
CONCEPT PLAN APPROVAL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF A CONCEPT PLAN FOR MIXED USE DEVELOPMENT AT 60 CHARLOTTE STREET, CAMPSIE (MP No 07_0106)

I, the Minister for Planning, under the *Environmental Planning and Assessment Act 1979* determine:

- (a) under Section 75O, to approve the concept plan referred to in Schedule 1, subject to the terms and modifications in Schedule 2 and Statement of Commitments in Schedule 4;
- (b) under Section 75P (1) (b), all future stages of the project be subject to Part 4 of the Act; and
- (c) under section 75P(2)(c) that further environmental assessment of the project be subject to the requirements set out in Schedule 3.

The reason for the modifications are:

- (a) To ensure an acceptable built form outcome for the site;
- (b) To adequately mitigate the environmental impacts of the development;
- (c) To reasonably protect the amenity of the local area; and
- (d) To set requirements for the future development applications under Part 4 of the Act.



The Hon Tony Kelly MLC
Minister for Planning

Sydney, - 4 FEB 2010 2009

SCHEDULE 1

PART A — TABLE

Application made by:	Parkview Sydney Developments
Application made to:	Minister for Planning
Major Project Number:	07_0106 (Concept Plan)
On land comprising:	Lot 1 DP 721721 and Lot A 431356 – 60 Charlotte Street Campsie
Local Government Area	Canterbury
For the carrying out of:	Mixed use redevelopment of the former Sunbeam Factory including : - multiple unit residential development, seniors living including independent living units (ILUs) and a residential aged care facility (RACF) - use for commercial offices, specialty retail, convenience retail, supermarket, medical centre, and a child care centre. - Publicly accessible open space for a minimum 4850m². - Indicative building envelopes for 6 buildings on proposed Lot 21, with a height of 3 storeys. - Indicative building envelopes for 2 buildings on proposed Lot 31, with heights from 4 to 6 storeys. - Building envelopes for 4 buildings on proposed Lot 41, with heights from 5 to 6 storeys. - Building envelopes for a podium level and 4 buildings above podium on proposed Lot 42, with total heights from 4 to 6 storeys. - Demolition of existing buildings/structures on site and remediation of site. - Subdivision, road layout, services, and landscaping. - Total floor space of 76,128m²
Capital Investment Value	Approximately \$297.8 million
Type of development:	Concept approval under Part 3A of the Act
Determination made on:	4 February 2010
Determination:	Concept approval is granted subject to the terms and modifications in Schedule 2 and further environmental assessment requirements set out in Schedule 3.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination unless works approved under Project Application of MP 08_0087 have been physically commenced.

PART B – NOTES RELATING TO THE APPROVAL

Responsibility for other approvals / agreements.

The Applicant is solely responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Inconsistencies between documents

In the event of any inconsistency between the modifications to this concept plan approval and the approved plans and documentation described in Schedule 2 or the Proponent's Statement of Commitments in Schedule 4, the terms and modifications in Schedule 2 to this Concept Plan approval prevail.

Appeals

The Proponent(s) has the right to appeal to the Land and Environment Court in accordance with the relevant provisions of the Environmental Planning and Assessment Act, 1979. The right to appeal is only valid within 3 months after the date on which the Proponent(s) received this notice.

Legal notices

Any advice or notice to the consent authority shall be served on the Director-General.

PART C — DEFINITIONS

In this approval the following definitions apply:

<i>The Act</i>	Environmental Planning and Assessment Act 1979
<i>Council</i>	Canterbury City Council
<i>Department, the</i>	Department of Planning
<i>Director-General, the</i>	Director-General of the Department of Planning (or nominee).
<i>Environmental Assessment (EA)</i>	Means the Environmental Assessment prepared by Planning Workshop Australia and dated 23 October 2008.
<i>Minister, the</i>	Minister for Planning
<i>Modifications of Approval</i>	The Minister's modifications of approval for the redevelopment of the former Sunbeam Factory site Concept Plan.
<i>Preferred Project Report (PPR)</i>	Means Preferred Project Report prepared by Worley Parsons and dated 15 April 2009.
<i>Proponent</i>	Parkview Sydney Developments

SCHEDULE 2

PART A –TERMS OF APPROVAL

A1. Development in Accordance with Plans and Documentation

- (a) The approval shall, subject to A1 (b) below, be generally in accordance with MP 07_0106 and with the Environmental Assessment, except where amended by the Preferred Project Report and additional information to the Preferred Project Report, and the following drawings prepared by Marchese + Partners International:

Concept Plan Drawings prepared by Marchese + Partners International			
Drawing No.	Revision	Name of Plan	Date
DA 1.01	D	Concept Scheme Only Coversheet	20-04-09
DA 2.01	D	Concept Plan Only Roof Level	20-04-09
DA 2.02	D	Concept Plan Only Level B	20-04-09
DA 2.03	D	Concept Plan Only Level 1	20-04-09
DA 2.04	D	Concept Plan Only Level 2	20-04-09
DA 2.05	D	Concept Plan Only Level 3	20-04-09
DA 2.06	D	Concept Plan Only Level 4	20-04-09
DA 2.07	D	Concept Plan Only Level 5	20-04-09
DA 2.08	D	Concept Plan Only Level 6	20-04-09
DA 2.09	D	Concept Plan Only Level 7	20-04-09
DA 2.10	B	Concept Plan Only Level 8	20-04-09
DA 3.01	D	Concept Plan Only Sections 1	20-04-09
DA 3.02	D	Concept Plan Only Sections 2	20-04-09
N/A	N/A	Locality and Context Plan	20-04-09
N/A	N/A	Site Analysis	20-04-09
N/A	N/A	Staging Plan	20-04-09
N/A	N/A	Height Study	20-04-09
N/A	N/A	Land use Plan	20-04-09
N/A	N/A	Primary and Secondary Streets	20-04-09
N/A	N/A	Pedestrian Movement Plan	20-04-09
N/A	N/A	Massing Model – 4 Pages	20-04-09
N/A	N/A	Built Form	20-04-09

except for as modified by the following pursuant to section 75O(4) of the Act.

- (b) Notwithstanding any plans referred to above or any Concept Plan documentation such as the Concept Plan application, Environmental Assessment and Preferred Project Report, this approval does not approve any building envelopes for the purpose of bulky goods referred to in Stage 1.

Approval for the land referred to in the Staging Plan (see above) as Lots 1 and 2 is limited to approval for the use of that land for mixed uses, subdivision and for remediation of land only.

A2. Approval in detail

Subject to A1(b) above, concept approval is granted for the following development only:

- (a) The layout of development into 5 development blocks, a new park and street layout.
- (b) Land uses across the site and for specific blocks/floor levels where specified.
- (c) Built envelopes including floor plates and maximum heights.
- (d) Maximum floor space (GFA) within each development block and a total maximum GFA of 76,128m² across the site.
- (e) Landscaping concept.
- (f) Access arrangements and car parking based on the recommended rate and the assumed dwelling mix.
- (g) Stormwater management concept.
- (h) ESD and WSUD measures.
- (i) Statement of Commitments.

A3. Maximum Gross Floor Area

The redevelopment of the former Sunbeam Factory Site for a mix use development involving a maximum of 76,128m²* of GFA comprised of:

Proposed Lot	Use	Floor Space
11	Residential – Apartments	5,885m ²
	Child Care Centre	636m ²
21	Residential – Apartments*	6,514 m ²
31	Residential – Seniors / Aged Care*	9,548m ²
41 (FSR 2.1:1)	Mixed Use / Residential – Apartments / Open Space / Seniors Living*	25,300m ²
42 (FSR 2.1:1)	Residential – Apartments*	19,260m ²
	Retail*	4,400m ²
	Commercial**	2,000m ²
	Supermarket*	2,585m ²
Total		76,128m²*

* The maximum floor space may not be achievable within the approved height envelope as identified in condition A4.

** Determination of the proposed commercial use is deferred until such time as a further investigation has been undertaken into the viability of commercial offices on the subject site in terms of demand for office floor space in this location and impact upon existing town centres in the locality. This investigation is to be undertaken by a suitably qualified professional and is to be submitted to and determined by the Department prior to the issue of a Construction Certificate for development on proposed Lot 42.

A4. Building Height and Land use

All future buildings erected on the site shall not exceed the following building heights and all future buildings shall be limited to the land uses identified on each lot as follows:

Lot / Building	Land use	Maximum Height Storeys / RL
Lot 42	Mixed Use	6 Storeys (refer to A6 for height range)
Lot 41	Mixed Use/ Open Space	6 Storeys (refer to A6 for height range)
Lot 11	Residential/ Childcare	4 Storeys/ RL 39.5 AHD
Lot 21	Residential	3 Storeys/ RL 36.4 AHD
Lot 31 Building 5A	Seniors living	4 Storeys/ RL 32.75 AHD
Lot 31 Building 5B	Seniors living	6 Storeys/ RL 38.75 AHD

A5. Car Parking

The number of car spaces to be provided for the entire development shall not exceed the following maximum car parking rates:

Land Use	Rate
Retail	1 space per 34m ²
Supermarket	1 space per 28m ²
Seniors living - Independent Living Units	0.5 spaces per bed 1 visitor space for 5 units
Seniors living - High Care	1 space per 10 beds 1 space for every 2 staff
Child Care	1 space for every 2 staff
Residential	1 space for 1 bedroom units 1.2 spaces for 2 bedroom units 2 space for 3 bedroom units 1 space per 5 units for visitors
Commercial	1 space per 40m ²

A6. Built Form Controls

(1) Future Development on proposed Lot 42

The Concept Plan is modified on proposed Lot 42 to provide for the following development:

Basements

- Off street car parking is primarily to be provided within a below ground parking area.
- Basement areas shall be used for car parking and related infrastructure only.

Ground Level Podium

- Any proposed podium is to be limited to a maximum height of 1 storey.
- A central publicly accessible plaza with a minimum area of 1350m², facing Charlotte Street.
- Active frontages to the public plaza, Charlotte Street, Harp Street and new Alfred Street at ground level.
- A central pedestrian link connecting the plaza on Charlotte Street to the deep soil park on proposed Lot 41
- Podium roof tops are to be landscaped and made accessible for residents.

Residential Building Envelopes

- 4 residential building envelopes above the podium level with heights ranging from:
 - a maximum of 3 storeys (above podium) on the Charlotte and New Troy Street elevations,
 - a maximum of 4 storeys (above podium) on the Harp Street elevation and for less than 50% of the Charlotte Street elevation.
 - a maximum of 5 storeys (above the podium) for development fronting New Alfred Street.
- The upper levels along Charlotte Street are to achieve a minimum setback of 5m.

(2) Future Development on Lot 41

The Concept Plan is modified on proposed Lot 41 to provide for the following development:

- a) 4 separate residential building envelopes with heights ranging from:
 - i) a maximum of 6 storeys for development fronting New Alfred Street.
 - ii) a maximum of 5 storeys for the remainder of the site
- b) A publicly accessible park is to be provided facing New Wade Street with a minimum area of 3500m² and is to consist entirely of deep soil area.

- (3)** Connections between tower elements and above podium elements are not permitted over public streets, pedestrian links or plaza areas.

End of Section

SCHEDULE 3

FURTHER ASSESSMENT REQUIREMENTS

Pursuant to Section 75P(1)(a) of the Act the following further environmental assessment requirements apply.

1. Building Separation

Future applications for residential development shall provide adequate building separation distances between buildings in order to maintain privacy and to provide an acceptable built form outcome for the site. Future applications for residential development shall demonstrate compliance with the building separation controls prescribed by the Residential Flat Design Code at the time of lodgement.

2. Proposed Lot 21 Setbacks

Future applications for proposed Lot 21 shall demonstrate a minimum 5 metre setback is achievable between the building and the eastern (rear) boundary of the site to ensure adequate separation of the building from the rear boundary and to reduce impacts on neighbouring residents.

3. Seniors Living Provision

- a) As part of any future development on Lot 41, it shall be demonstrated that a minimum of 34 units on that allotment will be designed as Independent Living Units for seniors.
- b) Details are to be provided with the future applications demonstrating that a minimum of 19% of the total residential units proposed for Lot 31 are designed as high care seniors living units.

4. Parking areas on proposed Lot 31 - Seniors Living

Future applications for development on proposed Lot 31 shall demonstrate that the above ground parking areas are well integrated into the design of the buildings by way of screening or otherwise, when viewed from surrounding development.

5. Building Articulation

All future applications for residential development on proposed Lot 41, Lot 42 and proposed Lot 31 shall demonstrate sufficient building modulation/articulation to provide an acceptable built form outcome for the site.

6. Privacy

Future applications for development on proposed Lot 21 and Block 5A shall demonstrate that adequate privacy screening/treatment has been provided to minimise privacy impacts on the adjoining Viking Street properties.

7. Basement Parking on proposed Lot 21

Future applications for development on proposed Lot 21 are to demonstrate that the protrusion of the proposed basements above ground level has been limited where possible.

8. Public Transport

The applicant is to demonstrate that adequate negotiations have been undertaken with the State Transit Authority and private bus companies servicing the area regarding the alteration of existing bus routes to provide services along Charlotte Street, New Troy Street, New Wade Street and New Harp Street. Details of such are to be provided as part of Stage 2 of the development, and shall also demonstrate that bus stops/shelters and bus zones will be provided within the new road system, within accessible walking distances of the seniors living on proposed Lot 31 and the childcare centre on proposed Lot 11.

9. Car Share

Future applications shall demonstrate that adequate car share arrangements for residents will be provided.

10. ESD

Future applications for all retail development shall demonstrate that a minimum 5 Star Green Star rating (pilot or otherwise), has been achieved.

11. Water Sensitive Urban Design

Future stages of development shall demonstrate that Water Sensitive Urban Design practices have been maximised by:

- (a) Treating stormwater runoff to NSW EPA draft best practice treatment objectives:
 - 85% reduction in Total Suspended Solids
 - 65% reduction in Total Phosphorus
 - 45% reduction in Total Nitrogen
- (b) Maximising stormwater reuse through integrated water cycle management, which can reduce potable water demand and assist in achieving the above pollutant load reduction objectives.
- (c) Preparing a Water Management Plan for the site to ensure efficient and minimised use of potable water and positive impacts for improved water quality for water leaving the site.

12. Seniors Living – Courtesy Bus

As part of the seniors living proposal on proposed Lot 31, it shall be demonstrated that adequate transport such as a courtesy bus will be provided to facilitate the needs of the less mobile, until such time as shopping and medical facilities are operational within the site, or regular bus services are confirmed to be running adjacent to the development.

13. Open Space

- (a) Any future application for development on proposed Lot 41 or proposed Lot 42 shall demonstrate that open space areas are clearly accessible and corresponds (in grade) to the surrounding public domain.
- (b) Details are to be provided with the future applications demonstrating that open space areas will be publicly accessible by way of Right of Ways and Easements on title.

14. Landscaping

Detailed landscape plans are to be submitted with future applications demonstrating that sufficient deep soil will be provided for landscaping, and that all ground covers and shrubs proposed for street planting adjacent to carriageways and vehicular accesses will have a maximum expected height of 600mm.

15. Flooding

- (a) A Flood Study to be prepared for future applications on proposed Lots 21 and 31 to demonstrate the potential impact of the proposed development on the local flood regime;
- (b) Future applications for development shall demonstrate that habitable floor levels are a minimum of 0.5m above the 100 year ARI flood level;
- (c) An amended Flood Emergency and Evacuation Plan to be prepared based on the final configuration of the proposed construction at the site.

16. Gross Floor Area calculations

The Proponent is to provide surveyor endorsed A3 drawings with each future application that provide the following detailed information:

- (a) Show and number the included and excluded floor area for each level
- (b) Show the breakdown and cumulative total for each level of gross floor areas,
- (c) Demonstrate the project is contained within the approved building envelopes, and
- (d) Demonstrate that the design does not exceed the maximum GFA permitted for each development parcel.

17. Pedestrian Links

The Proponent is to demonstrate that pedestrian links between the site and Bexley Road have been fully investigated, with additional links provided and existing links upgraded where possible.

18. Supermarket

- a) The Proponent is to demonstrate that any elevation of the supermarket that fronts a street will be adequately treated to relate to the streetscape.
- b) The Proponent is to demonstrate that the design of the supermarket provides adequate links to Charlotte Street and the pedestrian link/plaza.

20. Access

Future applications for development on proposed Lot 41 and proposed Lot 42 are to demonstrate that accesses to basement parking and loading and unloading areas have been designed in consultation with the Roads and Traffic Authority.

End of Section

SCHEDULE 4

MP 07_0106

FORMER SUNBEAM SITE REDEVELOPMENT

STATEMENT OF COMMITMENTS

FINAL STATEMENT OF COMMITMENTS – FORMER SUNBEAM SITE CAMPSIE

A – GENERAL

1. The project will be carried out generally in accordance with the plans and material submitted as part of the Environmental Assessment for Major Project No. 07_0106 as described in:
 - a) Environmental Assessment Report and associated appendices dated 27 October 2008 as amended by the Preferred Project Report dated May 2009;
 - b) **Amended** Architectural Drawings for Lots 2; 3; 4 and 5 prepared by Marchese and Partners dated 20 April 2009;
 - c) **Amended** Architectural Drawings for Lot 1 prepared by Buchan Group dated 24 April 2009;
 - d) **Amended** Landscape Plans prepared by Habitation dated 24 April 2009;
 - e) **Amended** subdivision plans prepared by Dunlop Thorpe dated 1 June 2009;
 - f) BASIX Assessment, BASIX Certificate prepared by Cundall;
 - g) **Amended** Traffic Impact Assessment (TMAP) prepared by Traffix (Version 10) dated 24 April 2009;
 - h) Stormwater and Flood Management Report prepared by Hyder consulting dated April 2009;
 - i) Infrastructure Report and Plan prepared by Hyder consulting dated October 2008;
 - j) Utilities Investigation Report prepared by Hyder Consulting dated September 2008
 - k) Waste Management Plan prepared by JD Macdonald dated October 2008;
 - l) Construction Management Plan prepared by DavidsGroup dated October 2008;
 - m) Demolition Management Plan prepared by Metropolitan Demolitions dated 27 March 2009; and
 - n) Amended Draft Voluntary Planning Agreement prepared by Maddocks dated April 2009.
2. The Proponent (Parkview Sydney Development) will ensure that all contractors engaged to carry out work are aware of and will comply with relevant conditions of consent issued under Major Project No. 07_0106.

1. STATEMENT OF COMMITMENTS

Except as provided elsewhere in this Statement of Commitments, these commitments in this Section A - General are made in respect of the carrying out of the project (mixed use retail, commercial, residential and seniors living) on the site known as No. 60 Charlotte Street, Clemton Park.

2. HERITAGE

- 2.1 Prior to the commencement of any demolition of the structures a report detailing the manufacturing process should be maintained together with an oral history, flow diagrams of the manufacturing process, photographic records and documentation including scale drawings in accordance with the Heritage Information Series Guidelines "*How to prepared archival records of heritage items*" and "*Photographic recording of heritage items using film or digital capture*" issued by the NSW Heritage Office. A copy of the Archival recording is to be submitted to the Council for its records by the proponent to the satisfaction of the consent authority.
- 2.2 A commemorative plaque and interpretative display will be erected, informing employees and visitors alike about the history of the site.

3. TRANSPORT AND TRAFFIC

- 3.1 The access and internal design arrangements shall comply with the requirements of AS 2890.1 and AS 2890.2.
- 3.2 Parking to be generally in accordance with Council's requirements with concessions to promote alternate travel modes as appropriate.
- 3.3 Construction of New Troy Street between Charlotte Street and Troy Street which includes

the adjustment to the road reserve boundary so that New Troy Street is wholly within a new lot to be dedicated to council.

- 3.4 Landscaping between the existing property boundaries on the northern side of existing Troy Lane to the new kerb alignment of New Troy Street including construction of a concrete footpath.
- 3.5 Construction of new concrete vehicle crossings from new kerb alignments to existing property boundaries to replace existing vehicle crossings to two properties.

4. NOISE IMPACT

- 4.1 Construction noise activity in respect of any stage is to comply with the requirements set out in Chapter 171 of the EPA Environmental Noise Control Guideline.
- 4.2 Best practice management noise control procedures outlined in AS 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites" are to be applied in controlling construction noise to the recommended noise levels.
- 4.3 All mechanical plant and other related equipment is to be designed to satisfy the requirements of the NSW Industrial Noise Policy.
- 4.4 Noise levels for vehicular traffic are to comply with the Environmental Noise assessment prepared by Acoustic Logic dated 9 September 2008.
- 4.5 Management and acoustic treatment for the child care center will include:
 - a) Children are not allowed access to the external play area after 6pm.
 - b) Continuous monitoring of children activities within the external play area.
 - c) Keep external façade closed and install upgraded single glazing with acoustic seals.
 - d) Install automatic door closers to external doors.
- 4.6 "Install acoustic insulation (typically 75mm thick and 20kg/m³ to a minimum of 50% of the underside of the soffit of the loading dock. Alternatively install envirospray to a similar area of the soffit.
- 4.7 Install a solid entry door/shutter which is kept closed during periods of loading and unloading of trucks.
- 4.8 Install a 600mm deep acoustic louver to the external openings in the loading dock walls with a minimum acoustic performance as detailed in the table below.

Table 1 – Minimum Louver/Silencer Insertion Loss

63 Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz
4	7	10	12	15	15	15	14

- 4.9 Additionally the following management controls are required to be implemented:

- Trucks not to be kept waiting on public roads prior to entry to the loading dock.
- Trucks to turn engines off during periods when they are loading and unloading".

- 4.10 Delivery Hours

No deliveries, loading or unloading associated with the premises at Lot 1 are to take place between the hours of 6am and 9pm on any day.

5. FLOODING

- 5.1 Habitable floor levels will be a minimum of 0.5m above the Council's 'Standard Flood Level' (typically 100 year ARI flood levels).
- 5.2 An appropriate Flood Emergency and Evacuation Plan will be prepared for the Lot 5 development. Evacuation will allow people a safe haven or a flood free route to higher ground in times of floodwaters surrounding the building. The plan is to include details of flood warning systems and protocols. It should also detail how this information will be distributed to users of the site.

- 5.3 The development will provide detention storage to mitigate potential adverse flood impacts. The proposed storage will be provided and configured in a manner such that the proposed development will not adversely impact on neighbouring/downstream flooding.

6. ENVIRONMENTAL SUSTAINABILITY

Energy

- 6.1 Hallways and lobbies will be partially naturally ventilated. Car park ventilation will be fitted with CO monitoring and VSD control;
- 6.2 Enclosed car park areas should be designed with Variable Speed Drive (VSD) and carbon monoxide (CO) monitoring, as well as passive supply or passive exhaust where possible;
- 6.3 A highly efficient lighting design and control strategy will reduce artificial lighting energy consumption and allow maximum advantage to be taken of daylight;
- 6.4 Fluorescent lighting to the car park, common areas, hallways and plants rooms;
- 6.5 Efficiency controls including timers and motions sensors to car park, common areas and plant rooms;
- 6.6 Where air-conditioning is provided to residential units, efficient AC units will be installed;
- 6.7 Residential bathrooms and laundries will be individually ducted to the façade, with efficiency controls, to avoid excessive fan use from central systems;
- 6.8 Roof-mounted solar panels will provide hot water for all residential domestic hot water needs, as well as pool heating for the seniors living. These systems will typically deliver approximately 60% of yearly water heating energy, with a gas back-up for security of supply during night-time or cloudy periods;
- 6.9 Building form and fabric have been carefully considered to balance solar heat gains, daylight, glare and views to outside. Passive design strategies include external shading, insulation for walls and ceilings, and high-performance glazing where necessary;
- 6.10 All residential apartments to have energy-efficient fluorescent lighting for bedrooms, bathrooms, laundries, toilets and hallways;
- 6.11 Gas cooktop with electric oven;
- 6.12 3.5 star rated dishwashers;
- 6.13 3.5 star rated clothes washers;
- 6.14 2.0 star rated clothes dryers.

Water

- 6.15 Water efficient fittings will be installed across the development, including:
 - 4 star wash hand basins & kitchen taps;
 - 4 star WC's;
 - 3 star showerheads;
 - Low-flush urinals.
- 6.16 4-Star water efficient dishwashers;
- 6.17 4-Star water-efficient clothes washing machines;
- 6.18 Where utilised, cooling towers to have 6 cycles of concentration or greater, reducing water consumed in air-conditioning by up to 50%, as well as reducing chemical use in treatment;
- 6.19 Rainwater will be harvested from all residential rooftops for use in the following applications:
 - Common area landscape irrigation;
 - Private landscape irrigation;
 - Car-washing & wash-down.
- 6.20 Native, drought-resistant planting will be maximised to reduce water consumption used in irrigation.
- 6.21 Rainwater capture from rooftops for reuse in buildings will reduce stormwater runoff as well as mains potable water use;
- 6.22 Extensive stormwater detention will minimise runoff quantities. The use of permeable surfaces will be considered where suitable - An area of planting between Precinct E and

the culvert has been identified as a suitable location for a bioswale, to be further developed. There may also be potential for such an approach in other locations.

Amenity & IEQ

- 6.23 Wall and roof insulation not only reduce heat gain and loss, but will also moderate radiant temperatures from the walls, floor and ceiling;
- 6.24 Building facades with large areas of glazing will have a combination of external shading and high-performance glass to reduce heat transfer and radiant temperatures in proximity to the windows. Balcony overhangs provide effective external shading for residential buildings;
- 6.25 Internal noise will be restricted to acceptable levels in accordance with Australian Standard AS/NZS 2107:2000, including general building and services noise;
- 6.26 Indoor air quality will be maximised by selecting finishes with a low impact on indoor air quality including paints, carpets and adhesives with low VOC emissions and low-formaldehyde emissions in composite wood products.

Transport

- 6.27 Bicycle facilities will be provided throughout the site to encourage active zero-emission means of transport. These are shown for the concept plan in the Basements of Lots 1 and 3;
- 6.28 Improved pedestrian and bicycle accessibility external to the site to maximise accessibility.
- 6.29 Car-parking has been minimised on-site to discourage the use of emissions-intensive private vehicle use;
- 6.30 New bus stops will be provided to serve the site to encourage the use of public transport, a low-emissions mode of transport. A commitment is being sourced from bus service providers to reroute bus services to serve the site;
- 6.31 A car-sharing scheme will be implemented for commercial and retail tenants to reduce private vehicle use and emissions.
- 6.32 Refer to the Traffic Impact Assessment (TMAP) report for further details.

Emissions

In addition to the reduction in greenhouse emissions as a result of lower on-site energy usage, emissions to land, air and water will be minimised in the following ways:

- 6.33 Where available, thermal insulation products will be selected which have a low Ozone Depletion Potential in their manufacture and composition, reducing the impacts of insulation on the atmosphere;
- 6.34 100% of refrigerants by volume will have an Ozone Depletion Potential of zero; and integrated refrigerant leak detection will ensure early identification of leaks;
- 6.35 Estimated wastewater discharge to sewer will be significantly reduced relative to a standard building through the implementation of water efficiency measures;
- 6.36 Stormwater management procedures such as OSD and gross pollutant traps will improve stormwater runoff quality and reduce peak stormwater flows from the site;
- 6.37 External light pollution will be controlled by careful lighting design, in accordance with AS 4282-1997.

Materials Selection

- 6.38 Preference will be given to environmentally responsible materials during the selection process, according to the following principles:
 - Avoidance of ecologically sensitive products (such as scarce minerals and old-growth forest);
 - Selection of materials with a low embodied energy & high recycled content;
 - Low toxicity material selection;
 - Low impact on the indoor environment;
 - Durability, flexibility and recyclability;
 - Emissions in manufacture and composition, including greenhouse gases and ozone depleting substances;

- Waste reduction – utilising prefabricated construction can minimise construction work and waste on site.
- 6.39 The following initiatives will be implemented:
- Timber will be sourced from sustainable plantations such as FSC certified or reused products;
 - Finishes will be selected with a low impact on indoor air quality including paints, carpets and adhesives with low VOC emissions and low-formaldehyde emissions in composite wood products;

Environmental Management

- 6.40 Prior to construction, an Environmental Management Plan (EMP) will be developed to regulate the environmental impacts of the development during construction. This will identify potential environmental impacts and strategies to mitigate these impacts, as well as outlining methods for auditing and tracking the impacts and responsible parties;
- 6.41 A building users' guide will be developed to inform and educate building users, residents and tenants on how to capture and promote strong on-going environmental performance;
- 6.42 Remediation will be undertaken for areas of the site considered to be contaminated

7. CONTAMINATION

7.1 The proponent will:

Engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* to provide technical oversight to the works, and to issue a Site Audit Statement at the completion of works.

Prepare an Evaluation and Assessment Plan prior to the commencement of each Stage.

Where necessary, undertake additional assessments to meet the current DECC Guidelines.

If the assessments identify contamination levels which trigger the need for remediation, the URS RAP will be reviewed and modified as necessary to produce a Staged RAP which reflects the remediation requirements for each stage of the development. The RAP will be amended if the staging plan is amended.

Together with the Construction Certificate for each stage, and prior to commencement of construction, any remediation will be performed for that particular stage of development.

Prepare a validation report at the completion of any assessment and of any remediation that is found to be required for each such stage of the redevelopment.

The Site Auditor will prepare a Site Audit Statement and accompanying Report for each stage of the development, which will be provided to DECC.

7.2 Management of asbestos removal

The Proponents shall engage an Occupational Hygienist to preparation a hazardous materials survey prior to demolition.

Anyone who removes repairs or disturbs bonded asbestos must hold a bonded or a friable asbestos license, in accordance with Workcover requirements and the Occupational Health and Safety Act 2000.

Licensed contractors must notify WorkCover NSW of work done in relation to bonded asbestos material having a total surface area of more than the maximum allowable area specified in Clause 317 (3) of the Occupational Health and Safety Regulation 2001.

The notification must be given at least 7 days prior to the start of work and should provide the following information:

- Details about the removal contractor and nominated competent person and independent supervisor (building owner's representative)
- Type, quantity and location of bonded asbestos material
- Work method statement of removal procedures to be carried out
- Commencement and completion dates
- Disposal arrangements

All works to be conducted will comply with the Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002(2005)]

Control air monitoring will be conducted during asbestos removal to ensure levels are within the standards specified in Adopted National Exposure Standards for Atmospheric Contaminants in the Occupational Environment [NOHSC: 1003(1995)]

Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the commencement of works.

8. WASTE MANAGEMENT

- 8.1 Material to be removed from the site must be source separated on site to maximise recycling, and the material disposed of to an appropriate disposal and recycling facility in accordance with Section 4 Waste Management Plan of the Construction Management Plan prepared by Parkview dated October 2008.
- 8.2 Provision and Management of facilities should be in accordance with the Waste Management plan for Lot 3 prepared by JD Macdonald dated 2 October 2008
- 8.3 Provision and Management of facilities should be in accordance with the Waste Management plan for Lot 1 prepared by JD Macdonald dated 9 October 2008

9. INFRASTRUCTURE

9.1 Roads

- a) The proposed road layout and access arrangements will generally be in accordance with Drawing Reference C005; C030 and C040 to C044, prepared by Hyder Consulting dated 2 October 2008.
- b) As part of Stage 2, two new concrete vehicle crossings will be provided from the new kerb alignment to the existing property boundaries to replace the existing vehicle crossings at New Troy Street as well as the construction of a new concrete footpath.

9.2 Stormwater

Stormwater Management will be undertaken generally in accordance with Drawing Reference C025 to C028, prepared by Hyder Consulting dated 2 October 2008.

9.3 Potable Water Supply

Construct a DN150 water main between the DN150 main in Troy Street and the DN100 main in Alfred Street. In addition, DN100 water mains will be constructed in New Troy, New Wade and New Harp Streets. Any works will be in accordance with the "Water Supply Code of Australia – Sydney Water Edition".

9.4 Sewer

All sewer work will be carried out in accordance with the standards set out in the "Sewerage Code of Australia – Sydney Water Edition".

9.5 Electrical

- a) New substations are to be installed within the proposed development as part of the individual Project Applications as required. They are to be connected to Energy Australia's high voltage network. All upgrade work is to be carried out in accordance with the requirements of Energy Australia.
- b) All new internal roads are to be provided with external lighting complying with AS 1158 requirement. Energy efficient lighting is to be used for internal and external lighting.

10. LANDSCAPING

A vegetation maintenance program shall be implemented upon completion of construction on the entire site. Some of the main points in the maintenance program shall include:

- (a) The removal/management of leaves from deciduous canopy tree to prevent accumulation of high fuel levels.
- (b) A watering regime tailored to the stages of plant growth and seasonal fluctuations in rainfall and temperature. A permanent irrigation system will be installed for all internal areas connected to the rainwater harvesting tanks. The capacity of these tanks has been designed to never be empty so water will always be available. A temporary system shall be installed for all native and endemic vegetation. Most of this vegetation will be self-sufficient after a 3 year period.
- (c) The proposed development will have garden and maintenance staff as required
- (d) The landscape contractor will be on a 12 month maintenance contract from the date of Practical Completion.
- (e) Mulch levels are to be topped up to a minimum of 75mm.
- (f) Failed plants are to be replaced

11. CONSTRUCTION

- 11.1 The proponent will obtain a Construction Certificate prior to commencement of the works associated with the Project Application (Lot 1 and Lot 3).
- 11.2 The approved structure will not be used or occupied unless an Occupation Certificate (either final or interim) as referred to in Section 109C(1)(c) of the EP&A Act has been issued.
- 11.3 All building work must be carried out in accordance with the provisions of the BCA.
- 11.4 All construction and demolition will be undertaken in accordance with the Construction Management Plan prepared by DavidsGroup dated October 2008 and Demolition Management Plan prepared by Metropolitan Demolitions dated 27 March 2009.
- 11.5 The construction site will be fenced in accordance with Workcover requirements and access will be restricted to authorized persons. Appropriate signage will be installed in locations visible to pedestrians on the site.
- 11.6 All construction materials, vehicles, waste and the like will be stored within the site.
- 11.7 Any damage to public roads and road works caused by construction vehicles and activities will be rectified by and at the expense of proponent to the satisfaction of Canterbury Council (or relevant Authority).
- 11.8 Dilapidation surveys will to be carried out at the Proponents expense on all premises adjoining the site and will be submitted to Council and the adjoining land owners prior to commencement of excavation work. A survey will be carried out and submitted to Council prior to the issuing of an Occupation Certificate. The dilapidation surveys shall be updated accordingly.

- 11.9 All excavations and backfilling associated with the erection or demolition of a building shall be carried out in a safe and professional manner and in accordance with appropriate professional standards.
- 11.10 All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property.
- 11.11 Construction Management Program
- A Construction Management Program shall be submitted to the 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 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;
 - (d) 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;
 - (f) 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 appropriately qualified and practicing Structural Engineer, or equivalent;
 - (i) Proposed protection for Council and adjoining properties; and
 - (j) The location and operation of any on site crane.

11.12 Construction Hours

Building construction shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 5.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works shall be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only. (Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

11.13 Dust Emission and Air Quality

Materials must not be burnt on the site. Vehicles entering and leaving the site with soil or fill material must be covered.

Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and

Construction. Odour suppression measures must be carried out so as to prevent nuisance occurring at adjoining properties. This Condition must be complied with during demolition and building work.

11.14 Noise and Vibration

Noise emissions and vibration must be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the Protection of the Environment Operations Act 1997. This Condition must be complied with during demolition and building work.

11.15 Protection of Trees During Works

All trees that are to be specifically nominated to be retained by notation or condition as a requirement of development consent shall be maintained and protected during demolition, excavation and construction on the site. Details of required protection methods shall be provided to the Certifying Authority by an appropriately qualified person prior to commencement of any works on the site.

Reason: To ensure compliance with the requirement to retain significant planting on the site.

11.16 Damage to Public Infrastructure

The applicant shall bear the cost of all restoration works to Council's property damaged during the course of this development. The applicant shall advise Council, in writing, of any existing damage to Council property. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the issue of the Construction Certificate.

Note: This documentation will be used to resolve any dispute over damage to infrastructure.

It is in the applicant's interest for it to be as full and detailed as possible.

Reason: To ensure the protection of existing built public infrastructure.

11.17 No materials will be stored on Council's roads, footpaths or parks.

11.18 The builder will erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps will be provided where necessary.

11.19 Heavy vehicles entering and leaving the site will only cross the footpath where it has been adequately timbered and strapped. Pedestrian access in these locations will remain in good order at all times during excavation work.

11.20 The building works will be inspected by the Accredited Certifier at the stages of construction listed on the following schedule and a Compliance Certificate verifying that the construction satisfies the standards specified in the BCA will be submitted to the Principal Certifying Authority before proceeding beyond the relevant stage of construction.

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION GENERAL BUILDING WORK

Commencement/pier holes/ trenches /steel reinforcement and preliminary works prior to pouring concrete.

Excavation/foundation material (particularly where a plastic membrane is to be provided).
Dampcourse.

Floor, wall and roof frame.

Stormwater drains.

Completion of building works (including painting).

12. OTHER

- 12.1 A separate Development Application will be submitted for the use of any individual tenancy within Lot 1.
- 12.2 All service loading and unloading in relation to the use of the premises at Lot 1 will take place wholly within the property. Deliveries to the premises will not be made from a public place or street.
- 12.3 A separate Development Application will be submitted to Council for the display and/or erection of any signs (other than exempt and complying development). Such application will include full details of the dimensions, mode of attachment and means of illumination {if any}.

13. B - SUBDIVISION

The subdivision is to be undertaken generally in accordance with the details contained in the plans prepared by Dunlop Thorpe dated 1 June 2009.