

ATTACHMENT 7 – DRAFT CONDITIONS OF CONSENT

1. **Approved Plans** That the concept development, except as amended by the following conditions, be carried out in accordance with the following drawings:

| Architectural Drawings (Stamped) | | |
|--|---|-----------------|
| Prepared by: Stewart Hollenstein | | |
| Drawing No. | Title/Description | Revision / Date |
| DA1101 | Roof Floor Plan Envelope | J / 09/04/2020 |
| DA1201 | Mindarie Street Elevation Proposed Envelope | I / 17/07/2019 |
| DA1202 | Pinaroo Place Elevation Proposed Envelope | J / 09/04/2020 |
| DA1203 | West Elevation Proposed Envelope | I / 17/07/2019 |
| DA1204 | South Elevation Proposed Envelope | I / 17/07/2019 |
| DA1301 | Section AA Proposed Envelope | J / 09/04/2020 |
| DA1302 | Section BB Proposed Envelope | I / 17/07/2019 |
| DA1102 | Basement Plan Level B1 and B2 | B / 09/04/2020 |
| Supporting Documentation (Not Stamped) | | |
| - | Survey Plan | - |
| - | Tree Management Plan | - |

2. **Concept Development Application Parameters:** A concept development application sets out a concept proposal for the development of a site. The parameters subject to this consent are restricted to a building envelope as shown on the approved plans (including basement levels) for a residential flat building pursuant to Lane Cove Local Environmental Plan 2009 providing a mix of private and social housing.
3. **Detailed Development Application Requirements:** The detailed development application is to comply with the relevant provisions of Division 4.4 of the Environmental Planning and Assessment Act, 1979.
4. **Section 7.11 Contributions:** Section 7.11 Contributions are applicable to the development and will be levied under the detailed development application on determination of the unit mix.
5. **Voluntary Planning Agreement:** Execution of the Voluntary Planning Agreement to be entered into by Lane Cove Council and NSW Land and Housing Corporation relating to the subject consent.

ADVISORY NOTES:

- A. **NSW RFS Recommendations:** The NSW RFS reviewed the concept development application and provided recommendations. The recommendations relate to the detailed development application and would form a condition of any consent granted.
- B. **SEPP 55** Detailed compliance with State Environmental Planning Policy No 55 – Remediation of Land is to be demonstrated under the detailed development application.
- B. **Tree Management Principles:** The concept development application does not approve any physical works including any tree removal. The following tree management principles outlined in Table 1 and 2 below, in conjunction with the reference plan attached to this consent, are to be considered as a guide during the detailed development application:

| Table 1: Trees located on and adjoining the site | | |
|---|--------------------------|---------------------------------|
| Tree number | Species | Preference to retain or replace |
| 1 | Callistemon Spp. | Retain |
| 2 | Schefflera Spp. | Replace |
| 3 | Araucaria columnaris | Retain |
| 4 | Cupressus macrocarpa | Replace |
| 5 | Tristaniopsis laurina | Retain |
| 6 | Leptospermum Spp. | Replace |
| 7 | Glochidion ferdinandi | Replace |
| 8 | Banksia integrifolia | Retain |
| 9 | Brachychiton acerifolius | Replace |
| 10 | Tristaniopsis laurina | Retain |
| 11 | Jacaranda mimosifolia | Replace |
| 12 | Jacaranda mimosifolia | Replace |

| Table 2: Trees preferred to be retained and required set backs from development | | |
|--|-----------------------|--|
| Tree number | Species | Set back measured as a radius from the centre of the trunk |
| 1 | Callistemon Spp. | Street tree, min 2M |
| 3 | Araucaria columnaris | Minimum 4.2M |
| 5 | Tristaniopsis laurina | Street tree, min 3M |
| 8 | Banksia integrifolia | Minimum 5.8m |
| 10 | Tristaniopsis laurina | Street tree, min 2M |

The minimum set back from trees specified is a guideline estimating a potential acceptable impact on retained trees on one side only to assist with the concept

planning. Retained trees will require a detailed impact assessment prepared in compliance with Australian Standard 4970 Protection of Trees on Development Sites 2009. The principles in this condition prevail where there is any inconsistency with condition 1. Any departure from the principles contained within this condition will required detailed justification under the detailed development application.