

Relevant Information for Local Planning Panel

FILE: D/2018/789 **DATE:** 30 May 2019

TO: Local Planning Panel Members

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 5 – 44-48 O’Dea Avenue, Waterloo (Building A)
- D/2018/789

Alternative Recommendation

It is resolved that:

- (A) The written request seeking variation to Clause 4.3 'Height of buildings' development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be supported in this instance.
- (B) Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act, 1979, a deferred commencement consent be granted to Development Application No. D/2018/789 subject to the conditions ***detailed in Attachment A to the subject report to the Local Planning Panel on 5 June 2019, and subject to the following additional conditions of consent:***

(132A) ROADS AND MARTIME SERVICES – DESIGN PLANS AND HYDRAULIC CALCULATIONS

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime Services for approval, prior to commencement of any works.

(132B) ROADS AND MARITIME SERVICES – DESIGN DRAWINGS AND DOCUMENTS

- (a) *The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime Services for assessment, in accordance with Technical Direction GTD2012/001.***

- (b) The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the by Roads and Maritime Services.***
- (c) If it is necessary report to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days' notice to excavate below the base of the footings. The notice is to include complete details of the work.***

(132C) ROADS AND MARITIME SERVICES – ROAD OCCUPANCY LICENCE

A Road Occupancy License (ROL) should be obtained from the Roads and Maritime Services Transport Management Centre for any works that may impact on traffic flows on O'Dea Avenue during construction activities.

(132D) ROADS AND MARITIME SERVICES – VEHICLES

- (a) All vehicles are required to enter and exit the property in a forward direction.***
- (b) All vehicles are to be contained on the site before being required to stop.***
- (c) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on O'Dea Avenue.***

Added conditions are shown in ***bold italics***.

Background

Development Application D/2018/789 for the proposed mixed use development known as Building A at 44-48 O'Dea Avenue, Waterloo was referred to the Roads and Maritime Services (RMS) on 18 July 2018 in accordance with the provisions of Clause 101 of State Environmental Planning Policy (Infrastructure) 2007. This clause relates to development sites that have a frontage to a classified road. Part of the larger collective site for 44-48 O'Dea Avenue has a frontage to Lachlan Street, which is a classified road.

In correspondence dated, 1 August 2018, the RMS advised that they raised no objection to the application provided that all new buildings and structures are erected clear of any land identified for future road widening along Lachlan Street. The RMS also requested the incorporation of conditions into any consent issued.

The development site for Building A is located approximately 92 metres from the Lachlan Street frontage, and no works are proposed on the land nominated for road widening.

The conditions referred to above in the alternative recommendation are those requested for inclusion on any consent by the RMS. These conditions were omitted in error from the recommended conditions of consent provided at Attachment A.

Prepared by: David Reynolds, Senior Planner

Approved

A handwritten signature in black ink, appearing to be 'GJahn', written below a horizontal line.

GRAHAM JAHN AM

Director City Planning, Development and
Transport