

# Rockdale Council draft Conditions of Consent

Requested Condition	Proposed Revised Condition	Justification
<p>A Pedestrian Access and Mobility Plan (PAMP) shall be prepared by a suitably qualified and experienced Traffic Engineer for pedestrian movements to, from and within the Discovery Point development site, in particular the precinct containing the Wolli Creek City Rail Station. The PAMP shall be prepared in accordance with guidelines published by the NSW Roads and Traffic Authority. The PAMP shall identify and address pedestrian movements during staged construction the development.</p>	<p>Request to remove condition.</p>	<p>Transport and Traffic Planning Consultants (TTPA) have reviewed Council's request for a PAMP against the RTA Guidelines "How the Prepare a PAMP". The guideline clearly states that such documents are an overall strategic plan for an area developed by local Council's in consultation with the RTA. This request is therefore not relevant to the subject application. The overall arrangements for pedestrians have not changed significantly from the original Master Plan, other than the improvements demonstrated in relation to segregation of movements and improved pedestrian connections. It is therefore requested that this condition is not included in the Concept Plan Instrument of approval.</p>
<p>Public access shall be provided to Tempe House, St Magdalene's Chapel and Mt Olympus and associated grounds at least twice per year, or as otherwise required by the Director of NSW Heritage Office, and that at least one of the open days be held on a weekend. Two (2) weeks prior to the public open day, a public announcement will be made in a newspaper circulating in the local area.</p>	<p>No change.</p>	<p>No change</p>
<p>Development contributions are to be paid to Council towards the provision or improvement of public amenities and services and will be required as a condition of consent for each detailed stage of the development. The amount of the contribution will be determined in accordance with the requirements of</p>	<p>The proponent offers to enter into a Voluntary Planning Agreement with Rockdale City Council or the Minister for Planning that contemplates:</p> <ul style="list-style-type: none"> <li>Developer contributions for Discovery Point to be in accordance with the following rates sourced from the Rockdale Council Section 94 Contributions Plan</li> </ul>	<p>A Statement of Commitment has been prepared to address contributions through the provision of a VPA.</p>

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<p>the development contributions plan current at the time of approval of each stage.</p> <p>Note: Council is prepared to accept offers to provide, as works-in-kind:</p> <ul style="list-style-type: none"> <li>streetscaping of the northern side of Magdalene Terrace adjacent to the site (as described in Chapter 10 of Council's current contributions plan), in part or full satisfaction of any required contributions towards streetscaping works,</li> <li>a pedestrian and cycle path along the Cooks River foreshore of the site with a link path to the Arncliffe Street / Magdalene Terrace / Brodie Spark Drive intersection (Item PC-6 in the contributions plan), in part or full satisfaction of any required contributions towards pedestrian and cyclist facilities,</li> <li>trunk drainage of Magdalene Terrace to Cooks River (Item FS-9 in the contributions plan), in part or full satisfaction of any required contributions towards flood mitigation and stormwater management works (less any offset previously given for this work), and</li> <li>works that provide flood protection to the rest of the Wolli Creek area from the flooding of Cooks River (Item FS-6 in the</li> </ul>	<p>2004.</p> <ul style="list-style-type: none"> <li>Studios/1 bedroom dwellings - \$7,563.50</li> <li>2 bedroom dwellings - \$12,032.80</li> <li>3+ bedroom dwellings - \$14,782.90</li> <li>Supermarkets - \$344.98/m<sup>2</sup> gross floor area</li> <li>Bulky goods retail - \$172.49/m<sup>2</sup> gross floor area</li> <li>Other retail - \$246.41/m<sup>2</sup> gross floor area</li> <li>Offices and other commercial - \$259.18/m<sup>2</sup> gross floor</li> </ul> <ul style="list-style-type: none"> <li>The above rates specified in the VPA being indexed in accordance with the Consumer Price Index ("CPI") or to a maximum 3.0% p.a.</li> <li>The exclusion of Sections 94 and 94A to development contemplated in the Concept Plan (except for the first two project applications which will be subject to the applicable Section 94 Plan).</li> </ul>	

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<p>contributions plan), in part or full satisfaction of any required contributions towards flood mitigation and stormwater</p> <ul style="list-style-type: none"> <li>management works.</li> </ul> <p>In addition, Council is prepared to consider offers to provide, as works-in-kind in part satisfaction of the development contributions:</p> <ul style="list-style-type: none"> <li>a pedestrian and cycle underpass beneath the Illawarra Railway Line at Cooks River and a pedestrian and cycle bridge across Wolli Creek to Waterworth Park (Items PC-3 and PC-5 in the contributions plan),</li> <li>a pedestrian and cycle underpass beneath the Princes Highway at Cooks River (Item PC-9 in the contributions plan), or</li> <li>a multi-purpose community facility within the Discovery Point site (floor space plus fit-out) (as described in Chapter 12 of the contributions plan).</li> </ul> <p>Any offer to undertake works-in-kind must be made to and accepted by Council prior to the issue of the Construction Certificate for the relevant stage of the development.</p>		
<p>A positive covenant in favour of Rockdale City Council shall be created providing for full free public access to all plazas and areas of open space (with</p>	<p>A positive covenant in favour of Rockdale City Council shall be created providing for full free public access to all plazas and areas of open space (with</p>	<p>Magdalene Terrace, Mt Olympus, Buildings 1A and 1B and Greenbank are privately owned by the Owner's Corporation.</p>

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the exceptions of Mt Olympus and the area between Tempe House and buildings 1A and 1B), the railway station and public transport facilities.	the exceptions of Mt Olympus and the area between Tempe House, <u>St Magdalen's Chapel and Greenbank</u> , the railway station and public transport facilities.	
<p>The Management Plan for any future Community Title over the site shall provide for the following:</p> <p>(i) responsibility for the maintenance of all the internal road network infrastructure in perpetuity</p> <p>(ii) responsibility for the cleaning of all internal roads and footpaths in perpetuity</p> <p>(iii) responsibility for the cleaning of all drainage pipelines, gully pits and gross pollutant traps in perpetuity</p> <p>(iv) responsibility for ensuring an adequate standard of maintenance of open space spaces and plazas.</p>	<p>The Management Plan for any future Community Title <u>or co-operative owned land</u> over the site shall provide for the following:</p> <p>(i) responsibility for the maintenance of all the internal road network infrastructure in perpetuity</p> <p>(ii) responsibility for the cleaning of all internal roads and footpaths in perpetuity</p> <p>(iii) responsibility for the cleaning of all drainage pipelines, gully pits and gross pollutant traps in perpetuity</p> <p>(iv) responsibility for ensuring an adequate standard of maintenance of open space spaces and plazas.</p>	Minor change to the condition to address proposed titling arrangements within the development.
The cost of all street works, including the provision of roads, footpaths, services, traffic management, traffic and parking signage, landscaping, lighting and street furniture within the development and where it connects to adjacent roads shall be provided by the developer at no cost to Council or the Roads and Traffic Authority.	Condition noted. No change.	
The roads within the subject site should remain part of a community title, and not dedicated as public roads. Council will not accept ownership of the	Condition noted. No change.	

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<p>proposed roads on this site as they will be supported over structures that will continue to be privately owned by the proponent or their successors. The proposed underlying structures extend several levels below the surface and Council does not wish to have an interest or burden over the ongoing maintenance of these structures.</p>		
<p>The development shall provide pedestrian and cycle linkages through the Precinct, including along the Cooks River foreshore suitable for persons with disabilities and in accordance with Australian Standard AS 1428.1, 1428.2, 1428.4 and the intent of the Disability Discrimination Act 1992.</p>	<p>The development shall provide pedestrian and cycle linkages through the Precinct <u>in accordance with the approved Concept Plan</u>, including along the Cooks River foreshore suitable for persons with disabilities and in accordance with Australian Standard AS 1428.1, and the intent of the Disability Discrimination Act 1992.</p>	<p>The requirement to provide pedestrian pathways should be in accordance with the approved Concept Plan, which depicts a network of cycle paths. Australian 1428.2 and 1428.4 are not listed as a required matter for consideration in the Concept Plan Access Report.</p>
<p>All streetscape elements within the public domain including footpaths, pavement materials, street furniture, street lighting etc shall be consistent with the draft Wolli Creek &amp; Bonar Street Precinct Public Domain Plan and Technical Manual.</p>	<p>All streetscape elements within the public domain including footpaths, pavement materials, street furniture, street lighting etc shall be consistent with the <u>Discovery Point-Wolli Creek Landscape Design Guidelines/Public Domain Plan and approved with the Concept Plan.</u></p>	<p>Discovery Point Pty Ltd and JBA Planning met with Council staff and Department of Planning officers on 30 November 2010. At this meeting, Council officers advised that the draft DCP 2011 and Council draft public domain guidelines were drafted to comply with the approved Master Plan, prior to the exhibition of the Concept Plan, and that the DCP and associated guidelines could be amended to reflect the final Concept Plan (when approved).</p> <p>Discovery Point Pty Ltd have developed a set of Development Design Guidelines and Landscape Design Guidelines/Public Domain Plan consistent with the Concept Plan to document the vision for the site and these guidelines should be referenced in the</p>

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		consent.
<p>The following conditions apply to the design, provision and operation of parking within the Discovery Point site, including existing developments that are completed and underway:</p> <p>(i) The minimum number of car parking spaces shall be 1,540 spaces, and the maximum number of car parking spaces shall be 2,240 spaces. Proposals for parking allocations shall be prepared and submitted with each subsequent development application.</p> <p>(ii) Parking facilities shall be designed in accordance with Australian Standard AS/NZS 2890.1, except as varied by Council's technical specifications for design of parking facilities.</p> <p>(iii) Commercial vehicle facilities shall be designed in accordance with Australian Standard AS 2890.2, except as varied by Council's technical specifications for design of commercial vehicle facilities.</p> <p>(iv) Bicycle parking facilities shall comply with Australian Standard AS 2890.3, except as varied by Council's technical specifications for design of bicycle parking.</p> <p>(v) The design of the parking and commercial vehicle facilities shall be designed that all vehicles, including commercial vehicles, enter and exit the facility in a</p>	<p>The following conditions apply to the design, provision and operation of parking within the Discovery Point site, including existing developments that are completed and underway:</p> <p>(i) The minimum number of car parking spaces shall be 1,540 spaces, and the maximum number of car parking spaces shall be 2,240 spaces. <b>An updated schedule of</b> parking allocations shall be prepared and submitted with each subsequent development application.</p> <p>(ii) Parking facilities shall be designed in accordance with Australian Standard AS/NZS 2890.1 <b>and AS2890.6</b></p> <p>(iii) Commercial vehicle facilities shall be designed in accordance with Australian Standard AS 2890.2</p> <p>(iv) Bicycle parking facilities shall comply with Australian Standard AS 2890.3</p> <p>(v) The design of the parking and commercial vehicle facilities shall be designed that all vehicles, including commercial vehicles, enter and exit the facility in a forward direction.</p> <p>(vi) All loading and unloading associated with the use of the development shall take place from designated loading bays <b>and on street loading zone provisions as identified in the Concept Plan.</b></p>	<p>Sub point (i)</p> <p>As per the Concept Plan Statement of Commitments an updated parking schedule will be provided with each future application.</p> <p>Sub point (ii), (iii) and (iv), the conditions of consent should reflect the relevant Australian Standards for parking, commercial vehicles and bicycle parking rather than requiring that Council's Technical Specifications override these standards. The conditions should also reference AS2890.6.</p> <p>Sub point (vi)</p> <p>The Concept Plan Design Report and drawings and Development Design Guidelines include some areas of on street loading. The conditions of consent should therefore also contemplate this.</p>

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<p>forward direction.</p> <p>(vi) All loading and unloading associated with the use of the development shall take place from designated loading bays. Loadings bays shall not be used for storage or any other purpose that would restrict their use for the purposes of loading and unloading.</p> <p>(vii) Upon completion of each stage of on-street parking within the internal road network the Discovery Point development shall enter into an agreement with Rockdale City Council that will delegate powers to Rockdale City Council to enforce regulatory parking signs.</p>	<p>Loadings bays shall not be used for storage or any other purpose that would restrict their use for the purposes of loading and unloading.</p> <p>(vii) Discovery Point Pty Ltd shall enter into an agreement with Rockdale City Council that will delegate powers to Rockdale City Council to enforce regulatory parking signs within the internal road network.</p>	<p>Sub point (vii) Discovery Point will enter into an agreement with Rockdale Council for the entire site rather than completion of each stage.</p>
<p>The following conditions apply to the design, provision and operation of the internal road infrastructure works:</p> <p>(i) Detailed design plans and works specifications shall be submitted to Council for approval prior to the commencement of each stage of road infrastructure works. The documentation required for approval of each stage shall include:</p> <ol style="list-style-type: none"> <li>General arrangement plan(s);</li> <li>Erosion and Sediment Control Plan(s);</li> <li>Stormwater Management Plan(s);</li> <li>Stormwater Management Detail(s);</li> </ol>	<p>The following conditions apply to the design, provision and operation of the internal road infrastructure works:</p> <p>(i) Detailed design plans and works specifications shall be submitted to <u>the relevant Certifying Authority</u> for approval prior to the commencement of each stage of road infrastructure works. The documentation required for approval of each stage shall include:</p> <ol style="list-style-type: none"> <li>General arrangement plan(s);</li> <li>Erosion and Sediment Control Plan(s);</li> <li>Stormwater Management Plan(s);</li> <li>Stormwater Management Detail(s);</li> </ol>	<p>Sub point (i)</p> <p>Section 161 of the EP&amp;A Regulations 2000 allows a PCA sign off on many of the matters that Council has requested to sign off on. As such the condition should contemplate that the PCA can approve these documents.</p> <p>Sub point (ii)</p> <p>Discovery Point Pty Ltd have developed a set of Development Design and Discovery Point-Wolli Creek Landscape Design Guidelines/Public Domain Plan consistent with the Concept Plan and vision for the site and these guidelines should be referenced in the consent.</p>

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<p>e. Stormwater Management Profile(s);</p> <p>f. Roadworks Plan(s);</p> <p>g. Roadwork Vertical Alignment(s);</p> <p>h. Roadwork Cross Sections;</p> <p>i. Kerb Return Profiles;</p> <p>j. Electrical Services Plan(s);</p> <p>k. Street Lighting Plan(s) and Details;</p> <p>l. Traffic Facilities Plan(s);</p> <p>m. Landscaping and Landscape Finishes Plan(s);</p> <p>(ii) The design of the streetscape in the internal road network shall comply with the Wolli Creek and Bonar Street Public Domain Plan.</p> <p>(iii) The detailed design for the construction of the road infrastructure shall comply with all current Australian Standards, current AUSTROADS Guides, and Rockdale City Council's AUS-SPEC 1. Where a conflict exists between the provisions of these design standards the provisions of AUS-SPEC 1 shall prevail.</p> <p>(iv) Emergency vehicle access shall be designed in accordance with the NSW Fire Brigade Code of Practice.</p> <p>(v) The works specification for the construction of the road infrastructure shall be Rockdale City</p>	<p>e. Stormwater Management Profile(s);</p> <p>f. Roadworks Plan(s);</p> <p>g. Roadwork Vertical Alignment(s);</p> <p>h. Roadwork Cross Sections;</p> <p>i. Kerb Return Profiles;</p> <p>j. Electrical Services Plan(s);</p> <p>k. Street Lighting Plan(s) and Details;</p> <p>l. Traffic Facilities Plan(s);</p> <p>m. Landscaping and Landscape Finishes Plan(s);</p> <p>(ii) The design of the streetscape in the internal road network shall comply with the <u>Discovery Point-Wolli Creek Landscape Design Guidelines/Public Domain Plan and approved with the Concept Plan.</u></p> <p>(iii) The detailed design for the construction of the road infrastructure shall <u>be detailed in each future application and will generally</u> comply with all current Australian Standards, current AUSTROADS Guides.</p> <p>(iv) Emergency vehicle access shall be designed in accordance with the NSW Fire Brigade Code of Practice.</p> <p>(v) The works specification for the construction of the road infrastructure shall be <u>be detailed in each future application.</u></p>	<p>Sub point (iii) and (v)</p> <p>It is appropriate to reference that compliance with these guidelines will occur in the detailed future applications and compliance with National Standards. Council specifications should not override these standards.</p>



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<p>Council's AUS-SPEC 1.</p> <p>(vi) The cost of all road infrastructure works, including the provision of roads, footpaths, services, traffic management, traffic and parking signage, landscaping, lighting and street furniture within the development and where it connects to adjacent roads shall be provided by the developer or other party executing the consent at no cost to Council or the NSW Roads and Traffic Authority.</p> <p>(vii) Traffic Management Plans shall be submitted to Council for approval of any activity that affects traffic or pedestrian movements on public roads or the private internal road network. The plans shall be prepared in accordance with NSW Roads and Traffic Authority guidelines and include details of traffic diversions, timings and the methodology for achieving the activities during the various stages of construction.</p> <p>(viii) The road infrastructure, and property containing the road infrastructure, shall be owned by the Discovery Point.</p> <p>(ix) Prior to the completion of each stage of road infrastructure works a road infrastructure maintenance specification shall be prepared and submitted to Council for approval. The specification shall include:</p> <p>a. Maintenance Management Plan;</p>	<p>(vi) The cost of all road infrastructure works, including the provision of roads, footpaths, services, traffic management, traffic and parking signage, landscaping, lighting and street furniture within the development and where it connects to adjacent roads shall be provided by the developer or other party executing the consent at no cost to Council or the NSW Roads and Traffic Authority.</p> <p>(vii) Traffic Management Plans shall be submitted to Council for approval of any activity that affects traffic or pedestrian movements on public roads or the private internal road network. The plans shall be prepared in accordance with NSW Roads and Traffic Authority guidelines and include details of traffic diversions, timings and the methodology for achieving the activities during the various stages of construction.</p> <p>(viii) The road infrastructure, and property containing the road infrastructure, shall be owned by the Discovery Point <b>Pty Ltd.</b></p> <p>(ix) Prior to the completion of each stage of road infrastructure works a road infrastructure maintenance specification shall be prepared and submitted to Council. The specification shall include:</p> <p>a. Maintenance Management Plan.</p> <p>(x) A positive covenant for the management of the road infrastructure shall be placed on the Certificate</p>	<p>Sub point (ix)</p> <p>Given that Council is not accepting dedication of the roads there is no requirement to obtain final approval</p>

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<p>b. Activity Specifications; and</p> <p>c. Activity Contract Requirements, which includes:</p> <p>i. Road Traffic Score (Category);</p> <p>ii. Recording Levels;</p> <p>iii. Response Times; and</p> <p>iv. Compulsory Intervention Levels.</p> <p>(x) A positive covenant for the management of the road infrastructure shall be placed on the Certificate of Title of the lot containing the infrastructure. The positive covenant shall instruct that all management undertaken in the road reserve (including but not limited to maintenance and cleaning) shall be conducted in accordance with the approved Road Reserve Maintenance Specification. The public infrastructure in the road reservation includes, but is not limited to, all:</p> <p>a. Road carriageway and footpath pavements;</p> <p>b. Road carriageway and footpath furniture;</p> <p>c. Road carriageway and footpath pavement markings and signs;</p> <p>d. Road drainage pipelines, inlet pits, and subsoil drainage; and</p> <p>e. Street trees and landscaping.</p>	<p>of Title of the lot containing the infrastructure. The positive covenant shall instruct that all management undertaken in the road reserve (including but not limited to maintenance and cleaning) shall be conducted by Discovery Point Pty Ltd. The public infrastructure in the road reservation includes, but is not limited to, all:</p> <p>a. Road carriageway and footpath pavements;</p> <p>b. Road carriageway and footpath furniture;</p> <p>c. Road carriageway and footpath pavement markings and signs;</p> <p>d. Road drainage pipelines, inlet pits, and subsoil drainage; and</p> <p>e. Street trees and landscaping.</p>	<p>for a maintenance specification for road infrastructure works on completion of each stage. A maintenance management plan will be submitted to Council for information upon completion of each stage.</p> <p>Sub point (x)</p> <p>Maintenance will be in accordance with the National Standards and Maintenance Management Plan, and should not be overridden by Council's specifications.</p>
<p>The following conditions apply to the design,</p>	<p>Request that this condition is deleted or re-worded</p>	<p>It is requested that conditions whereby Council</p>

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<p>provision and operation of the transport interchange.</p> <p>(i) The design of the road network shall be undertaken based on a 14.5m bus, or to a size or type as directed by the State Transit Authority of New South Wales.</p> <p>(i) An audit of the existing road infrastructure is required to be undertaken in conjunction with the State Transit Authority of NSW to assess carriageway improvements required on Magdalene Terrace, Brodie Sparks Drive, Mount Olympus Boulevard and Sparks Lane to accommodate safe bus movements that are free from impediments, and provide sufficient road width, as well as sufficient setback of footpath furniture, kerbs and landscaping.</p> <p>(ii) Staging of the internal road infrastructure works must be undertaken to ensure that bus operation may continue during construction and provide effective interchange to Wolli Creek Station. Detailed construction management and traffic management plans shall be developed in consultation with Council and the State Transit Authority of NSW for the staged construction works.</p>	<p>as follows:</p> <p><u>The approval of the State Transit Authority is to be obtained in relation to:</u></p> <ul style="list-style-type: none"> <li>• <u>The design of the road system which is to be used by 12.5 metre buses, as nominated by the STA.</u></li> <li>• <u>The design of the bus interchange facility.</u></li> <li>• <u>The temporary arrangements for bus access and interchange during staged constructions processes.</u></li> </ul>	<p>seeks to impose conditions relating to the responsibility of Sydney Buses - be deleted or re-worded as per Column 2. The amendments reflect discussions between the STA and Discovery Point during preparation of the PPR.</p>
<p>The following conditions apply to the design, and construction, of the modifications to the road, footpath and traffic facilities in Magdalene Terrace.</p>	<p>The following conditions apply to the design, and construction, of the modifications to the road, footpath and traffic facilities in Magdalene Terrace.</p>	<p>Sub point (ii)</p> <p>As previously stated, Discovery Point Pty Ltd has developed a set of Development Design Guidelines</p>

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<p>(i) Details of the works in Magdalene Terrace shall be submitted to Council for assessment prior to the commencement of works, pursuant to Section 138 of the Roads Act 1993.</p> <p>(ii) The design of the streetscape in Magdalene Terrace shall comply with the Wolli Creek and Bonar Street Public Domain Plan.</p> <p>(iii) The detailed design for the construction of the works in Magdalene Terrace shall comply with all current Australian Standards, current AUSTROADS Guides, and Rockdale City Council's AUS-SPEC 1. Where a conflict exists between the provisions of these design standards the provisions of AUS-SPEC 1 shall prevail.</p> <p>(iv) The cost of the works and cost of relocation of services shall be provided by the developer or other party executing the consent at no cost to Council or the NSW Roads and Traffic Authority.</p>	<p>(i) Details of the works in Magdalene Terrace shall be submitted to Council for assessment prior to the commencement of works, pursuant to Section 138 of the Roads Act 1993.</p> <p>(ii) The design of the streetscape in Magdalene Terrace <u>(on the Discovery Point Pty Ltd owned side of the road)</u> shall comply with the <u>Discovery Point-Wolli Creek Landscape Design Guidelines/Public Domain Plan approved with the Concept Plan</u></p> <p>(iii) The detailed design for the construction of the works in Magdalene Terrace <u>shall be detailed in future applications and will generally</u> comply with all current Australian Standards, current AUSTROADS Guides, and Rockdale City Council's AUS-SPEC 1.</p> <p>(iv) The cost of the works and cost of relocation of services shall be provided by the developer or other party executing the consent at no cost to Council or the NSW Roads and Traffic Authority.</p>	<p>and Landscape Design Guidelines/Public Domain Plan consistent with the Concept Plan and vision for the site and these guidelines should be referenced in the consent. The design of Magdalene Terrace streetscape elements should only be referenced to the side of the road owned by Discovery Point Pty Ltd.</p> <p>Sub point (iii)</p> <p>The conditions of consent should reflect the relevant Australian Standards rather than requiring that Council's Technical Specifications override these standards.</p>
<p>The following conditions apply to the design and provision of stormwater drainage.</p> <p>(i) The design of stormwater drainage facilities shall be undertaken in accordance with Council technical specifications for the design of stormwater management facilities, and the principles of Water Sensitive Urban Design (WSUD).</p> <p>(ii) A stormwater drainage system shall be designed</p>	<p>The following conditions apply to the design and provision of stormwater drainage.</p> <p>(i) The design of stormwater drainage facilities shall <u>be detailed in future applications and will generally comply with</u> Council technical specifications for the design of stormwater management facilities, and the principles of Water Sensitive Urban Design (WSUD). <u>Water recycling facilities may be considered in lieu of Council's rainwater tank requirements.</u></p>	<p>Sub point (i)</p> <p>The proposal will generally comply with Council's specifications. However, water recycling facilities may be provided in lieu of Council's rainwater tank requirements.</p> <p>Sub point (iii)</p> <p>The drainage engineers have reviewed this provision and the 375mm pipeline width is not required if</p>

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<p>and implemented through the site to the Cooks River for the drainage of Magdalene Terrace, the internal access roads, and Tempe House precinct. The drainage system shall comprise pipe or culvert underground conduits and overland flow paths. The overland flow paths must convey the design flows while maintaining design freeboard at all times.</p> <p>(iii) All pipelines within the internal road network shall have a minimum internal diameter of 375 mm, and shall be RCP or FRC.</p> <p>(iv) Detailed soil and water management plans shall be developed and implemented in accordance with the NSW Department of Housing "Managing Urban Stormwater, Soils and Construction". The design shall include the preparation of an inspection and maintenance programme for soil and water management controls.</p> <p>(v) Soil and water management controls shall be installed and maintained in accordance with the inspection and maintenance programme in the detailed soil and water management plans.</p> <p>(vi) A Positive Covenant is required, binding all present and future owners of the property to the following:</p> <p>a. Submission to Council of a structural check of the pipeline/culvert every ten (10) years;</p> <p>b. Responsibility for maintenance of the culvert in</p>	<p>(ii) A stormwater drainage system shall be designed and implemented through the site to the Cooks River for the drainage of Magdalene Terrace, the internal access roads, and Tempe House precinct. The drainage system shall comprise pipe or culvert underground conduits and overland flow paths. The overland flow paths must convey the design flows while maintaining design freeboard at all times.</p> <p>(iii) <del>Delete</del></p> <p>(iv) <del>Delete</del></p> <p>(v) Soil and water management controls shall be installed and maintained in accordance with the inspection and maintenance programme in the detailed soil and water management plans.</p> <p>(vi) A Positive Covenant is required, binding all present and future owners of the property to the following:</p> <p>a. Submission to Council of a structural check of the pipeline/culvert every ten (10) years;</p> <p>b. Responsibility for maintenance of the culvert in perpetuity and its replacement when required;</p> <p>c. Submission to Council of a report every <u>5</u> years certifying that the overland flow path through the site remains clear of obstructions.</p>	<p>Council are not seeking to take ownership of the roads. It is therefore requested that this provision be deleted.</p> <p>Sub point (iv)</p> <p>Soil and Water Management Plans will comply with the principles of Water Sensitive Urban Design (WSUD).</p>

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<p>perpetuity and its replacement when required;</p> <p>c. Submission to Council of a report every 3 years certifying that the overland flow path through the site remains clear of obstructions.</p>		<p>Sub point (v)(c)</p> <p>It is requested that a 5 year monitoring period is reasonable.</p>
<p>The following conditions apply to the management of flood risk.</p> <p>(i) A flood evacuation plan is to be prepared for each stage. The plan is to include warning alarms and evacuation routes. The approved flood evacuation plan is to be updated every five (5) years and copies are to be provided to Council and the local State Emergency Service (SES).</p> <p>(ii) Underground car parking areas are to be floodproofed to a minimum of 4.3m AHD. The flood proofing system is to be independent of the stormwater drainage system.</p> <p>(iii) The flood protection level currently provided for the Wolli Creek Railway Station (RL 4.3m AHD) is not to be reduced, either temporarily, or permanently, by construction of the development including the sub-podium.</p>	<p>The following conditions apply to the management of flood risk.</p> <p>(i) A flood evacuation plan is to be prepared for <b>relevant stages</b>. The plan is to include warning alarms and evacuation routes. The approved flood evacuation plan is to be updated every five (5) years and copies are to be provided to Council and the local State Emergency Service (SES).</p> <p>(ii) Underground car parking areas are to be flood proofed to a minimum of <b>3.5m AHD upon completion of development</b>. The flood proofing system is to be independent of the stormwater drainage system.</p> <p>(iii) The flood protection level currently provided for the Wolli Creek Railway Station (RL 4.3m AHD) is not to be reduced by construction of the development including the sub-podium. <b>Bunds can</b></p>	<p>Sub point (i)</p> <p>The flood evacuation plan should only be prepared for relevant stages, as not all parts of the site are affected by the 100 year ARI.</p> <p>Sub point (ii)</p> <p>Discovery Point's flood consultant has reviewed this provision and advises that the PMF level is 3.5m AHD. This is a carryover from an old Council DCP (which was written prior to the flood modelling being updated). To therefore request that the underground parking flood proofing be set at 4.3m AHD is onerous. It requested that the level included in this condition of consent is amended to the PMF level of 3.5m AHD.</p>

Requested Condition	Proposed Revised Condition	Justification
<p>(iv) The habitable floor level and entry to the underground areas is to be constructed to a minimum of 500mm above the 0.5% Annual Exceedence Probability (AEP) flood. These levels are to be certified by a registered surveyor prior to pouring of slabs.</p> <p>(v) All local services (power, water, gas, telephone) within the sub-podium levels must be flood protected to the 0.5% AEP level.</p>	<p><u>be used in a temporary situation to maintain the required flood protection levels.</u></p> <p>(iv) The habitable floor level and entry to the underground areas is to be constructed to a minimum of 500mm above the 0.5% Annual Exceedence Probability (AEP) flood. These levels are to be certified by a registered surveyor.</p> <p>(v) All local services (power, water, gas, telephone) within the sub-podium levels must be flood protected to the 0.5% AEP level. <u>On the Cooks River side of the site, services may be lower than flood level.</u></p>	<p>Sub point (iii)</p> <p>Discovery Point's flood consultant has reviewed this provision and advise that bunds can be used for a temporary period if required. It is therefore requested that this condition be amended.</p> <p>Sub point (iv)</p> <p>These levels will be confirmed at design stage rather than prior to pouring slabs.</p> <p>Sub point (v)</p> <p>Discovery Point's flood consultant has reviewed this provision and advise that <u>on the Cooks River side of the site, the services are lower than flood level and that this is acceptable.</u> It is therefore requested that this condition be amended.</p>