**Attachment A – Recommended changes to conditions of consent**

1. Amend the following conditions to read as follows:

# Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

|  |  |  |  |
| --- | --- | --- | --- |
| **Plan, Revision and Issue No.** | **Plan Name** | **Date Issued** | **Prepared by** |
|  A100 Rev 0***4* ~~1~~** | Site Plan  | **~~21.12.10~~*****23.10.30*** | Crawford Architects |
| ***A101 Rev 04*** | ***Site Plan***  | ***23.10.30*** | ***Crawford Architects*** |
|  A111  Rev 01 | Demolition Plan Site  | 21.12.10 | Crawford Architects |
|  A112  Rev 01 | Demolition Plan Grandstand – SH01  | 21.12.10 | Crawford Architects |
| A113  Rev 01 | Demolition Plan Grandstand – SH02 | 21.12.10 | Crawford Architects |
| A115 Rev 01 | Demolition Plan Amenities  | 21.12.10 | Crawford Architects |
| A200  Rev 0***4* ~~1~~** | Basement Floor Plan  | **~~21.12.10~~*****23.10.30*** | Crawford Architects |
| A201 Rev 0***4* ~~1~~** | Ground Floor Plan  | **~~21.12.10~~*****23.10.30*** | Crawford Architects |
| A202 Rev 0***4* ~~1~~** | First Floor Plan  | **~~21.12.10~~*****23.10.30*** | Crawford Architects |
| A203 Rev 0***4* ~~1~~** | Second Floor Plan | **~~21.12.10~~*****23.10.30*** | Crawford Architects |
| A204 Rev 01 | Roof Plan | 21.12.10 | Crawford Architects |
| ***A300 Rev 05*** | ***Elevations Grandstand Building Sheet 01*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A301 Rev 05*** | ***Elevations Grandstand Building Sheet 02 Alternative*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A302 Rev 05*** | ***Elevations Grandstand Building Sheet 03*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A305 Rev 04*** | ***Elevations Multipurpose Building Sheet 01*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A306 Rev 04*** | ***Elevations Multipurpose Building Sheet 02*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A310 Rev 04*** | ***Sections GA*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A311 Rev 04*** | ***Sections GB*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A315 Rev 04*** | ***Sections MA*** | ***23.10.30*** | ***Crawford Architects*** |
| ***A318 Rev 04*** | ***Sections MF*** | ***23.10.30*** | ***Crawford Architects*** |
| ***C0101 Rev 02*** | ***Specification Notes – Sheet 01*** | ***10.02.23*** | ***Northrop*** |
| ***C0102 Rev 01*** | ***Specification Notes – Sheet 01*** | ***10.02.23*** | ***Northrop*** |
| ***C1001 Rev 02*** | ***Sediment and soil erosion control plan*** | ***10.02.23*** | ***Northrop*** |
| ***C1101 Rev 02*** | ***Sediment and soil erosion control details*** | ***10.02.23*** | ***Northrop*** |
| ***C3001 Rev 02*** | ***Siteworks and stormwater management plan*** | ***10.02.23*** | ***Northrop*** |
| ***C4201 Rev 02*** | ***Stormwater Catchment Plan***  | ***10.02.23*** | ***Northrop*** |
| ***C6101 Rev 02*** | ***Details – Sheet 01*** | ***10.02.23*** | ***Northrop*** |
| ***C6102 Rev 02*** | ***Details – Sheet 02*** | ***10.02.23*** | ***Northrop*** |
| ***C6103 Rev 02*** | ***Details – Sheet 03*** | ***10.02.23*** | ***Northrop*** |
| ***C6104 Rev 02*** | ***Details – Sheet 04*** | ***10.02.23*** | ***Northrop*** |
| A320  Rev 01 | Materials and Finishes | 21.12.10 | Crawford Architects |
| 101 A | Landscape Plan | 23.12.2021 | Site Image |
| 501 A | Landscape Plan | 23.12.2021 | Site Image |
| 5777-G1 | Geotechnical Investigation | 10 December 2021 | Assetgeoenviro |
| DRM P21.1025-R02r1 | Stage 2 Detailed Site Investigation | 11 August 2022 | Assetgeoenviro |
| 5177R20211214mj22CentennialStreetMarrickville\_DA.docx V1 | Acoustical Report | 20/12/2021 | Koikas Acoustics |
| 021-217652\_HensonPark\_FinalBCAAuditReport\_R02\_211221 | Fire Safety Audit of the Existing Henson Park Main Grandstand Building | 21/12/2021 | Philip Chun Building Code Consulting |
|   | Waste Management Plan | December 2021 | Crawford Architects |
| **~~A300 Rev 01~~** | **~~Elevations Sheet 01~~** | **~~21.12.10~~** | **~~Crawford Architects~~** |
| **~~A301 Rev 01~~** | **~~Elevations Sheet 02~~** | **~~21.12.10~~** | **~~Crawford Architects~~** |
| **~~A310 Rev 01~~** | **~~Sections Sheet 01~~** | **~~21.12.10~~** | **~~Crawford Architects~~** |
| **~~A311 Rev 01~~** | **~~Section Sheet 02~~** | **~~21.12.10~~** | **~~Crawford Architects~~** |
| **~~SW01 Revision P1~~** | **~~Stormwater Notes & Typical Details~~** | **~~08/12/2021~~** | **~~Demlakian~~** |
| **~~SW02 Revision P1~~** | **~~Stormwater Management Plan~~** | **~~08/12/2021~~** | **~~Demlakian~~** |
| **~~SW03 Revision P1~~** | **~~Stormwater Details - Sheet 1~~** | **~~08/12/2021~~** | **~~Demlakian~~** |
| **~~SW04 Revision P1~~** | **~~Stormwater Details - Sheet 2~~** | **~~08/12/2021~~** | **~~Demlakian~~** |
| **~~SW05 Revision P1~~** | **~~Sediment & Erosion Control Plan~~** | **~~08/12/2021~~** | **~~Demlakian~~** |
| **~~SW06 Revision P1~~** | **~~Sediment & Erosion Control Details~~** | **~~08/12/2021~~** | **~~Demlakian~~** |

As amended by the conditions of consent.

***(Amended – MOD/2023/0247 – 23/11/2023)***

# Stormwater Drainage System – Minor Developments (OSD is required)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD), certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

1. The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. **~~CST, SW01, SW02, SWO3, SW04, SW05 and SW06, Rev P1 prepared by Demlakin Intelligent Thinking and dated December 2021~~** ***C0101 Rev 02 C0102 Rev 01, C1001 Rev 02, C1101 Rev 02, C3001 Rev 02, C4201 Rev 02, C6101 Rev 02, C6102 Rev 02, C6103 Rev 02, C6104 Rev 02*, prepared by Northrop and dated 10 February 2023,** as amended to comply with the following;
2. Stormwater runoff from all roof areas within the property being collected in a system of gutters, pits and pipeline and be discharged, together with overflow pipelines from any rainwater tank(s), by gravity to  Council’s piped drainage system via the OSD tanks as necessary;
3. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 ‘Stormwater Drainage’ and Council's DCP;
4. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than to drain downpipes to the rainwater tank(s);
5. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
6. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council piped drainage system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 20 litres/second (20 years ARI/100years ARI);
7. Storage for the 1-year ARI storm event must be provided fully below ground;
8. Details of the Height vs Storage and Height vs Discharge relationships must be submitted.
9. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use;
10. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
11. Details of the 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided;
12. An overland flowpath must be provided within the setback to the side boundary and the Sydenham Road  frontage. Bypass flows from the site drainage system are directed to the overland flowpath;
13. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas;
14. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
15. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design;
16. No nuisance or concentration of flows to other properties;
17. Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
18. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
19. All redundant pipelines within work zone must be removed;
20. No impact to street tree(s).
21. Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s);

***(Amended – MOD/2023/0247 – 23/11/2023)***

1. Delete the following conditions

# ~~Construction Methods to Minimise Impact on Trees~~

**~~Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details certified by a suitably qualified Arborist demonstrating that any new pavements within the Tree Protection Zones (TPZ) will be constructed from a permeable pavement (including sub-base) and at or above grade within the specified radius of the trunks of the following trees:~~**

**~~Tree 1 - Agonis flexuosa (WA Weeping Myrtle) / TPZ 12m~~**

**~~Tree 2 - Jacaranda mimosifolia (Jacaranda) / TPZ 11m~~**

**~~Tree 3  -~~*~~Grevillea robusta~~*~~(Silky Oak) / TPZ 10m~~**

**~~Tree 4 -~~*~~Cupressus torulosa~~*~~(Bhutan Cypress) / TPZ 7 m~~**

**~~Prior to the issue of a Construction Certificate, the Certifying Authority must verify that no proposed underground services are located within the TPZ of any prescribed trees located on the subject site and adjoining sites.~~**

***(Deleted – MOD/2023/0247 – 23/11/2023)***

# ~~Paving/Decking Within the Vicinity of Trees~~

**~~Prior to the issue of the Construction Certificate, the Certifying Authority must be provided with plans demonstrating that the pavement works within the specified radius of the trunks of the following trees are constructed in a way so as to ensure that existing moisture infiltration and gaseous exchange are maintained or improved. When preparing an area for paving with the specified radius, the soil surface must not be skimmed or excavated. The new surface and subgrade must be established at or above grade:~~**

**~~Tree 1 - Agonis flexuosa (WA Weeping Myrtle) / TPZ 12m~~**

**~~Tree 2 - Jacaranda mimosifolia (Jacaranda) / TPZ 11m~~**

**~~Tree 3  -~~*~~Grevillea robusta~~*~~(Silky Oak) / TPZ 10m~~**

**~~Tree 4 -~~*~~Cupressus torulosa~~*~~(Bhutan Cypress) / TPZ 7 m~~**

 ***(Deleted – MOD/2023/0247 – 23/11/2023)***

1. Add the following conditions

***13A. Signage***

***The two signs with the “AFL” and “Jets” logo to the south-western elevation (drawing number A301 Rev 05, dated 23.10.30, prepared by Crawford Architects) must be removed once the lease agreement between Council and Newtown Jets and AFL NSW/ACT has expired and, if not renewed. The signs can be retained until the end of any lease agreement, including extensions/renewals.***

***The two signs with the “AFL” and “Jets” logo to the south-western elevation (drawing number A301 Rev 05, dated 23.10.30, prepared by Crawford Architects) to the south-western elevation (labelled P-06) must not be illuminated, flashing, and must not be animated.***

***(Added – MOD/2023/0247 – 23/11/2023)***

***27A. Limited Root Pruning***

***No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s must be severed or injured in the process of any works during the construction period:***

|  |  |  |
| --- | --- | --- |
| ***Tree No.*** | ***Botanical/Common Name*** | ***Radius in metres*** |
| ***1*** | ***Agonis flexuosa (WA Weeping Myrtle)*** | ***12m*** |
| ***2*** | ***Jacaranda mimosifolia (Jacaranda)*** | ***11m*** |
| ***3*** | ***Grevillea robusta (Silky Oak)*** | ***10m*** |

 ***All excavation within the specified radius of the trunks of the above tree(s) being hand dug using either pneumatic or hydraulic tools only (e.g. Airspade® or hydro excavation) to a depth of one (1) metre under direct supervision of the Project Arborist and then by mechanical means as agreed by the Project Arborist. If tree roots less than 30mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and fit for purpose tool. The pruning must be undertaken by a practicing Arborist.***

***(Added – MOD/2023/0247 – 23/11/2023)***