

## Deferred Commencement Condition

A1 This consent will not operate and may not be acted upon until the Council is satisfied as to the following matter:

- Council is to prepare and adopt a compliant Plan of Management for the site under Division 3.4 of the Crown Land Management Act 2016 that authorises the proposed development.

If the applicant fails to satisfy Council as to be above matters within 2 years from the date of determination this consent will lapse.

Evidence of the above matter must be submitted to Council within 2 years otherwise the Consent will not operate.

## Operational Conditions

### GENERAL CONDITIONS

The development must be carried out in accordance with the following conditions of consent.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000* and to provide reasonable levels of environmental amenity.

### Approved Plans & Supporting Documentation

1. The development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp, except where amended by Council in red and/or by other conditions of this consent:

<i><b>Plan</b></i>	<i><b>Drawn by</b></i>	<i><b>Dated</b></i>	<i><b>Date Received by Council</b></i>
DA012 Site Plan Revision D	Co-Op Studio	31.08.2020	09.02.2021
DA051 Site Sections Revision D	Co-Op Studio	31.08.2020	09.02.2021
DA095 3D Axonometrics Revision D	Co-Op Studio	31.08.2020	09.02.2021
Landscape DA Package S20-0001, Issue C SK 3 to SK23 inclusive	Clouston Associates	01.09.2020	21.09.2020
Architectural Design Report, The Heffron Centre, prepared by Co-Op Studio Pty Ltd Revision 3 dated 14 September 2020, and received by Council on 17 September 2020, and as amended by the Design Excellence Panel Design Response, The Heffron Centre, prepared by Co-Op Studio Pty Ltd Revision 1 dated 2 December 2020.			

### REQUIREMENTS BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED FOR ANY STAGE 2 DEVELOPMENT APPLICATION

The following conditions of consent must be complied with before a 'Construction Certificate' is issued by either an Accredited Certifier or Randwick City Council for any Stage 2 Development Application. All necessary information to demonstrate compliance with the following conditions of consent must be included in the documentation for the construction certificate.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

**The following conditions are applied to provide adequate security against damage to Council's infrastructure:**

### **Electricity Substation**

2. The applicant must liaise with Ausgrid prior to obtaining a construction certificate (for any above ground works), to determine whether or not an electricity substation is required for the development. Any electricity substation required for the site as a consequence of this development shall be located within the site and shall be screened from view. The proposed location and elevation shall be shown on relevant construction certificate and landscape plans.
3. Bunnerong Road is classified as a state road at this location and consequently a referral to the TfNSW - Road & Maritime Services (RMS) is required with any Stage 2 Development Application. Any conditions recommended by TfNSW – RMS must be included in the development consent for any Stage 2 Development Application.

### **REQUIREMENTS TO BE INCLUDED IN ANY STAGE 2 DETAILED DEVELOPMENT APPLICATION AND/OR FUTURE CONSTRUCTION CERTIFICATE FOR THE DEVELOPMENT.**

The requirements contained in the following conditions of consent must be complied with in any Stage 2 Development Application and / or Construction Certificate for the development.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Councils development consent conditions and to achieve reasonable levels of environmental amenity.

### **Traffic Conditions**

4. Adequate provisions are to be made to provide pedestrian visibility and safety. All new walls (and/or landscaping) adjacent to vehicular crossings should not exceed a height of 600mm above the internal driveway level for a distance of 1.5m within the site or new walls (including landscaping) should splayed 1.5 metres by 1.5 metres. Details must be provided with any Stage 2 Development Application for this development.
5. The vehicular access driveways, internal circulation ramps and the carpark areas, (including, but not limited to, the ramp grades, carpark layout and height clearances) are to be in accordance with the requirements of AS2890.1:2004. Details must be provided with any Stage 2 Development Application for this development.
6. A detailed Traffic and Parking Impact Assessment (TPIA) must be lodged with the Stage 2 Development Application. The TPIA must fully assess the adequacy of the proposed parking provision and model the impact of traffic generation associated with the development on the signalised intersection fronting the site and streets fronting and surrounding the site.

### **Design Alignment levels**

7. The design alignment level (the finished level of concrete, paving or the like) at the property boundary for driveways, access ramps and pathways or the like, shall be:
  - **Away from the internal road off Bunnerong Road - match the back of the existing footpath along the full site frontage.**
  - **Where works abut the internal road off Bunnerong Road - match the existing internal road off Bunnerong Road.**

The design alignment levels at the property boundary as issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the Stage 2 Development Application and any future construction certificate. The design alignment level at the street boundary, as issued by the Council, must be strictly adhered to.

### **Stormwater Drainage & Flood Management**

8. Flood modelling to establish the critical 1%AEP must be submitted with any Stage 2 Development Application. All floor levels and openings into the proposed buildings must be a

suitable freeboard (500mm) above the critical 1%AEP levels or suitably protected up to these levels.

9. The ground floor levels of the proposed developments shall be designed to *structurally* withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Structural Engineering certification confirming that this condition has been complied with shall be submitted to the certifying authority with the construction certificate.

This requirement does not necessitate the development being flood proof/water tight up to the PMF event, rather the requirement is to ensure that the development will not be *structurally* damaged in manner that could endanger lives during the PMF event.

10. A detailed stormwater drainage submission must be lodged with the Stage 2 Development Application. The drainage submission must identify the proposed discharge points for stormwater generated by the development and demonstrate that suitable onsite detention and / or infiltration systems can be accommodated as part of the development proposal.

#### **Waste Management**

11. A Draft Waste Management Plan detailing the waste and recycling storage and removal strategy for all of the development must be submitted with the Stage 2 Development Application for consideration by Council's Director of City Planning.

The Draft Waste Management plan is required to be prepared in accordance with Council's Waste Management Guidelines for Proposed Development and must include the following details (as applicable):

- The use of the premises and the number and size of occupancies.
- The type and quantity of waste to be generated by the development.
- Demolition and construction waste, including materials to be re-used or recycled.
- Details of the proposed recycling and waste disposal contractors.
- Waste storage facilities and equipment.
- Access and traffic arrangements.
- The procedures and arrangements for on-going waste management including collection, storage and removal of waste and recycling of materials.

*Further details of Council's requirements and guidelines, including pro-forma Waste Management plan forms can be obtained from Council's Customer Service Centre.*

#### **Public Utilities**

12. A *Public Utility Impact Assessment* must be carried out to identify all public utility services located on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the building works.

The owner/builder must make the necessary arrangements and meet the full cost for telecommunication companies, gas providers, Ausgrid, Sydney Water and other authorities to adjust, repair or relocate their services as required.

#### **Undergrounding of Site Power**

13. Power supply to the proposed development shall be provided via an underground (UGOH) connection from the nearest mains distribution pole in Bunnerong Road street. No Permanent Private Poles are to be installed with all relevant documentation submitted for the construction certificate to reflect these requirements. The applicant/owner is to liaise with an Ausgrid

Accredited Service Provider to carry out the works to the requirements and satisfaction of Ausgrid and at no cost to Council.

#### **Arborist Report**

14. A detailed Arboricultural Impact Assessment (AIA) and Tree Protection Specification (TPS), prepared by an AQF Level V Consulting Arborist (who is eligible for membership with a nationally recognised organisation/association), **must** be submitted with the Stage 2 Detailed DA, and is to address the following outcomes:
- Tree locations (trunk diameter & canopy spread), taken directly from site survey, and clear representation of whether they are located on private or public property;
  - Tree Location Plan showing the footprint of the new works, changes to existing ground levels, and any other works that pose a threat to existing trees that are proposed for retention;
  - Tree identification numbers;
  - Relevant details such as dimensions, health and condition, significance/retention values and similar;
  - Calculate SRZ & TPZ radius, and % encroachments;
  - Recommendations for retention or removal, providing suitable justification in each case;
  - Mitigation measures to assist with preservation.
15. Where the removal of existing established native vegetation is sought so as to accommodate the works, the applicant must provide suitable compensatory/offset planting in order to maintain reasonable levels of environmental amenity and biodiversity at the site.

#### **Landscape Plans**

16. Detailed Landscape Plans, prepared by a qualified professional in the Landscape/Horticultural industry (must be eligible for membership with a nationally recognised organisation/association), must be submitted with the Stage 2 Detailed DA, and are to address the following outcomes:
- A written Design Intent Statement explaining the philosophies and principles behind the proposal;
  - Site analysis examining existing features, constraints and opportunities;
  - Existing trees proposed for retention or removal, along with new tree planting and areas of landscaping;
  - Selection of only those native species that are tolerant of sandy soils and persistent coastal winds, and are also not reliant on high quantities of rainfall and fertiliser for survival;
  - A Planting Plan and Plant Schedule including botanic names, pot size at the time of planting, quantity/density, size at maturity along with any other relevant elements;
  - Description of how the new landscaping will recognise, complement and enhance any characteristics that are particular to the site and local environment;
  - Incorporation of WSUD;
  - Sections/elevations and finished ground levels;
  - Location of existing or new services and infrastructure;
  - Shared pathways, internal access paths, paving, seating and similar components;
  - Explanation of how both visual and physical links will be created to the other parts and key features of the site;
  - How the proposal aligns with objectives of the Plan of Management and similar Council policies and directives.

#### **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

- Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.
- The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.
- Further information and details on Council's requirements for trees on development sites can be obtained from the recently adopted Tree Technical Manual, which can be downloaded from Council's website at the following link, <http://www.randwick.nsw.gov.au> - Looking after our environment – Trees – Tree Management Technical Manual; which aims to achieve consistency of approach and compliance with appropriate standards and best practice guidelines.
- Randwick Council is to engage with the La Perouse Local Aboriginal Land Council and the New South Wales Aboriginal Land Council to obtain written consent that either the proposal can proceed or withdrawal of the development area from the subject claim prior to carrying out any development that would impact on the physical condition of the land.