

MEMORANDUM

To: Sydney Western City Planning Panel

From: Jane Hetherington, Senior Development Assessment Planner

Date: 20 July 2020

Subject: Amendments to conditions of consent for DA20/0041 14, 16 & 18 Phillip Street, St Marys
Demolition of existing structures and Construction of a Residential Flat Building Development Containing 44 x Affordable and social Housing Units, Basement Parking & Associated Site Works

I refer to the above matter scheduled for determination with the Sydney Western City Planning Panel on 20 July 2020.

Draft conditions were provided to the applicant, Land and Housing Corporation (L&HC), on 6 July 2020 for review and approval. L&HC provided comments on 10 July 2020 and proposed amendments to several of the conditions. The proposed changes have been reviewed by Council staff. Apart from the proposed changes to Conditions 11 and 25, all the changes sought by L&HC have been agreed to and are incorporated into the amended draft conditions (attached). A discussion against Conditions 11 and 25 is provided below:

Condition Number	Council's Proposed Wording	Discussion
11	Prior to construction works, detailed elevations showing the proposed external building materials and colours are to be submitted to and approved by Council.	The applicant seeks to delete ' <i>and approved by Council</i> '. However, details of the proposed exposed concrete finish have not been provided. Concerns are raised regarding the standard of finish of this component. As such, Council wishes to review and approve this element of the proposal.
25	<p>Prior to the occupation of the development it must be confirmed that:</p> <ul style="list-style-type: none"> The traffic control system and roller door to access the basement are to be locked/accessed through Council's Abloy Key System. Relevant system specifications are outlined in section 3.5.5 of the 'Residential Flat Building Waste Management Guideline' document. During the ordering of the relevant barrels (compatible to Council's Abloy key system) for the traffic control and roller door system, a single copy of the Abloy key (Lock system number 5OL092) to be ordered from Olympic Locksmiths and supplied to Land and Housing Corporation, at the applicant's cost. This will enable compatibility with 	The applicant seeks to amend Condition 25 requiring Council to issue an Abloy key to L&HC. However, this is a process typically undertaken by the developer. Council's Waste Officer has amended Condition 25 to detail the process to ensure the abloy key is compatible with the masterkey system. The proposed amended condition was sent to the applicant on 17 July 2020 and Council is yet to receive confirmation if L&HC agree to the amended wording.

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	<p>Land and Housing Corporation's Master Keying system to be delivered as part of the development.</p> <ul style="list-style-type: none"> • All on-site waste collection infrastructure (Waste Collection Room, Bulky Goods Collection Room and Loading bay) are provided with wash facilities through the use of a centralised mixing valve and hose cock. Respective drainage and water proofing to be installed to support the use of hose facilities. • The developer has entered into a formal agreement with Penrith City Council for the utilisation of Councils Waste Collection Service. This is to include Council being provided with indemnity against claims for loss and damage. <p>Note: By entering into an agreement with Council for Waste Collection, the development will be required to operate in full compliance with Penrith City Councils Waste Collection and Processing Contracts for Standard Waste Collection. The provision of Councils waste collection service will not commence until formalisation of the agreement.</p> <ul style="list-style-type: none"> • Councils Waste and Resource Recovery Department has conducted a site inspection of the on-site infrastructure to permit a safe and efficient waste collection service. 	
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Jane Hetherington
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