

PENRITH CITY COUNCIL

MAJOR ASSESSMENT REPORT

Application number:	DA15/0335.01
Proposed development:	Modifications to Approved Restaurant & Cafe Complex - Construction of Three (3) Buildings Straddling Existing Coffee Club Building including Eleven (11) Tenancies for future Restaurant & Cafe Uses & Associated Outdoor Seating Piazza, Car Parking, Landscaping & Stormwater Drainage Works
Property address:	78 - 88 Tench Avenue, JAMISONTOWN NSW 2750
Property description:	Lot 3 DP 30354
Date received:	28 November 2017
Assessing officer	Sufyan Nguyen
Zoning:	SP3 Tourist - LEP 2010
Class of building:	Class 6
Recommendations:	Approve

Executive Summary

Council is in receipt of a modification application for modifications to an approved restaurant and cafe complex at 78 - 88 Tench Avenue, Jamisontown. The subject site is zoned SP3 Tourist under the *Penrith Local Environmental Plan 2010* and the proposed development is permissible with Council consent.

Key issues identified and addressed as part of the assessment of the modified proposal were in regard to the following matters:

- Minor non-compliances with Council's stormwater management requirements
- The requirement for additional on-site parking spaces due to additional GFA
- Acoustic emissions in relation to the relocation of the waste storage area in the car park being in proximity to the southern adjoining residence

The modified proposal was notified to nearby and adjoining properties and publicly exhibited for a period of fourteen (14) days. No submissions were received in response.

An assessment of the modified proposal under Section 4.55(1A) (previously Section 96(1A)) and Section 4.15 (previously Section 79C) of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for approval, subject to recommended condition amendments.

Site & Surrounds

The subject site is located on the south-eastern side of Tench Avenue in Jamisontown. The site is rectangular in shape, has a frontage of 131.16m and is approximately 3.34ha in area. The site is located within the Nepean River floodplain and is predominately flat with a slight fall from the front of the site to the rear.

The site sits directly opposite the boat ramp and associated car parking area which forms part of the larger open space network identified as Tench Reserve. The surrounding land uses are, at present, typically rural-residential on large land holdings.

Vehicular access to the site is provided directly from Tench Avenue. A paper road known as Wilson's Lane adjoins the site along the entire rear boundary. There is an existing shared path along the frontage of the site providing connections to the Great River Walk for pedestrians and cyclists.

Currently the site contains an existing 400m² building occupied by the 'Coffee Club' café/restaurant franchise. The building is situated in the north-western corner of the site and is separated from the front boundary by an existing 41 space car parking area. There is also an overflow car parking area of about 1000m² adjacent to the building. The site has a small strip of landscaping across the front of the car parking area. The remainder of the site is grassed.

Proposal

The applicant seeks approval for modifications to an approved restaurant and cafe complex at 78 - 88 Tench Avenue, Jamisontown.

The proposed modifications include the following aspects:

- Reconfigured internal arrangements of tenancies
- Additional upper level retail floor space
- Additional parking spaces
- Relocation of waste storage area to the car park
- Revised pedestrian pathways
- Revised landscaping works
- Revised stormwater management system

Plans that apply

- Local Environmental Plan 2010 (Amendment 4)
- Development Control Plan 2014
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

- **Section 96(1A) - Modifications involving minimal environmental impact**

Under the provisions of Section 4.55(1A) (previously Section 96(1A)) of the *Environmental Planning and Assessment Act 1979* Council may, in response to an application being made, modify a previously approved development if:

(a) it is satisfied that the proposed modifications are of minimal environmental impact, and

(b) it is satisfied that the modified development is substantially the same development for which consent was originally granted, and

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a Council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

In this regard, the following is noted:

(a) The proposed modifications are considered to be of minimal environmental impact.

(b) In *Vacik Pty Ltd v Penrith City Council* (unreported 1992) the question of substantially the same development was considered by Stein J and in particular the meaning of the word 'substantially'. In his opinion 'substantially' is taken in the context to mean 'essentially or materially or having the same essence'.

In *North Sydney Council v Michael Standley & Associates Pty Ltd* (1998) the NSWCA recognised that a modified development must be different in some respect to the approved development and used the formulation that 'modify' meant 'to alter without radical transformation'.

In applying the ordinary meaning of the words '*substantially the same development*' informed by the above cases, the modified development is of the same essence and therefore is substantially the same as the originally approved development.

There is no radical transformation to the development as the modified built form, stormwater management system and parking area remain not too dissimilar to the originally approved development. Overall, the changes do not change the essence of the original approval.

(c) The modified development was notified in accordance with Appendix F4 of *Penrith Development Control Plan 2014*.

(d) No submissions were received regarding the application.

Section 79C(1)(a)(i) The provisions of any environmental planning instrument

State Environmental Planning Policy (Infrastructure) 2007

The proposed modifications are not considered to diminish the development's compliance with *State Environmental Planning Policy (Infrastructure) 2007*.

State Environmental Planning Policy No 55—Remediation of Land

The proposed modifications are not considered to diminish the development's compliance with *State Environmental Planning Policy No. 55—Remediation of Land*.

Sydney Regional Environmental Plan No.20 - Hawkesbury Nepean River

The proposed modifications are not considered to diminish the development's compliance with *Sydney Regional Environmental Plan No. 20 - Hawkesbury/Nepean River*.

Local Environmental Plan 2010 (Amendment 4)

Provision	Compliance
Clause 1.2 Aims of the plan	Complies
Clause 2.3 Permissibility	Complies
Clause 2.3 Zone objectives	Complies
Clause 7.2 Flood planning	Complies
Clause 7.5 Protection of scenic character and landscape values	Complies
Clause 7.7 Servicing	Complies

Section 79C(1)(a)(iii) The provisions of any development control plan

Development Control Plan 2014

Provision	Compliance
DCP Principles	Complies
C1 Site Planning and Design Principles	Complies
C2 Vegetation Management	Complies
C3 Water Management	Complies
C4 Land Management	Complies
C5 Waste Management	Complies
C6 Landscape Design	Complies
C7 Culture and Heritage	N/A
C8 Public Domain	N/A
C9 Advertising and Signage	N/A
C10 Transport, Access and Parking	Complies - see Appendix - Development Control Plan Compliance
C11 Subdivision	N/A
C12 Noise and Vibration	Complies
C13 Infrastructure and Services	Complies - see Appendix - Development Control Plan Compliance
E13 Riverlink Precinct controls	Complies - see Appendix - Development Control Plan Compliance

Section 79C(1)(a)(iv) The provisions of the regulations

The proposed modifications are not considered to diminish the development's compliance with the regulations.

Section 79C(1)(b)The likely impacts of the development

Given that there will be minimal impacts on adjoining properties and the streetscape, the proposed modifications do not appreciably alter the likely impacts of the development as identified in the original assessment report for the proposal. In addition, the amended acoustic assessment report has revealed that subject to recommended conditions, the relocation of the waste storage area will not result in any adverse impacts on the amenity of the southern adjoining residence. Furthermore, compliance with BCA requirements will ensure the health and safety of future users of the site.

Section 79C(1)(c)The suitability of the site for the development

The proposed modifications do not diminish the suitability of the site for the development.

Section 79C(1)(d) Any Submissions

Community Consultation

In accordance with Appendix F4 of *Penrith Development Control Plan 2014*, notification of the modified development was undertaken. No submissions were received in response.

Referrals

The application was referred to the following stakeholders and their comments have formed part of the assessment:

Referral Body	Comments Received
Building Surveyor	No objections - subject to conditions
Development Engineer	No objections - subject to conditions
Landscape Architect	No objections
Environmental - Environmental management	No objections - subject to conditions
Environmental - Waterways	No objections - subject to conditions
Traffic Engineer	No objection subject to conditions

Environmental - Waterways

Council's Waterways Team required amended details given the layout of the car parking area has changed since their initial review of the application. A number of conditions have been provided by the Waterways Team to facilitate the determination of the application. The conditions relate to amended plans which are to be submitted to and approved by Council prior to the issue of a Construction Certificate.

Section 79C(1)(e)The public interest

The proposed modifications do not alter the public interest considerations noted in the original assessment report for the proposal.

Conclusion

The proposed modifications have been assessed against the relevant heads of consideration contained in Section 4.55(1A) (previously Section 96(1A)) and Section 4.15 (previously Section 79C) of the *Environmental Planning and Assessment Act 1979* and have been found to be satisfactory. The modified development will result in minimal environmental impact, the site is suitable for the proposed development and the proposal is in the public interest. Given that there are no outstanding planning considerations and that the modification application is in accordance with the relevant provisions, the application is worthy of Council's support and is recommended for approval.

Recommendation

That DA15/0335.01 for modifications to an approved restaurant and cafe complex at 78 - 88 Tench Avenue, Jamisontown be approved subject to the following condition amendments:

Condition 1

The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form, and any supporting information received with the application, except as may be amended in red on the stamped approved plans and by the following conditions.

Drawing Title	Prepared By	Reference No.	Dated	Revision
Site Plan	Morson Group	14066 - A002	23/03/2018	5
Ground Floor Plan	Morson Group	14066 - A101	13/03/2018	6
Building 1 Ground Floor Plan	Morson Group	14066 - A111	11/03/2018	8
Building 2 Ground Floor Plan	Morson Group	14066 - A112	11/03/2018	2
Building 3 Ground Floor Plan	Morson Group	14066 - A113	23/03/2018	9
Building 1+2 Ground Floor Plan	Morson Group	14066 - A114	13/03/2018	5
Level 1 Floor Plan	Morson Group	14066 A101.1	13/03/2018	6
Elevations	Morson Group	14066 - A211-A213 (Sheets 1 - 3)	13/03/2018	3
Elevation Plan	Morson Group	14066 - A214 (Sheet 4)	13/03/2018	4
Elevation Plan	Morson Group	14066 - A215 (Sheet 5)	13/03/2018	2
Sections	Morson Group	14066 - A221-A223	13/03/2018	2
Overall Roof Plan	Morson Group	14066	11/03/2018	2
Roof Plans	Morson Group	14066 - A115-A117	13/03/2018	3
Car Parking Layout	Morson Group	A103	13/03/2018	3
OSD/BIO-Retention Basin	Morson Group	A104	13/03/2018	3
Lift Details	Morson Group	14066 - A302	23/03/2018	2
Waste Room Details	Morson Group	14066 - A403	15/03/2018	3
Stormwater Drainage Plans	SGC Engineering	20160238 - Sheets SW02, SW04a, SW05, SW09	07/02/2018	10
Stormwater Drainage Plan	SGC Engineering	20160238 - Sheet SW06	15/02/2018	08
Stormwater Drainage Plans	SGC Engineering	20160238 - Sheets SW01, SW04, SW07, SW08, SW08a, SW10	22/02/2018	10
Stormwater Drainage Plan	SGC Engineering	20160238 - Sheet SW03	30/01/2018	08

Condition 39

The stormwater management system shall be provided generally in accordance with the concept plans lodged for development approval, prepared by SGC Engineers, reference No. 20160238, revision 12, dated 22/02/2018. In this regard, however, the slotted PVC pipe is not to be installed with a sock and the hydraulic conductivity of the filter media must be a minimum of 100mm/hr. The filter media used during construction must meet the requirements of the soil specification outlined in the Adoption Guidelines for Stormwater Biofiltration Systems

(CRC for Water Sensitive Cities, 2015).

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate, the Principal Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) Policies.

Condition 41

The Principal Certifying Authority shall ensure that no filling occurs outside the footprint of the car parking area and the footprint of the drainage basin as shown on the plans prepared by SGC Engineers, reference no. 20160238, revision 12, dated 22/02/2018.

Condition 67 (new condition)

All waste collection and refuse vehicle operations on the property are limited to operation between 7:00am - 6:00pm, Monday to Friday

Condition 68 (new condition)

All waste room operations can only occur during the period of 7:00am - 10:00pm daily.

Condition 69 (new condition)

The waste room is to be constructed of solid masonry walls with no openings on the western and south-western facades of the structure.

Condition 70 (new condition)

A solid 2 metre high masonry wall integrated with the overall finishes of the structure must be constructed along the south-western facade of the waste room in accordance with the Acoustic Impact Assessment Report prepared by Rodney Stevens Acoustics, reference no. R170518R1, dated 22 February 2018. This requirement shall be detailed on the Construction Certificate Plans and written confirmation of its installation submitted to the Principal Certifying Authority prior to the issue of a Occupation Certificate.

General

1 A001

The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form, and any supporting information received with the application, except as may be amended in red on the stamped approved plans and by the following conditions.

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Elevations	Morson Group	14066 - A211-A213 (Sheets 1 - 3)	13/03/2018	3
Elevation Plan	Morson Group	14066 - A214 (Sheet 4)	13/03/2018	4
Elevation Plan	Morson Group	14066 - A215 (Sheet 5)	13/03/2018	2
Sections	Morson Group	14066 - A221-A223	13/03/2018	2
Overall Roof Plan	Morson Group	14066	11/03/2018	2
Roof Plans	Morson Group	14066 - A115-A117	13/03/2018	3
Car Parking Layout	Morson Group	A103	13/03/2018	3
OSD/BIO-Retention Basin	Morson Group	A104	13/03/2018	3
Lift Details	Morson Group	14066 - A302	23/03/2018	2
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As amended on 21 March 2018 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

2 A002 - Obtain Construction Certificate before commencement of works

A **Construction Certificate** shall be obtained prior to commencement of any building works.

3 A004 - DA STAGING

Prior to the issue of a Construction Certificate, a staging strategy for the construction of the development shall be submitted to and approved by Council

4 A019 - OCCUPATION CERTIFICATE (ALWAYS APPLY)

The development shall not be used or occupied until an Occupation Certificate has been issued.

5 A026 - Advertising sign (not for residential)

A separate development application for the erection of a sign or advertising structure, other than an advertisement listed as exempt development, is to be submitted to Penrith City Council, complying with the requirements of Penrith Development Control Plan-Advertising Signs.

6 A029 - HOURS OF OPERATION AND DELIVERY TIMES

The approved operating hours for the site are limited to 7am to 10pm, Monday to Sunday. Delivery and service vehicles generated by the development shall be limited to 7am to 5pm, Monday to Friday.

7 **A030 - Graffiti**

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.

8 **A030 - No retail sales**

The premises shall be serviced by a private waste refuse contractor. Suitable arrangements in this regard shall be made **prior to the occupation of the building**.

9 **A036 - Baby care room**

Prior to the issue of a Construction Certificate, the plans shall be amended to incorporate a 20m² parenting room and parent friendly accessible toilet. The parenting room must be designed to comply with the requirements of Section 2 and 4 of Chapter 5.5 Parent Friendly Amenities of Penrith Development Control Plan 2014.

10 **A038 - LIGHTING LOCATIONS**

Prior to the issue of a Construction Certificate, a lighting system shall be submitted and approved by Council to provide uniform lighting across common areas and driveways of the development. Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding adjoining properties. The lighting shall be the minimum level of illumination necessary for safe operation and shall be designed in accordance with AS 4282 "Control of the obtrusive effects of outdoor lighting" (1997).

11 **A Special (BLANK)**

Prior to the issue of a Construction Certificate, a schedule of external materials and material sample board for the development, including pavement treatments (for pedestrian walkways, vehicular access, manoeuvring and parking) shall be submitted to and approved by Council.

To ensure the large expanse of roof and car parking area does not detract from the surrounding landscape setting when viewed from the M4 Motorway, an alternative roof colour shall be selected. In addition, the development shall not use plain finished concrete for the car parking area.

12 **A Special (BLANK)**

Prior to the issue of an Occupation Certificate, a security plan of management shall be submitted and approved addressing the following matters:

- The provision of security personnel, the hours security patrols are likely to be undertaken and the circumstances in which security personnel will be engaged.
- Management of loitering and anti-social behaviour. In this regard, specific strategies shall be detailed to manage loitering, particularly in the car parking area and outdoor terrace area, and also in the immediate vicinity of the site.
- All incidents of crime and anti-social behaviour shall be reported to the police. An on-site log book shall be established to document any occurrences of anti-social behaviour, to ensure that the relevant authority is informed and to record what action was taken to prevent reoccurrence of the incident.

The land owner and restaurant management shall be available at a mutually convenient time, at the invitation of Penrith City Council and/or the NSW Police, to discuss and action agreed community safety or security issues in conjunction with other local stakeholders in the area should the need arise. The security plan of management may consequently require future review as part of this process.

13 **A Special (BLANK)**

The **Construction Certificate** plans shall incorporate the recommendations and requirements of the Access Report prepared by iaccess Consultants, dated 12 March 2015 and all works shall be certified accordingly by a suitably qualified access consultant **prior to the issue of an Occupation Certificate**.

14 **A Special (BLANK)**

This consent does not endorse or approved the use of any unsealed portion of the site for overflow car parking. Should the need arise in the future for overflow car parking a separate approval shall be sought. Overflow car parking is to be limited to the areas defined on the stamped approved plans.

Environmental Matters

15 **D001 - Implement approved sediment& erosion control measures**

Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation. The erosion and sediment control measures are to be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

16 **D002 Spraygrass**

All land that has been disturbed by earthworks is to be spray grassed or similarly treated to establish a grass cover.

17 **D006 - No filling without prior approval (Use always, except for bulk earthworks/ major fill operations)**

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been submitted to, considered and approved by Council. The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}.

If the Principal Certifying Authority or Penrith City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall be carried out prior to any further approved works.

18 **D009 - Covering of waste storage area**

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays / bins so as to allow for the separation of wastes, and are to be fully enclosed when the site is unattended.

19 **D010 – Appropriate disposal of excavated or other waste**

All excavated material and other wastes generated as a result of the development are to be re-used, recycled or disposed of in accordance with the approved waste management plan.

Waste materials not specified in the approved waste management plan are to be disposed of at a lawful waste management facility. Where the disposal location or waste materials have not been identified in the waste management plan, details shall be provided to the Certifying Authority as part of the waste management documentation accompanying the Construction Certificate application.

All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.

20 **D013 - Approved noise level 1**

Noise levels from the premises shall not exceed the relevant noise criteria detailed in the Noise Impact Assessment prepared by Rodney Stevens and dated 31 October 2014. The recommendations provided in the above-mentioned acoustic report shall be implemented and incorporated into the design and construction of the development, and shall be shown on plans accompanying the Construction Certificate application. A certificate is to be obtained from a qualified acoustic consultant certifying that the building has been constructed to meet the noise criteria in accordance with the approved acoustic report. This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

21 [D026 - Liquid wastes](#)

Only clean and unpolluted water is to be discharged into Penrith City Council's stormwater drainage system. Liquid wastes suitable for discharge to the mains sewer are to be discharged in accordance with Sydney Water requirements.

If mains sewer is not available or if Sydney Water will not allow disposal to the sewer then a licensed waste contractor is to remove the liquid waste from the premises to an appropriate waste facility.

The waste contractor and waste facility are to hold the relevant licenses issued by the NSW Environment Protection Authority.

BCA Issues

22 [E009 - Annual fire safety-essential fire safety \(Class 2-9 buildings\)](#)

The owner of a building, to which an essential fire safety measure is applicable, shall provide Penrith City Council with an annual fire safety statement for the building. The annual fire safety statement for a building must:

(a) deal with each essential fire safety measure in the building premises, and

(b) be given:

- within 12 months after the last such statement was given, or
- if no such statement has previously been given, within 12 months after a final fire safety certificate was first issued for the building.

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As soon as practicable after the annual fire safety statement is issued, the owner of the building to which the statement relates:

- must also provide a copy of the statement (together with a copy of the current fire safety schedule) to the Commissioner of New South Wales Fire Brigades, and
- prominently display a copy of the statement (together with a copy of the current fire safety schedule) in the building.

23 [E01A - BCA compliance for Class 2-9](#)

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/ statement for the building.

Health Matters and OSSM installations

24 [F001 - General Fitout \[Show / Hide\]](#)

The construction, fit out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code, and AS 4674-2004 Design, Construction and Fitout of Food Premises.

Utility Services

25 [G002 - Section 73 \(not for](#)

A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. The application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's website at www.sydneywater.com.au then the "e-developer" icon, or telephone 13 20 92.

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

26 **G004 - Integral Energy**

Prior to the issue of a Construction Certificate, a written clearance is to be obtained from Endeavour Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a pad mounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation before the Construction Certificate for the development is issued as the location of the substation may impact on other services and building, driveway or landscape design already approved by Council.

27 **G Special (BLANK)**

All servicing and/or infrastructure requirements shall be discreetly located and integrated with the building design. Penrith Council should be consulted **prior to the issue of a Construction Certificate**, over the location and position of any services that may impact on the driveway, landscaping or building design.

Construction

28 **H001 - Stamped plans and erection of site notice**

Stamped plans, specifications, a copy of the development consent, the Construction Certificate and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the Principal Certifying Authority, their address and telephone number,
- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage but no more than 2 signs stating the above details are to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the Occupation Certificate has been issued for the development.

29 H002 - All forms of construction

Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- must preserve and protect the building from damage, and
- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land, (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

30 H006 - Submission of and implement waste management plan

A completed waste management plan shall be submitted to Penrith City Council for consideration and approval. Council must approve the plan before a Construction Certificate can be issued for the development.

The waste management plan shall be prepared in accordance with Penrith Development Control Plan 2014 and shall address all waste materials likely to result from the proposed development, with details of the estimated waste volumes, onsite storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and / or landfill site. The waste management plan shall also detail the nature of the underground tank located along the north eastern property boundary to ensure that its demolition/disposal is appropriately addressed.

The approved waste management plan must be implemented on-site and adhered to throughout all stages of the development including demolition, with supporting documentation / receipts retained in order to verify the recycling and disposal of materials in accordance with the approved plan.

31 H022 - Survey

The development shall be set out by a registered surveyor. A Survey Certificate shall be undertaken and submitted to the Principal Certifying Authority when the building is constructed to ground floor slab level and at completion of the building works.

32 H025 - Construction of garbage rooms

Prior to the issue of a Construction Certificate, the following garbage room details shall be shown on the architectural plans:

- the garbage rooms within buildings shall have masonry walls with smooth face cement rendering to the full height internally and be provided with a smooth concrete floor;
- the floor shall be graded and drained to a floor waste connected to the sewer that shall be charged with a suitably located cold water hose cock; and
- access doors to the garbage store shall be tight fitting solid core or of non-combustible construction.

33 [H041 - Hours of work \(other devt\)](#)

Construction works or subdivision works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and do not involve the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Engineering

34 [K101 - Works at no cost to Council](#)

All roadwork, stormwater, associated civil works and dedications, required to effect the consented development shall be undertaken at no cost to Penrith City Council.

35 [K202 - S138 Roads Act – Works and Structures - Minor Works in the public road DRIVEWAYS ROAD OPENINGS](#)

Prior to the issue of any Construction Certificate, a S138 Roads Act application/s, including payment of fees shall be lodged with Penrith City Council. Penrith City Council is the Roads Authority for any works required in a public road.

These works may include but are not limited to the following:

- Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- Concrete footpath or cycleways
- Road opening for utilities and stormwater (including stormwater connection to Penrith City Council roads and other Penrith City Council owned drainage)
- Road occupancy or road closures
- The placement of hoardings, structures, containers, waster skips, signs etc. on the road reserve

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Penrith City Council's specifications, Guidelines and best engineering practice.

Contact Penrith City Council's City Works Department on 4732 7777 or visit Penrith City Council's website for more information.

Note: Where Penrith City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate. Separate Approvals may also be required from the Roads and Maritime Service for classified roads. All works associated with the Roads Act approval must be completed prior to the issue of an Occupation Certificate or Subdivision Certificate as applicable. On completion of any awning over the road reserve a certificate from a practising structural engineer certifying to the structural adequacy of the awning is to be submitted to Council before Council will inspect the works and issue its final approval under the Roads Act

36 **K202A - Infrastructure Bond**

An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Council's Public Infrastructure Assets. The bond is to be lodged with Council **prior to the issue of a Construction Certificate**. The bond shall be determined accordance with Council's adopted Fees and Charges.

The bond is refundable once a final inspection has been carried out by Council's City Works Department and the works have been completed to Council's satisfaction. The bond may be used to repair or reinstate any damage that occurs to Council's Public Infrastructure Assets as a result of the development works.

Contact Council's City Works Department on 4732 7777 or visit Council's website to obtain the form and request for final inspection.

37 **K203 - Section 138 Roads Act (roadworks requiring approval of civil drawings)**

Prior to the issue of a Construction Certificate, for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with, and approved by Penrith City Council (being the Roads Authority under the Roads Act), for provision of landscaping works within the road reserve area of Tench Avenue.

Note: Where Penrith City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the Construction Certificate. Contact Penrith City Council's **Engineering Services Department** on (02) 4732 7777 to ascertain applicable fees.

38 **K209 - Stormwater Concept Plan**

Prior to the issue of a Construction Certificate, a detailed Water Sensitive Urban Design (WSUD) Strategy including detailed construction drawings and supporting MUSIC stormwater quality modelling shall be submitted to Council for consideration and approval. The WSUD Strategy shall demonstrate compliance with Council's Water Sensitive Urban (WSUD) Policy 2013.

The WSUD Strategy must be prepared by a suitably qualified engineer in accordance with Council's Water Sensitive Urban Design (WSUD) Policy 2013 and associated WSUD Technical Guidelines (Version 3) and shall be supported by MUSIC modelling and include detailed stormwater treatment designs.

A Draft Operation and Maintenance Manual for the proposed stormwater treatment measures must also be submitted to Council for consideration and approval. The manual shall include details on the cleaning / maintenance requirements as well as provide details on the estimated annual and lifecycle costs associated with the proposed treatment measures.

The manual shall include details on the following:

- i. Site description (area, imperviousness, land use, annual rainfall, topography etc)
- ii. Site access description
- iii. Likely pollutant types, sources and estimated loads
- iv. Locations, types and descriptions of measures proposed
- v. Operation and maintenance responsibility
- vi. Inspection methods (including inspection checklists)
- vii. Maintenance methods (frequency, equipment and personnel requirements);
- viii. Landscape and weed control requirements
- ix. Operation and maintenance costs;
- x. Waste management and disposal options; and
- xi. Reporting.

39 **K210 - Stormwater Management**

The stormwater management system shall be provided generally in accordance with the concept plans lodged for development approval, prepared by SGC Engineers, reference No. 20160238, revision 12, dated 22/02/2018. In this regard, however, the slotted PVC pipe is not to be installed with a sock and the hydraulic conductivity of the filter media must be a minimum of 100mm/hr. The filter media used during construction must meet the requirements of the soil specification outlined in the Adoption Guidelines for Stormwater Biofiltration Systems (CRC for Water Sensitive Cities, 2015).

Engineering plans and supporting calculations for the stormwater management systems are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of any Construction Certificate, the Principal Certifying Authority shall ensure that the stormwater management system has been designed in accordance with Penrith City Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design (WSUD) Policies.

The Principal Certifying Authority shall ensure that no filling is to occur outside the footprint of the car parking area and the footprint of the drainage basin as shown in plans by SGC Engineers, reference no. 20160238, revision 12, dated 22/02/2018.

As amended on 21 March 2018 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

40 **K214 - Flooding – Floor levels**

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that all habitable floor levels are in accordance with the stamped approved plans with a minimum floor level of RL 28.8m AHD (standard flood level + 0.5m).

41 **K222 - Access, Car Parking and Manoeuvring – General**

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS 2890.2, AS 2890.6 and Penrith Development Control Plan.

42 **K224 - Construction Traffic Management Plan**

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that a Construction Traffic Management Plan (CTMP) has been submitted and approved by Penrith City Council. Approval of the CTMP may require endorsement from the Local Traffic Committee.

The CTMP shall include but not limited to the following, vehicle routes, number of construction vehicles, hours of operation, access arrangements, pedestrian management, parking management for patrons. The CTMP shall be certified by an appropriately accredited person and/or Roads and Traffic Authority Traffic Controller. The CTMP shall ensure that adequate parking is provided for the development and not severely impacted by the construction of this development.

The plan shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Service's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Penrith City Council.

43 **K401 - Flooding – Surveyor Verification of floor levels**

A certificate by a registered surveyor verifying that all habitable floor levels are at or above RL 28.8m AHD (standard flood level + 0.5m) shall be submitted upon completion of the building to that level. No further construction of the building is to be carried out until approval to proceed is issued by the Principal Certifying Authority.

44 **K403 - Major Filling/ Earthworks**

All earthworks shall be undertaken in accordance with AS 3798 and Penrith City Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Engineering Construction Specification for Civil Works.

The level of testing shall be determined by the Geotechnical Testing Authority/ Superintendent in consultation with the Principal Certifying Authority.

45 **K405 - Turf to Verge**

Upon completion of all works in the road reserve, all verge areas fronting the development site are to be turfed. The turf shall extend from back of kerb to the property boundary with the exception of concrete footpaths, service lids or other infrastructure which is not to be turfed over. Turf laid up to concrete footpaths, service lids or other infrastructure shall finish flush with the edge.

46 **K501- Penrith City Council clearance – Roads Act/ Local Government Act**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Penrith City Council.

47 **K502 - Works as executed – General and Compliance Documentation**

Prior to the issue of an Occupation Certificate, works-as-executed drawings, final operation and maintenance management plans and any other compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Penrith City Council's Engineering Construction Specification for Civil Works, WSUD Technical Guidelines and Stormwater Drainage for Building Developments.

An original set of works-as-executed drawings and copies of the final operation and maintenance management plans and compliance documentation shall also be submitted to Penrith City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

48 **K503 - Stormwater Compliance**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)
 - b) Overland flowpath works
 - c) Flood control works
- Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the works-as-executed drawings.

49 **K504 - Restriction as to User and Positive Covenant**

Prior to the issue of an Occupation Certificate, a restriction as to user and positive covenant relating to the:

- a) Stormwater management systems (including on-site detention and water sensitive urban design)
- b) Overland flowpath works
- c) Flood control works

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Stormwater Drainage for Building Development.

50 **K511 - Directional signage**

Prior to the issue of an Occupation Certificate, directional signage and linemarking shall be installed indicating directional movements and the location of customer parking to the satisfaction of the Principal Certifying Authority.

51 **K - Waterways - Stormwater Management system operation and maintenance**

The stormwater management systems shall continue to be operated and maintained in perpetuity to the satisfaction of Council in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available to Council upon request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the treatment measure/s

52 **K Special (BLANK)**

Prior to the issue of any Construction Certificate, the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with, and approved by Penrith City Council (being the Roads Authority under the Roads Act), for the provision of civil works in Tench Avenue, Jamisontown as follows:

- A single lane roundabout, minimum 8m diameter, at southern driveway entrance/exit aligning with the Tench Reserve driveway, providing for minimum turning paths of service vehicles to the development, buses, cars/boats, including splitter islands for pedestrian movement.
- Pedestrian refuge at the northern driveway entrance aligning with pedestrian desire lines to/from the development, as informed by the amended landscape plan.

Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's Design Guidelines for Engineering Construction Specification for civil Works, Austroads Guidelines and best engineering practice.

The engineering plans are to be endorsed by Council's Local Traffic Committee and adopted by Council prior to construction. Contact Penrith City Council's Development Engineering Department on 4732 7777 or visit Penrith City Council's website for more information.

Note. Council's Local Traffic Committee convenes once per month which may delay finalization of engineering plans. Submissions to the Local Traffic Committee are required 2 weeks prior to the meeting to allow report preparation. Where Penrith City Council is the Certifying Authority for the development, the Roads Act approval for the above works may be issued concurrently with the Construction Certificate. Separate Approvals may also be required from the Roads and Maritime Service for classified roads. All works associated with the Roads Act approval must be completed prior to the issue of any Occupation Certificate or Subdivision Certificate as applicable.

53 **K Special (BLANK)**

Prior to the issue of an Occupation Certificate, the internal aisles are to be signposted as a 10km/hr pedestrian shared zone, and incorporate physical features to differentiate it as such. The shared zone is to be reinforced with raised pedestrian platforms / thresholds in a distinctive surface/ wavy profile speed humps to address the pedestrian and vehicle interaction. Appropriate signage and arrows are to be displayed to reinforce designated vehicle circulation and parking arrangements.

54 **K Special (BLANK)**

Prior to the issue of an Occupation Certificate, all car spaces are to be sealed and line marked and dedicated for the parking of vehicles only and not be used for storage of materials/products/waste materials etc

55 **K Special (BLANK)**

Prior to the issue of an Occupation Certificate, secure bicycle parking is to be provided at convenient location(s) in accordance with AS2890.3:2015 Bicycle Parking Facilities

56 **K Special (BLANK)**

Prior to the issue of an Occupation Certificate, the following warning signs are to be installed to indicate the presence of bikes crossing the driveways.

- two warning signs (W8-200 bike path turn warning) are to be installed north facing in Tench Avenue, on approach to the driveway entrances.
- one warning sign (W6-9 shared path warning and W8-23 double arrow) is to be installed in the exit driveway, on approach to Tench Avenue.

57 **K Special (BLANK)**

Prior to the issue of an Occupation Certificate, the entry and exit driveways to the car park are to be linemarked in such a way to highlight the right-of-way for pedestrians and cyclists on the shared-use path in Tench Avenue.

58 [K Special Condition BLANK](#)

Prior to the release of the Construction Certificate, a flood evacuation and flood management plan is to be submitted to and approved by Council.

59 [K Special Condition BLANK](#)

Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure that the nominated overflow car parking area towards the rear of the development is to be constructed so that scouring and dust is minimized by the use of surface materials that will not deteriorate due to weathering and use. Full details are to be submitted to and approved by prior to the issue of a Construction Certificate.

Landscaping

60 [L001 - General](#)

Prior to the issue of a Construction Certificate, an amended landscape plan shall be submitted to and approved by Council.

The revised design shall ensure that the development responds to the Landscape Masterplan for Tench Reserve and shall address the following matters:

- a more simple landscape approach;
- the landscape character of the area;
- the visual connections between the site and Tench Reserve;
- improve connections between the raised terraces and the front landscape setback;
- all landscaping treatments shall be contained within the property boundaries and shall not extend into the road reserve;
- improve pedestrian connectivity across the front of the site by consolidating walkways and paths leading into the development; and
- respond to shade analysis through the incorporation of canopy trees and shade structures within the front setback.

Note: Consultation on the landscape design shall be undertaken with Council's Landscape Architect.

61 [L002 - Landscape construction](#)

The approved landscaping for the site must be constructed by an appropriately qualified landscape professional. Upon completion of the landscape works associated with the development and **prior to the issue of an Occupation Certificate** for the development, an Implementation Report must be submitted to the Principal Certifying Authority attesting to the satisfactory completion of the landscaping works for the development.

An Occupation Certificate should not be issued until such time as a satisfactory Implementation Report has been received. If Penrith City Council is not the Principal Certifying Authority, a copy of the satisfactory Implementation Report is to be submitted to Council together with the Occupation Certificate for the development

62 [L003 - Report requirement](#)

All landscape works are to be constructed in accordance with the plans approved by Council in accordance with Condition 60.

Landscaping shall be maintained:

- in accordance with the approved plan, and
- in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.

63 [L006 - Aust Standard](#)

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

Payment of Fees

64 **P001 - Costs**

All roadworks, dedications and drainage works are to be carried out at the applicant's cost.

Certification

65 **Q01F - Notice of Commencement & Appointment of PCA2 (use for Fast Light only)**

Prior to the commencement of any earthworks or construction works on site, the proponent is to:

- (a) employ a Principal Certifying Authority to oversee that the said works carried out on the site are in accordance with the development consent and related Construction Certificate issued for the approved development, and with the relevant provisions of the Environmental Planning and Assessment Act and accompanying Regulation, and
- (b) submit a Notice of Commencement to Penrith City Council.

The Principal Certifying Authority shall submit to Council an "Appointment of Principal Certifying Authority" in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

Information to accompany the Notice of Commencement

Two (2) days before any earthworks or construction/demolition works are to commence on site (including the clearing site vegetation), the proponent shall submit a "Notice of Commencement" to Council in accordance with Section 81A of the Environmental Planning and Assessment Act 1979.

66 **Q05F - Occupation Certificate for Class10**

An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the occupation of the building.

The Certificate shall not be issued if any conditions of this consent, but not the conditions relating to the operation of the development, are outstanding.

A copy of the Occupation Certificate and all necessary documentation supporting the issue of the Certificate is to be submitted to Penrith City Council, if Council is not the Principal Certifying Authority.

67 **Q Special BLANK**

All waste collection and refuse vehicle operations on the property are limited to operation between 7:00am - 5:00pm, Monday to Friday.

As inserted on 21 March 2018 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

68 **Q Special BLANK**

All waste room operations can only occur during the period of 7:00am - 10:00pm daily.

As inserted on 21 March 2018 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

69 **Q Special BLANK**

The waste room is to be constructed of solid masonry walls with no openings on the western and south-western facades of the structure.

As inserted on 21 March 2018 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

70 **Q Special BLANK**

A solid 2 metre high masonry wall integrated with the overall finishes of the structure must be constructed along the south-western facade of the waste room in accordance with the Acoustic Impact Assessment Report prepared by Rodney Stevens Acoustics, reference No. R170518R1, dated 22 February 2018. This requirement shall be detailed on the Construction Certificate Plans and written certification of its installation submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

As inserted on 21 March 2018 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

Appendix - Development Control Plan Compliance

Development Control Plan 2014

Part C - City-wide Controls

C10 Transport, Access and Parking

C10.5. Parking, Access and Driveways

The proposed modifications include 738m² of additional gross floor area (GFA) which technically requires an additional 123 parking spaces. The applicant was requested to make provision for additional on-site parking spaces given that there was a substantial shortfall in on-site parking spaces associated with the originally approved development. The revised site plan provides an additional two (2) rows of car spaces which equates to a total of 152 parking spaces. Although the total number of parking spaces relative to the modified GFA still remains as a shortfall, the shortfall ratio is now reduced relative to the originally approved DA. Furthermore, spill-over parking spaces are also provided and therefore this is an acceptable outcome.

C13 Infrastructure and Services

C13.4 Engineering Works and Construction Standards

The stormwater plans were revised numerous times due to the requirement for additional parking spaces. The amended stormwater plans relocate the OSD basin closer to the rear of the property and the revised drainage system satisfies Council's stormwater drainage requirements.

E13 Riverlink Precinct

Part A - Riverlink Precinct

E13.2.1 Permeability

The proposed modifications have reduced the total number of internal pedestrian pathways off Tench Avenue to four (4) entry points. These connections maintain adequate access connections to the site.

E13.3 Built Form

The modified development includes additional upper floor level retail floor space. The architectural design is of a high standard where the external features are considered to complement the originally approved built form and it is compatible with the desired character of the area.