

Proposed changes to conditions – DA 10.2017.474.3

Delete condition 1 and replace with:

1. Development is to be in accordance with approved plans and documents

The development is to be in accordance with plans listed below:

Plan No.	Description	Prepared by	Dated:
D-S-05	Site Staging Plan	Koho Projects Pty Ltd	January 2018
D-D-01	Detailed Typical Unit	Koho Projects Pty Ltd	January 2018
D-D- 03	Detailed Unit Section	Koho Projects Pty Ltd	January 2018
D-D- 04	Detailed Unit - Adaptable	Koho Projects Pty Ltd	January 2018
D-D- 05	Pedestrian Entry	Koho Projects Pty Ltd	January 2018
D-E-06	Elevations - Building 1	Koho Projects Pty Ltd	28 November 2017
D-E-06	Elevations - Building 5	Koho Projects Pty Ltd	28 November 2017
-	Site Waste Minimisation and Management Plan	North Coast Community Housing	24.7.17
D-S-01 Rev B	Revised SWMP	Lucena Civil & Structural Engineers	05/08/2020
	Arboricultural Impact Assessment Report	Catherine Russo, SHEgreen	Amended 18 September 2020
C-D-03	Detailed Plan - -Building E Subfloor	North coast community HOUSING	April 2020
C-E-01	Elevations 1 – External Finishes	North coast community HOUSING	04 May 2020
C-E-02	Elevations 2	North coast community HOUSING	04 May 2020

C-S-02	Site – Ground Floor Plan		04 May 2020
C-S-03	Site – Sub Floor Building E		04 May 2020
C-E-04	Carport & Driveway Detail		04 May 2020
C-S-08	Landscape Plan	North coast community HOUSING	April 2020

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Delete condition 9 and replace with:

9. Car parking roof structures

Roof structures must not be constructed over car parking that is forward of the western, Station Street façade of Building A or Building B. Car parks 01, 02, 09 and 10, as identified on plan C-S-02, must not have roof structures.

Delete condition 17 and replace with

17. On-site stormwater detention required

The application for a Construction Certificate is to include plans and specifications for stormwater drainage in accordance with the relevant Australian Standards. All stormwater drainage for the development must be conveyed to the existing pit in Station Street via an underground, gravity system incorporating an on-site stormwater detention system.

Such plans and specifications must be approved as part of the Construction Certificate.

All stormwater drainage systems within the lot and the connection to a public or an inter-allotment drainage system must:

- a) Be generally in accordance with concept plan C-S-01 Rev B (Lucena Engineers, 05/08/2020) subject to final sizing of the on-site stormwater detention system including supporting engineering calculations and final sizing of the internal drainage;
- b) Be demonstrated to comply with any relevant requirements for the disposal of stormwater drainage and on-site stormwater detention contained in Council's Development Control Plan, Stormwater Comprehensive Guideline and Local Approvals Policy;

- c) Include modelling of the type and size of the proposed stormwater quality improvement devices in accordance with Council's Development Control Plan and detailed design in accordance with Water Sensitive Urban Design Technical Guidelines; and
- d) Have approval under section 68 of the Local Government Act 1993 unless exempt from obtaining such an approval by a Local Approvals Policy.

Delete condition 20 and replace with:

20. Retention of Fig Tree

The mature fig tree at the south west of the site is to be retained and must be illustrated on any and all relevant construction certificate plans, along with its tree protection zone (TPZ) formulated in accordance with Australian Standard 4970-2009 – Protection of Trees on Development Sites.

Delete condition 21 and replace with:

21. Overland Stormwater Swale Drain

The application for a Construction Certificate is to include plans, calculations and specifications for the overland stormwater swale drain in accordance with Council's standards, currently Northern Rivers Local Government Development Design & Construction Manuals. The plans, calculations and specifications are to include, but not be limited to, the following items:

- a) Fully detailed design including supporting engineering calculations of the connection of the swale drain and the internal drainage of all applicable catchment draining into the existing headwall in the railway reserve;
- b) Catchment plan (internal and external);
- c) Investigate and mitigate Queensland Urban Design Manual (QUDM) safety standards including potential impacts on pedestrian traffic;
- d) Hydrological and hydraulic calculations based on the methods outlined in the QUDM and Australian Rainfall & Runoff (AR&R) 1987. A summary of the calculations must be included on the drawings consistent with the Sample Drawings of the Northern Rivers Local Government Development & Design Manuals; and
- e) Documentary evidence that an easement for drainage of stormwater has been created on the title of the land in accordance with Council's policy and relevant guidelines.

Note: Documents requiring the endorsement of Council associated with the creation or cancellation of easements, restrictions, covenants are subject to fees listed within Council's adopted Fees & Charges.

Delete condition 24 and replace with:

24. Car parking layout, vehicle circulation and access plans required (Stage 1).

The application for a Construction Certificate is to include plans and specification that indicate access, parking and manoeuvring details in accordance with the plans approved by this consent.

The access, parking and manoeuvring for the site is to comply with the requirements of Council's Development Control Plan 2014, AS 2890.1-2004: Parking facilities, Part 1: Off-street car parking and AS 2890.2 – 2010 - Parking facilities, Part 2: Off-street commercial vehicle facilities. Plans are to include, but not be limited to, the following items:

- a) Three (3) accessible parking in accordance with AS2890.6:2009;
- b) Pavement design, comprising an all weather surface, such as asphalt, bitumen seal or concrete for the driveway crossover, permeable pavement for the driveway and car parking within the tree protection zone of the fig tree and an all weather surface or permeable pavement for the remaining driveway and car parking area in accordance with Figure 5 of the Aboricultural Impact Assessment Report (SHEgreen, 18/9/20);
- c) Site conditions affecting the access;
- d) Existing and design levels;
- e) Longitudinal section from the road centreline to the car space(s);
- f) Cross sections every 15 metres;
- g) Drainage (pipes, pits, on-site detention, etc.);
- h) Turning paths;
- i) Line marking and signage; and
- j) Sight distances for the fences at the entry onto the lane are to comply with AS 2890.1 clause 3.2.4.

The engineering plans and specifications are to be designed by a qualified practising Civil Engineer. The Civil Engineer is to be a corporate member of the Institution of Engineers Australia or is to be eligible to become a corporate member and have appropriate experience and competence in the related field.

Such plans and specifications must be approved as part of the Construction Certificate.

NOTE: The plans must be in compliance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standard Drawings".

Delete condition 29 and replace with:

29. Compliance with BASIX Certificate requirements

The development is to comply with BASIX Certificate No.846757M, dated 8 August 2017. The commitments indicated in the Certificate are to be indicated on the plans submitted for approval of the Construction Certificate.

The plans submitted must clearly indicate all windows numbered or identified in a manner that is consistent with the identification on the BASIX Certificate.

Minor changes to the energy efficiency measures may be undertaken without the issue of an amendment under Section 96 of the Act, provided that the changes do not affect the form, shape or size of the building.

Insert a new condition 30:

30. Building materials and colours to be specified

Proposed external colours/materials must be consistent with those shown on the approved plans referred to in Condition No.1 of this consent. Such plans and specifications must be approved as part of the Construction Certificate.

Insert a new condition 30E:

30E. Landscaping plan required

The application for a Construction Certificate is to include plans and specifications that indicate the landscaping of the site. The landscaping plan must be generally in accordance with the Landscape Plan (C-S-08, April 2020) and incorporate adequate detail to demonstrate compliance with the relevant provisions of Chapter B9 of Development Control Plan 2014. Species identified in Chapter B9 of Development Control Plan 2014 are to be planted wherever possible. The landscaping plan must indicate:

- a) proposed location for planted shrubs and trees, including species that will provide visual screening of the southern fence.
- b) botanical name of shrubs and trees to be planted.
- c) mature height of trees to be planted. Trees and shrubs to be planted along the southern boundary should be capable of growing to 3 metres in height.
- d) only appropriate, local native tree and shrub species to be planted.
- e) location of grassed and paved areas.
- f) location of the fig tree identified for retention in the development application plans.

The plan is to be prepared by a suitably qualified and experienced landscape architect, architect or ecologist.

Such plans and specifications must be approved as part of the Construction Certificate.

Insert a new condition 34A:

34A. Protection of Fig Tree

The following measures must be implemented prior to construction commencing to protect the mature fig tree at the south west of the site:

- a) An irrigation system is to be installed and in working order to maintain sufficient soil moisture to the root zone of the fig tree. The irrigation system is to be inspected and signed off by the project arborist before construction commences;
- b) Mulch is to be applied to the full extent of the TPZ area to a depth of 100mm using aged tree mulch; and
- c) Bollards installed along the kerb-footpath interface from south of the stormwater drain to the north side of the crossover as marked on Figure 5 of the amended report titled *Arboricultural Impact Assessment Report* (SHEgreen, 18th September 2020).

The project arborist must certify that all necessary and recommended protection measures for the fig tree have been implemented prior to construction commencing.

Insert a new condition 43A:

43A. Protection of Fig Tree during construction

The following measures must be implemented and/or maintained during construction to protect the mature fig tree at the south west of the site:

- a) Installation and maintenance of a TPZ exclusion fence (See Note below);
- b) Installation of underground services within the TPZ is to be done by directional drilling or in manually excavated trenches in accordance with Section 4.5.5 of AS4970-2009; and
- c) Any works within the TPZ must be conducted under the supervision of the project arborist (minimum AQF level 5 qualified arborist). If at any time the project arborist determines that construction works are likely to harm the health of the fig tree, such works are to be halted and reconsidered to avoid adverse impacts to the tree.

Note: The TPZ exclusion fence is to be constructed in accordance with Sections 3.2 and 4.3 of Australian Standard 4970-2009 Protection of trees on development sites and the specifications provided in Appendix 4 Tree Protection Zone specifications and Appendix 9 Tree Protection Plan of the Arboricultural Impact Assessment Report (SHEgreen, 18/9/2020) including that the fence must:

- Be located outside the dripline of the tree so as to minimise disturbance to tree roots;
- have a minimum height of 1.8 metres;
- be constructed of wire mesh panels, plywood, steel star pickets or similar, with a maximum distance of 2metres between star pickets;
- have a minimum of 3 strands of steel wire or similar;
- have high visibility barrier mesh (e.g. orange), shade cloth or similar, attached to the outside of the fence and continuing around its perimeter; and
- include at least one Tree Protection Zone (TPZ) sign in accordance with Section 4.4 of AS4970-2009.

Delete condition 52 and replace with:

52. Access and parking areas to be completed

- a) Access to be completed.

The access/driveway crossover is to be constructed in accordance with the approved plans and Roads Act consent.

- b) Internal driveway and parking in accordance approved plans

The driveway from the property boundary and car parking is to be constructed in accordance with the approved plans.

Insert a section and condition 59:

The following conditions are to be complied with at all times

59. Retention and protection of Fig Tree

The mature fig tree at the south west of the site is to be retained and protected. This development consent does not authorise this tree to be ringbarked, cut down, lopped, removed or damaged, or caused to be ringbarked, cut down, lopped, removed or damaged.