retaining walls, steps, planter walls, feature walls, skateboard restrictions, tree pits, tree grates, tree guards, tree pit treat, areas of paving, schedule of materials, edge treatments, tactile and sectional construction details.
- g) Details of all other hardscape landscape elements such as street furniture, pedestrian amenity lighting, bins, bollards. Location to be clearly identified on plan. Provide sectional construction details and elevations.
- 48 Prior to the Issue of the Construction Certificate, a Landscape Maintenance Schedule shall be submitted that covers a 12 month period to provide a guide to the landowner or occupier on how to best maintain the constructed landscaped areas; and include the following information: shrub pruning/trimming (frequency, plant requirements); Fertilising and pest control (soil testing, types, rate, frequency); Mulching, weeding and soil improvement (frequency, materials); Irrigation (checks, adjustments); tree maintenance (fertilising, mulching, tree stakes adjustments, special tree requirements); Maintenance of hard landscape elements (paving, edges, walls, pergolas, seats, and planter box walls); and planter boxes/roof gardens/green wall (specialised maintenance requirements).
- 49 To ensure satisfactory growth and maintenance of the landscaping, a fully automatic drip irrigation system is required in all landscaped areas. The system shall be installed by a qualified landscape contractor and provide full coverage of planted areas with no more than 300mm between drippers, automatic controllers and backflow prevention devices, and should be connected to a recycled water source. Irrigation shall comply with both Sydney Water and Council requirements as well as Australian Standards, and be maintained in effective working order at all times.
- 50 <u>Prior to the issue of a Construction certificate</u>, the applicant shall submit a Frontage Works Application. Public domain landscape improvements plan shall be submitted for approval by Council. The Plan shall be undertaken by a suitably experienced Landscape Architect and shall include but not be limited to new street tree planting, footpath paving (segmental/other), street tree pit treatments and tree guards, street furniture, in ground landscaping, irrigation, lighting. The Plan shall be in accordance with Council's City Identity Program, Landscape DCP and any other Council specification or requirement. Civil drawings shall be included detailing levels and detailed footpath construction sections in accordance with Council's Engineering Services requirements. Contact Council's Landscape Architect for further details of specific requirements in preparation of the plan.
- 51 The applicant shall confer with Ausgrid to determine if an electricity distribution substation is required. Written confirmation of Ausgrid's requirements shall be obtained prior to issue Construction Certificate.
- 52 The applicant shall confer with Ausgrid to determine if installation of electricity conduits in the footway is required. Written confirmation of Ausgrid's requirements shall be obtained prior to issue Construction Certificate.

53 The applicant shall confer with Ausgrid to determine if satisfactory clearances to any existing overhead High Voltage mains will be affected. Written confirmation of Ausgrid's requirements shall be obtained prior to issue Construction Certificate.

All low voltage street mains in that section of the street/s adjacent to the development shall be placed underground. This shall include any associated services and the installation of underground supplied street lighting columns where necessary. The applicant shall confer with Ausgrid to determine Ausgrid requirements. Written confirmation of Ausgrid's requirements shall be obtained prior to issue Construction Certificate.

The relocation of the existing electricity supply pole in the road reserve at (specify location if required) to (specify location if required), is required to avoid conflict with the new driveway. The relocation works shall be undertaken in accordance with the requirements of Ausgrid. The applicant shall enter into a contract with Ausgrid for the relocation works prior to the issue of the Construction Certificate, and the works must be completed prior to the commencement of the driveway works and issue of the Occupation Certificate. The applicant is responsible for all relocation costs, including costs associated with other cabling such as telecommunications cables.

54 Prior to the issue of any Construction Certificate, the Development is to be constructed to meet all recommendations and requirements that have been detailed in the acoustic report provided by Pulse Acoustic Consultancy dated 25 January 2019. The measures as detailed in the acoustic assessment report prepared by Acoustic Logic, shall be undertaken in accordance with the provisions of *AS 2021 – 2000: Acoustics - Aircraft Noise Intrusion – Building, Siting and Construction* to establish components of construction to achieve indoor design sound levels in accordance with Table 3.3 of AS 2021 – 2000.

The work detailed in the report includes:

- a) The roof/ceiling must be constructed as per Table 3 of the report,
- b) All external walls need to be constructed as per Table 4 of the report,
- c) Glazing to all windows and glazed door systems are to be as per Table 5 of the report.
- d) Acoustically treated mechanical ventilation must be provided to this premise for it to comply with current guidelines.

Note: In many cases the applicant chooses to install air conditioning to meet mechanical ventilation requirements above. If they do, it will require consideration of the noise from the air conditioner (advice concerning noise from air conditioners is attached below).

DURING WORKS

- 55 The land to which this Consent relates must be fenced and enclosed to protect the entry or access to the land and site by lawful persons. The fencing must be in place before demolition works commence.
- 56 During demolition and construction works, the applicant/builder is required to ensure the protection and preservation of all boundary fencing or boundary walls between the

subject site and adjoining properties. Any damage caused as a result of such works will be at the full cost of the applicant/builder.

- 57 The Applicant shall conduct all demolition, construction and related deliveries wholly on site. If any use of Council's road reserve is required then separate applications are to be made at Council's Customer Services Department.
- 58 The approved Waste Management Plan shall be complied with at all times during demolition, construction and on-going use of the site.
- 59 All possible and practicable steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from wind-blown dust, debris, noise and the like.
- 60 All vehicles transporting soil, sand or similar materials to or from the site shall cover their loads at all times.
- 61 In order to ensure the design quality excellence of the development is retained:
 - a) A registered architect is to have direct involvement in the design documentation, contract documentation and construction stages of the project;
 - b) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project;
 - c) Evidence of the design architect's commission is to be provided to Bayside Council prior to the issue of the Construction Certificate.
 - d) The design architect of the project is not to be changed without prior notice and approval of Bayside Council.
- 62 During demolition, excavation and construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc. Protecting measures shall be maintained in a state of good and safe condition throughout the course of demolition, excavation and construction. The area fronting the site and in the vicinity of the development shall also be make safe for pedestrian and vehicular traffic at all times. Any damage to Council's infrastructure (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) shall be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.
- 63 Construction related activities must not take place on the roadway without Council approval.

Short-term activities (including operating plant, materials delivery) that reduce parking spaces, affect access to a particular route or prevent or restrict the passage of vehicles along the road must not occur without a valid Temporary Roadside Closure Permit.

Activities involving occupation of the parking lane for durations longer than allowed under a Temporary Roadside Closure Permit require a Construction Zone Permit and must not occur prior to the erection of Construction Zone signs by the RTA.

Permit application forms should be lodged at Council's Customer Service Centre allowing sufficient time for evaluation. An information package is available on request.

64 Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.

Note: The Applicant may be liable to prosecution under the Environmental Planning and Assessment Act 1979 for a breach of an approval condition, or under the Protection of the Environment Operations Act 1997, if its employees, agents or subcontractors allow sediment, including soil, excavated material, building materials, or other materials to be pumped, drained or allowed to flow to the street, stormwater pipes or waterways. The Applicant shall ensure that its employees, agents or sub-contractors understand and maintain sediment control measures.

- 65 As the development involves an excavation that extends below the level of the base of the footings of a building or road on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - i) Protect and support the adjoining premises from possible damage from the excavation, and
 - ii) Where necessary, underpin the adjoining premises to prevent any such damage.
 - iii) Must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of his intention to do so to the owner of the adjoining allotment of land and, furnish particulars of the excavation to the owner of the building being erected or demolished.
- 66 If the land to which the application relates is served by a common sewerage system that is also used by others, then measures must be placed in effect and prior to the commencement of work to ensure the operation of the sewerage system is without disruption to other joint users.
- 67 During excavation and construction work the Council nature strip shall be maintained in a clean and tidy state at all times. The nature strip shall be suitably replaced where damaged due to construction work in accordance with Council Specification at the completion of construction, and at the Applicant's expense.
- 68 Fire booster assemblies and electrical kiosks and the like are to be housed within the building structure or screened by a built screen enclosure and/or landscaping so as not to reduce the visual amenity of the development or the streetscape and public domain.
- 69 There shall be no encroachment of paths, fencing or other improvements onto the drainage easements without Council approval.
- a) An experienced Landscape Contractor shall be engaged to undertake the landscaping work and shall be provided with a copy of both the approved landscape drawing and the conditions of approval to satisfactorily construct the landscape to Council requirements.

- b) At the completion of landscaping on the site, the Applicant is required to obtain a Certificate of Compliance from the Landscape Consultant to certify that the landscaping has been installed in accordance with the Council approved landscape plan. The Certificate is to be submitted to Council prior to the Issue of an Occupation Certificate.
- 71 Planter boxes constructed over a concrete slab shall be built in accordance with the following requirements:
 - a) Ensure soil depths in accordance with Council's Landscape DCP. The base of the planter must be screened to ensure drainage to a piped internal drainage outlet of minimum diameter 90mm, with no low points elsewhere in the planter. There are to be no external weep holes.
 - b) A concrete hob or haunch shall be constructed at the internal join between the sides and base of the planter to contain drainage to within the planter.
 - c) Planters are to be fully waterproofed and sealed internally with a proprietary sealing agent and applied by a qualified and experienced tradesman to eliminate water seepage and staining of the external face of the planter. All internal sealed finishes are to be sound and installed to manufacturer's directions prior to backfilling with soil. An inspection of the waterproofing and sealing of edges is required by the Certifier prior to backfilling with soil.
 - d) Drainage cell must be supplied to the base and sides of the planter to minimize damage to the waterproof seal during backfilling and facilitate drainage. Apply a proprietary brand filter fabric and backfill with an imported lightweight soil suitable for planter boxes compliant with AS 4419 and AS 3743. Install drip irrigation including to lawns.
 - e) Finish externally with a suitable paint, render or tile to co-ordinate with the colour schemes and finishes of the building.
- 72 If the work involved in the construction of a building:
 - a) likely to cause pedestrians or vehicular traffic in a public place to be obstructed or rendered inconvenient; or,
 - b) involves the enclosure of a public place:
 - (i) a hoarding or fence must be erected between the work site and the public place.
 - (ii) If necessary an awning is to be erected sufficient to prevent any substance from or in connection with the work falling into the public place.
 - (iii) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to person(s in the public place.
 - (iv) Any such hoarding, fence or awning is to be removed when the work has been completed.
 - c) Suitable consent shall be obtained from Council prior to the erection of any hoarding at the property.

a) The applicant shall conduct all construction works and any related deliveries/activities wholly within the site. If any use of Council's road reserve is required, approval and permits shall be obtained from Council.

- b) Construction operations such as brick cutting, washing tools or brushes and mixing mortar shall not be carried out on park/road reserve or in any other locations which could lead to the discharge of materials into the stormwater drainage system or onto Council's lands.
- c) Hosing down or hosing/washing out of any truck (concrete truck), plant (eg concrete pumps) or equipment (eg wheelbarrows) on Council's road reserve or other property is strictly prohibited. Fines and cleaning costs will apply to any breach of this condition.
- d) Pavement surfaces adjacent to the ingress and egress points are to be swept and kept clear of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council's Engineer.
- 74 During Demolition, Excavation and Construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc. Protecting measures shall be maintained in a state of good and safe condition throughout the course of demolition, excavation and construction. The area fronting the site and in the vicinity of the development shall also be make safe for pedestrian and vehicular traffic at all times. Any damage to Council's infrastructure (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) shall be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.
- 75 During Demolition, Excavation, Construction and Deliveries, access to the site shall be available in all weather conditions. The area shall be stabilised and protected from erosion to prevent any vehicles (including deliveries) tracking soil materials onto street drainage system/watercourse, Council's lands, public roads and road-related areas. Hosing down of vehicle tyres shall only be conducted in a suitable off-street area where wash waters do not enter the stormwater system or Council's land.
- 76 During construction, the applicant shall ensure that all works and measures have been implemented in accordance with approved Traffic Management Plan and Construction Management Plan at all times.
- 77 Vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.

If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the principal contractor and any sub-contractor are easily alerted to the event.

Where any such alarm triggers all excavation works must cease immediately. Prior to the vibration monitoring equipment being reset by the professional engineer and any

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further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer.

Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the principal contractor and any sub-contractor clearly setting out required work practice. A copy of any written direction required by this condition must be provided to the Principal Certifier within 24 hours of any event.

Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land the professional engineer, principal contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the supported land.

Note: Professional engineer has the same mean as in Clause A1.1 of the BCA.

Note: Building has the same meaning as in section 4 of the Act i.e. "building includes part of a building and any structure or part of a structure".

Note: Supported land has the same meaning as in section 88K of the Conveyancing Act 1919.

78 Inspections must be conducted by Council's Engineer at the following occasions:

- a) Formwork inspection of driveway layback and adjacent kerb and gutter prior to laying of concrete,
- b) Formwork inspection of Council's kerb and gutter prior to laying of concrete,
- c) Formwork inspection of Council's footpath prior to laying of concrete,
- d) Inspections of the Chalmers Crescent road reserve prior and during the construction of the new road pavement,
- Final inspection of Council stormwater infrastructure before & after backfill,
- f) Final inspection of driveway layback and adjacent kerb and gutter,
- g) Final inspection of Council's kerb and gutter,
- *h)* **Final inspection of Council's footpath**,
- i) Final Inspection of new road pavement on Chalmers Crescent.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

79 Noise from construction activities associated with the development shall comply with the NSW Environment Protection Authority's Environmental Noise Manual – Chapter 171 and the *Protection of the Environment Operations Act 1997*.

a) Level Restrictions

Construction period of 4 weeks and under:

the L_{10} sound pressure level measured over a period of not less than 15 minutes when the construction site is in 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 L_{10} sound pressure level measured over a period of not less than 15 minutes when the construction site is in operating must not exceed the background level by more than 10 dB(A).

b) Time Restrictions

Construction/demolition work shall be limited to the following hours:

Monday to Friday:	07:00 am to 05:00 pm
Saturday:	08:00 am to 01:00 pm

No Construction to take place on Sundays or Public Holidays.

c) Silencing

All possible steps should be taken to silence construction site equipment.

- 80 Any new information that comes to light during demolition or construction which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately.
- 81 All remediation work must be carried out in accordance with:
 - a) NSW Office of Environment and Heritage (OEH) 'Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites';
 - b) NSW Environment Protection Authority (NSW EPA) guidelines under the Contaminated Land Management Act 1997;
 - State Environmental Planning Policy 55 (SEPP55) Remediation of Land; and
 - d) The Remedial Action Plan (RAP) required to be submitted prior to the issue of the Construction Certificate.
- All materials excavated from the site (fill or natural) must be classified in accordance with the NSW Environment Protection Authority (EPA) Waste Classification Guidelines (2014) prior to being disposed of to a NSW approved landfill or to a recipient site. Appropriate records must be retained to support this.
- 83 To prevent contaminated soil being used onsite and to ensure that it is suitable for the proposed land use, all imported fill must be appropriately certified material and must be validated in accordance with the:

- a) Office of Environment and Heritage (OEH) approved guidelines; and
- b) Protection of the Environment Operations Act 1997; and
- c) Protection of the Environment Operations (Waste) Regulation 2014.

All imported fill must be <u>accompanied by documentation from the supplier</u> which certifies that the material has been analysed and is suitable for the proposed land use.

- 84 Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.
- 85 All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
- 86 The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.

CONDITIONS WHICH MUST BE SATISFIED PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

- 87 All applications associated with works on Council's land must be made at least 7-10 days prior to the programmed completion of works and all construction must be completed and approved by Council.
- 88 Any damage not shown in the photographic survey submitted to Council before site works have commenced will be assumed to have been caused by the site works (unless evidence to prove otherwise). All damages as a result from site works shall be rectified at the applicant's expense to Council's satisfaction, prior to occupancy of the development and release of damage deposit.
- 89 <u>Prior to release of the any Occupation Certificate</u> the developer must submit to the Principal Certifying Authority an acoustic report to verify that the measures stated in the acoustic report have been carried out and certify that the construction meets the above requirements. The report must be prepared by a qualified practicing acoustic engineer (who is a member of either the Australian Acoustical Society or the Association of Australian Acoustical Consultants).
- 90 Prior to the issue of an Occupation Certificate, the underground placement of all low and/or high voltage street electrical mains in the street/s adjacent to the development, and associated services and the installation of underground supplied street lighting columns, shall be carried out at the applicant's expense, to the satisfaction of the asset owner. The works shall be completed in accordance with Ausgrid's requirements and approved electrical design.
- 91 <u>Prior to the issue of any Occupation Certificate</u>, the applicant shall carry out the following works, at no cost or expense to Council:
 - a) On Chalmers Crescent, adjacent to development, remove redundant driveway crossovers and *replace with any* required tree planting and public domain improvements as specified by Council in accordance with Council's Infrastructure Specifications, and

- b) On Chalmers Crescent, adjacent to development, demolish existing concrete footpath and construct new *full width paved* footpath as per Council's Infrastructure and Landscape Architect specifications, and
- c) On Chalmers Crescent, adjacent to development, reconstruct existing kerb and gutter for the full length of the property in accordance with Council's Infrastructure Specifications, and
- d) On Chalmers Crescent, construct new kerb inlet pit(s) and stormwater pipe(s), connecting to existing stormwater infrastructure located within the intersection of Chalmers Crescent and Kent Road (which may also need to be upgraded to suit the design), to Council infrastructure specifications. The design shall be in accordance with Botany Bay DCP Part 10 - Stormwater Management Technical Guidelines Section 13, and
- e) On Chalmers Crescent, adjacent to development, demolish existing road pavement and reconstruct road pavement full width and re-sheet the damaged sections adjacent to new road pavement as per Council's Infrastructure and Pavement Engineer's specifications.

All works within the road reserve, which are subject to approval pursuant to Section 138 of the Roads Act 1993, shall be constructed to the satisfaction of Bayside Council.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 92 The public footpaths on Chalmers Crescent shall be constructed in accordance with the approved Public Domain Plan and Council specifications. The footpath dimensions, location, paver type and construction methods shall be in accordance with these specifications. Hold points and Council inspections are required after formwork setback and to prior pouring the concrete blinding slab, at the commencement of paving works and at final completion as a minimum. Pavers shall be ordered allowing for adequate lead time for manufacture (10-12 weeks).
- 93 <u>Prior to completion of the building works</u>, a full width vehicular entry is to be constructed to service the property. All obsolete vehicular entries are to be removed and reconstructed with kerb and gutter.
- 94 <u>Prior to the issue of any Occupation Certificate(s)</u>, inspection reports (formwork and final) for the works on the road reserve shall be obtained from Council's engineer and submitted to the Principal Certifying Authority attesting that this condition has been appropriately satisfied.
- 95 Prior to the issue of any Occupation Certificate, the Principal Certifier must ensure that the vehicle access and off street parking facilities have been constructed in accordance with the approved construction plans, AS/NZS 2890.1, AS 2890.2 and AS/NZS 2890.6, line marked and all signage relating to car parking erected. The car parking area is to be clearly and appropriately marked/signposted indicating all the vehicular movements on the site. The internal road network, pedestrian facilities and parking facilities (including visitor parking and parking for persons with disabilities) shall be clearly designated, sign posted and line marked prior to the issuing of an Occupation Certificate. Signage and line marking shall comply with Australian Standards, AS1742, Manual of Uniform Traffic Control Devices and NSW Road Transport (Safety and Traffic Management) Regulations 1999. Certification must be provided by a suitably qualified traffic engineer, certifying the design of the completed works.

The electric vehicle (EV) charging systems, including all associated electrical and control systems, shall be tested, and inspected by a suitably qualified and experienced person. A certificate shall be provided certifying the installation and operation of the six (6) EV charging systems prior to the issue of the Occupation Certificate.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 96 All vehicles shall enter and exit the site in a forward direction at all times. A plaque with minimum dimensions 300mm x 200mm shall be permanently fixed to a prominent place near the primary vehicular entrance to the site, approved by the principal certifier, stating the following: "All vehicles shall enter and exit the site in a forward direction at all times".
- 97 Prior to the issue of any Occupation Certificate, a Chartered Professional Engineer shall certify that the stormwater system has been constructed in accordance with the approved plans and as required by Botany Bay DCP Part 10 Stormwater Management Technical Guidelines. The certificate shall include an evaluation of the completed drainage works. A works-as-executed drainage plan shall be prepared by a registered surveyor based on a survey of the completed works. A copy of the certificate and works-as-executed plan(s) shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
- 98 On completion of the development construction and prior to the issue of the Occupation Certificate, CCTV survey and report shall be submitted to Council in accordance with Section 17 of Botany Bay DCP Part 10 Stormwater Management Technical Guidelines to ascertain if any damage has occurred to the newly laid stormwater infrastructure. Any damage shall be repaired by the applicant to Council's requirements and satisfaction. Once any damage has been repaired to Council requirements, a further CCTV survey and report shall be submitted to Council for further consideration. The CCTV survey and report shall also be used to view any rubbish and sediment in the conduits for cleaning by the applicant. Work-As-Executed (WAE) plans and design certification shall be submitted to Council for consideration. These plans shall be prepared by a registered surveyor and shall indicate the as-constructed pit and conduit sizes and conduit invert RL's at each pit.

Furthermore, the following details resulting from the construction of new Council infrastructure assets within the road reserve shall be submitted to Bayside Council, in GIS/Shape file format:

For each pit

- a) Pit code as per the work-as-executed plan.
- b) Pit type and lintel size.
- c) Total value to the nearest \$1,000. -
- d) Construction date month and year.
- e) Built by (contractor's name).
- f) Street name where applicable.
- g) Grate RL/Top of Pit RL (AHD).

h) Invert RL (AHD).

For each conduit/pipe

- a) Line code as per the work-as-executed plan.
- b) Description type, eg RCP, FRC, RRJ, box culvert, open channel, etc.
- c) Size (mm).
- d) Length (m).
- e) Total value to the nearest \$1,000.
- f) Construction date month and year.
- g) Built by (contractor's name).
- h) Street name where applicable.

On completion of the development construction and prior to the issue of the Occupation Certificate, a report(s) shall be submitted to the satisfaction of Bayside Council in accordance with Bayside Council's Contributed Asset Procedure for all constructed assets in the ownership of Bayside Council. Works-As-Executed (WAE) plans and design certification shall be submitted to the satisfaction of Bayside Council. WAE plans shall be prepared by a registered surveyor.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 99 <u>Prior to the issue of the Occupation Certificate</u>, a restriction on Use of Land and Positive Covenant(s) shall be imposed on the development. The following covenants shall be imposed under Section 88(E) of the Conveyancing Act 1919 and lodged with the NSW Land and Property Information:
 - a) Positive Covenant and Restriction on Use of Land for On-Site Detention System. Refer to Appendix B of the SMTG for suggested wording, and
 - Positive Covenant and Restriction on Use of Land for Stormwater Quality Improvement Device. Refer to Appendix E of the SMTG for suggested wording.
 - *c)* **Positive Covenant and Restriction on Use of Land for On-Site Infiltration System. Refer to Appendix A of the SMTG for suggested wording, and**

The terms of the 88 E instruments are to be submitted to Council for review and approval and Proof of registration at the Lands and Property Information Office shall be submitted to the Principal Certifying Authority and Council prior to occupation.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

100 <u>Prior to the issue of Occupation Certificate</u>, A Workplace Travel Plan shall be developed and submitted to Council in order to encourage staff to make good use of public transport, cycling, walking and car sharing for commuting work related journeys and reduce car based travel demand by staff. The Workplace Travel Plan shall be

generally in accordance with NSW Premier's Council for Active Living's "Workplace Travel Plan Guidelines - Final Report (April 2010)". The plan shall include, but not be limited to, the following:

- a) Encourage staff to cycle and/or walk to the workplace;
- b) Encourage staff to use public transport to travel to workplace by providing financial incentive or shuttle bus services;
- c) Adopt car sharing and /or car pool scheme;
- d) Provide priority parking for staff with car pool;
- e) Provide bike storage area and end-of-trip facilities in the convenient locations;
- f) Develop Transport Access Guides (TAGs) to Roads and Maritime Services (RMS) requirements for staff and visitors about information on how to reach the site via public transport, walking or cycling.

The workplace travel plan and TAGs must be prominently displayed within the development.

- 101 A Stage 4 Site Validation Report (SVR) must be prepared by a suitably qualified contaminated land consultant and must be in accordance with:
 - a) NSW Office of Environment and Heritage (OEH) 'Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites';
 - b) NSW Environment Protection Authority (NSW EPA) approved guidelines under the Contaminated Land Management Act 1997; and
 - c) State Environmental Planning Policy 55 (SEPP55) Remediation of Land.

The site validation report must provide a notice of completion of remediation works, whether there are any ongoing site management requirements and a clear statement on the suitability of the likely proposed site use. The report must be submitted to the Principal Certifying Authority, and the Council if the Council is not the Principal Certifying Authority. The report is to be submitted after completion of remediation works and prior to the issue of any occupation certificate.

102 To ensure that the site is suitable for the proposed use, a Site Audit Statement (SAS) completed by an accredited site auditor under the *Contaminated Land Management Act 1997* must be submitted to Council clearly demonstrating that the site is suitable for the proposed development. This must be provided <u>prior to the release of any Occupation Certificate</u>.

Any conditions imposed on the SAS must form part of this consent. The accredited site auditor must provide Council with a copy of the Site Audit Report (SAR) and Site Audit Statement (SAS) prior to the issuing of any Occupation Certificate. In circumstances where the SAS conditions (if applicable) are not consistent with the consent, an application pursuant to the *Environmental Planning & Assessment Act 1979* must be submitted to ensure that they form part of the consent conditions.

a) A notice of requirement shall be obtained from the Water Board;

b) A Certificate under Section 73 of the Water Board (Corporation) Act 1994 shall be obtained and submitted to Council for each stage of construction to ensure that the developer has complied with all relevant Sydney Water requirements, including appropriate connections, correctly sized amplifications, procurement of trade waste agreements, where necessary, and the payment of developer charges.

Note: Immediate application should be made to Sydney Water for this Certificate to avoid problems in servicing the development.

- 104 <u>Prior to the Issue of the Occupation Certificate</u>, all planter boxes constructed over a concrete slab shall be built in accordance with the following requirements:
 - a) Ensure soil depths in accordance with Council's Landscape DCP. The base of the planter must be screeded to ensure drainage to a piped internal drainage outlet of minimum diameter 90mm, with no low points elsewhere in the planter. There are to be no external weep holes.
 - b) A concrete hob or haunch shall be constructed at the internal join between the sides and base of the planter to contain drainage to within the planter.
 - c) Planters are to be fully waterproofed and sealed internally with a proprietary sealing agent and applied by a qualified and experienced tradesman to eliminate water seepage and staining of the external face of the planter. All internal sealed finishes are to be sound and installed to manufacturer's directions prior to backfilling with soil. An inspection of the waterproofing and sealing of edges is required by the Certifier prior to backfilling with soil.
 - d) Drainage cell must be supplied to the base and sides of the planter to minimize damage to the waterproof seal during backfilling and facilitate drainage. Apply a proprietary brand filter fabric and backfill with an imported lightweight soil suitable for planter boxes compliant with AS 4419 and AS 3743. Install drip irrigation including to lawns.
 - e) Finish externally with a suitable paint, render or tile to co-ordinate with the colour schemes and finishes of the building.
 - f) All planter boxes shall be irrigated, and shall have the required depth to sustain the proposed planting,
- 105 Prior to issue of any Occupation Certificate, the following must be complied with:
 - a) All landscape works are to be carried out in accordance with the approved landscape plans (refer to Condition 1) for the approved development. The landscaping is to be maintained to the approved standard at all times.
 - b) A Landscape Architect shall provide a report to the certifying authority (with a copy provided to Council, if Council is not the principal certifier) stating that the landscape works have been carried out in accordance with the approved plans and documentation.
- 106 **219 221** off-street car spaces and **2 1** courier spaces shall be provided in accordance with the submitted plan and shall be sealed and linemarked to Council's satisfaction. The pavement of all car parking spaces, manoeuvring areas and internal driveways shall comply with Australian Standards.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 107 The applicant is responsible for the installation and protection of all regulatory/ parking / street signs fronting the property. Any damaged or missing street signs as a consequence of the development and associated construction works shall be replaced at full cost to the applicant.
- 108 <u>Prior to the issue of the Occupation Certificate</u>, at least **39-50** bicycle spaces are to be provided in the car park.

[Amendment B – Section 4.55(2) – Amended on 6 May 2021]

- 109 <u>Prior to occupation or use of the premises</u>, a qualified mechanical engineer shall certify that the mechanical ventilation/air conditioning system complies in all respects with the requirements of Australian Standard 1668, Part 1 & 2.
- 110 A separate application must be made for a subdivision certificate to consolidate Lot 100 in DP 580123 and Lot 1 in DP 1005951. The application is to be accompanied by:
 - a) Linen plans with six (6) copies and appropriate fees. The linen plans must include details of any easement or encroachments and include a Section 88B Instrument under the Conveyancing Act, 1919.
 - b) Documentary evidence demonstrating full compliance with all conditions of this Development Consent No.2019/47 and all pertinent Development Consent(s) and Section 4.55 Application(s) related to the subject allotment.
- 111 Street numbers shall be clearly displayed with such numbers being of contrasting colour and adequate size and location for viewing from the footway and roadway. Details of street numbering shall be submitted to Council for approval.
- 112 Prior to use and occupation of the building an Occupation Certificate must be obtained under Section 109C(1)(c) and 109M of the Environmental Planning and Assessment Act 1979.

CONDITIONS WHICH MUST BE SATISFIED DURING THE ONGOING USE OF THE DEVELOPMENT

- 113 The commercial tenancy on ground floor is approved for the use as commercial premises and/or food and drink premises in accordance with the definition in the Standard Instrument.
- 114 The use of the commercial premises and/or food and drink premises is subject to a separate approval (DA or complying development certificate).
- 115 The stormwater drainage system (including all pits, pipes, absorption, detention structures, treatment devices, infiltration systems and rainwater tanks) shall be regularly cleaned, maintained and repaired to ensure the efficient operation of the system from time to time and at all times. The system shall be inspected after every rainfall event to remove any blockage, silt, debris, sludge and the like in the system. All solid and liquid waste that is collected during maintenance shall be disposed of in a manner that complies with the appropriate Environmental Guidelines. The water from the rainwater tank should not be used for drinking, the rainwater tank shall be routinely de-sludged and all contents from the de-sludging process disposed: Solids shall be disposed to the sewer.

- 116 The operation of the development and movements of vehicles shall comply with the following requirements:
 - a) All vehicles (including deliveries and garbage collection) shall enter and exit the site in a forward direction;
 - b) Loading and unloading activities associated with the delivery shall take place wholly within the dedicated loading areas service bay;
 - c) All garbage collection activities shall take place and be wholly undertaken within the site in the dedicated loading areas service bay;
 - d) All manoeuvring movements of vehicles shall be carried out wholly within the site and vehicle manoeuvring area shall be kept clear at all times;
 - e) The maximum size of vehicle accessing the service bay shall be limited to 8.8m long Medium Rigid Vehicle (MRV) (as denoted in AS2890.2).
- 117 In order to ensure the certainty to implement workplace travel plan for all future tenants of the site, preparation and implementation of workplace travel plan shall be part of the lease agreement for all tenants. The Workplace Travel Plan shall be monitored and reviewed annually in order to revise and improve the plan to achieve the targets on the number of staff travel to work by Public transport, cycling and walking.
- 118 Ongoing maintenance of the road verges and footpaths on Chalmers Crescent shall be undertaken by the owner/body corporate/Strata Corporation. Maintenance includes mowing, watering and maintaining the landscaping in these areas at all times. Maintenance does not include pruning, trimming, shaping or any work to street trees at any time.
- 119 All parking bays shown on the approved architectural plans shall be set aside for parking purpose only and shall not be used for other purposes, e.g. storage of goods. Vehicle turning areas shall be kept clear at all times and no vehicles are permitted to park in these areas.
- 120 All loading, unloading and transfer of goods to and from the loading bay and premises shall take place wholly within the property.
- 121 The existing and future owners (Registered Proprietor) of the property will be responsible for the operation and maintenance of the detention system.
- 122 Council's footway (area between property boundary and street kerb) is to be kept clean, tidy, washed and maintained at the applicant's expense.
- 123 No garbage collection associated with the retail premises is permitted between 10pm and 6am.
- 124 The operation of the premises shall be conducted in such a manner as not to interfere with or materially affect the amenity of the neighbourhood by reason of noise, vibration, odour, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, or otherwise.
- 125 All intruder alarms shall be fitted with a timing device in accordance with the requirements of *Regulation 12A* of the *Noise Control Act, 1975*, and *AS2201, Parts 1 and 2 1978 Intruder alarm systems.*

- 126 The use of the premises shall not give rise to any of the following when measured or assessed at "sensitive" positions within any other property. These "sensitive" positions should be selected to reflect the typical use of a property (ie any outdoor areas for day and evening but closer to the façade at night time), unless other positions can be shown to be more relevant.
 - (a) The operation of all plant and equipment shall not give rise to an equivalent continuous (LAeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background LA90 level (in the absence of the noise under consideration).
 - (b) The operation of all plant and equipment when assessed on any residential property shall not give rise to a sound pressure level that exceeds LAeq 50dB(A) day time and LAeq 40 dB(A) night time.
 - (c) The operation of all plant and equipment when assessed on any neighbouring commercial/industrial premises shall not give rise to a sound pressure level that exceeds LAeq 65dB(A) day time/night time.

For assessment purposes, the above L_{Aeq} sound levels shall be assessed over a period of 10-15 minutes and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content where necessary.