



Bayside Council

Serving Our Community

2nd September 2019

Our Ref: F18/679
Contact: Howard Taylor – 9562 1663

William Hodgkinson
Industry Assessments
NSW Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Hodgkinson,

RE: Qantas Flight Training Centre (SSD-10154) – Response to Submissions

Thank you for your email dated 16th August 2019 attaching the applicant's Response to Submissions (RtS) in connection with a proposed State Significant Development (SSD) at 297 King Street, Mascot (the Site).

Council staff have reviewed the RtS prepared by the applicant in response to the issues raised in Council's submission dated 11th July 2019 and provide the following feedback:

Development Engineering

Council staff note the applicant's response to Council's submission in relation to management of stormwater and recommend the attached conditions (refer Attachment 1).

Strategic Flood Planning

Council recommends the following condition in relation to management of stormwater:

"Plans demonstrating no impact on adjacent properties as a result of overland flow paths are to be provided to the Certifier prior to issuance of any Construction Certificate for the car park."

Environmental Science

It is noted that the applicant welcomes a condition of consent requiring the submission of a site audit and that *"this is reflected within the revised Preliminary Construction Environmental Management Plan provided in Appendix L, which outlines roles and responsibilities of the Site Auditor"*.

However, a review of the submitted Preliminary Construction Environmental Management Plan reveals that no reference is made to contaminated land, SEPP 55-Remediation of Land, or that the Site Auditor is required to be registered with the NSW Environmental Protection Authority. Council requires the *Preliminary Construction Environmental Management Plan* to be amended and a copy submitted to Council for review.

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SSD 10154 – Qantas Flight Training Centre

Τηλεφωνικές Υπηρεσίες Διερμηνέων

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Landscape Architecture

The amendments made to the proposal are supported subject to the inclusion of the following conditions being included in the determination:

- 1) The Final Landscape Plan shall be generally in accordance with the Landscape Plan prepared by Scott Carver, revision 2, dated 31st July 2019 and comprise detailed landscape construction documentation (plans and specifications) to be submitted to, and approved by Bayside Council's Landscape Architect prior to the issue of the Construction Certificate. The landscape documentation shall include, but not be limited to:
 - a) Planting plan at 1:100 showing all plant locations/ groupings and plant centres/ species. There is to be a dense layered planting scheme consisting of trees, shrubs and groundcovers in all of these areas.
 - b) Construction Details of the proposed 21 façade planters that work as green walls and the bus shelter green roof, including details of planting; and a 12 months maintenance schedule of these elements.
 - c) Elevated planter box sectional details and drainage details. All planter box depths and dimensions shall be in accordance with Council's DCP and capable of supporting medium and large trees.
 - d) Specifications detailing soil and mulch finishes, root barriers, irrigation, edging and other landscape works such as retaining walls, steps, planter walls, feature walls, skateboard restrictions, tree pits, tree grates, tree guards, tree pit treatments.
 - e) Construction/ section details for areas of paving, edge treatments, and tactile areas including a schedule of materials.
 - f) Details of all fencing, privacy screening, arbors and the like, including elevations and materials visible to public domain areas.
 - g) Details of all other hardscape landscape elements such as street furniture, pedestrian amenity lighting, bins, bollards, as required. Locations are to be clearly identified on plan. Sectional construction details and elevations to be provided.
 - h) A Landscape Maintenance Schedule shall be submitted that covers a 12 month period to provide a guide to the landowner or occupier on how to best maintain the constructed landscaped areas; and is to include the following information:
 - shrub pruning/ trimming (frequency, plant requirements);
 - Fertilising and pest control (soil testing, types, rate, frequency);
 - Mulching, weeding and soil improvement (frequency, materials);
 - Irrigation (checks, adjustments);
 - tree maintenance (fertilising, mulching, tree stakes adjustments, special tree requirements);
 - Maintenance of hard landscape elements (paving, edges, walls, pergolas, seats, and planter box walls); and

- planter boxes/ roof gardens/ green wall(s) (specialised maintenance requirements).
- i) Irrigation. To ensure satisfactory growth and maintenance of the proposed landscaping, a fully automatic drip irrigation system is required in all landscaped areas. The system shall be installed by a qualified landscape contractor and provide full coverage of planted areas with no more than 300mm between drippers, automatic controllers and backflow prevention devices, and should be connected to a recycled water source. Irrigation shall comply with both Sydney Water and Council requirements as well as Australian Standards, and be maintained in effective working order at all times.
- 2) Prior to the issue of a Construction certificate, the applicant shall submit a Frontage Works Application. The Public Domain Landscape Improvements Plan shall be submitted to Council for approval. The plan shall be undertaken by a suitably experienced Landscape Architect and shall include but not be limited to new street tree planting, footpath paving (segmental/ other), street tree pit treatments and tree guards, street furniture, in ground landscaping, irrigation, lighting. The plan shall be in accordance with Council's City Identity Program, Landscape DCP and any other Council specification or requirement. Civil drawings shall be included detailing levels and detailed footpath construction sections in accordance with Council's Engineering Services requirements. Contact Council's Landscape Architect for further details of specific requirements in preparation of the plan.
 - 3) New street trees shall be maintained by the owner for a period of 24 months after final inspection by Council. Maintenance includes:
 - twice weekly watering within the first 6 months then weekly thereafter to sustain adequate growth and health;
 - biannual feeding,
 - weed removal round the base;
 - mulch replenishment at 3 monthly intervals (to 75mm depth);
 - and adjusting of stakes and ties.

Note: Maintenance does not include trimming or pruning of trees under any circumstances.
 - 4) A suitably qualified project arborist (AQF level 5 or greater) is to be engaged to implement tree protection measures before and during construction to all existing trees to be retained within the site and along the verge strip of King Street in accordance with the management plan contained in the Arborist report prepared by The Ents Tree Consultancy, dated 30th July 2019. Evidence of engagement of a project arborist is to be submitted to, and approved by, Council.

Section 7.11 contributions

Council staff note that the applicant agrees to a condition of consent requiring payment of Section 7.11 contributions in the amount of \$680,612.14 to be paid to Council in accordance with the *City of Botany Bay S7.11 Development Contributions Plan 2016* (Amendment 1).

Transport Planning

Council staff note that the applicant supports the inclusion of a condition of consent requiring the preparation of a Workplace Travel Plan and Transport Access Guide. The condition is to include the requirement to provide appropriate end of trip facilities within, or in close proximity to, the proposed Flight Training Centre, noting that the existing showers in Qantas Building D are located approximately 180 metres distant from the proposed Flight Training Centre.

Whilst the RtS notes that the existing environment along Qantas Drive does not encourage walking given pedestrian safety issues, public domain and urban design outcomes should be cognisant of the expected increase in pedestrian numbers that will be using the precinct over the next 10 years. As part of the Gateway project, Qantas Drive is to be expanded with a flyover, along with planned new shared paths and pedestrian walkways that will deliver easy access into the domestic terminal and other local destinations within Mascot. As an industrial precinct with high volumes of pedestrians and cars, precinct road safety prioritising pedestrian and bicycle movement, including the establishment of a marked on-road bike network, are to be considered.

Traffic impacts

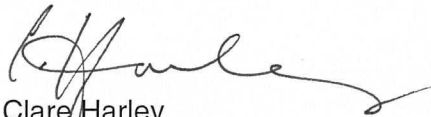
The 'Response to Traffic Matters Raised in Submissions' (traffic response) dated 31 July 2019 concludes that the King Street/ O'Riordan Street intersection would operate at a satisfactory level. Council officers note the applicant's response, however, a condition should be considered for inclusion in the determination requiring a peer review of the traffic response to determine an appropriate monetary contribution, if any, toward the King Street/ O'Riordan Street intersection upgrade works.

Urban Design

Council staff note the applicant's response to the issues raised in Council's submission.

If you require further clarification, please do not hesitate to contact Council's Urban Planner, Howard Taylor, on 9562 1663 or via email: howard.taylor@bayside.nsw.gov.au

Yours faithfully



Clare Harley
Manager Strategic Planning

