

Agenda

Strathfield Independent Hearing and Assessment Panel Meeting

Notice is hereby given that a Strathfield Independent Hearing and Assessment Panel Meeting will be held at Council Town Hall (Supper Room), 65 Homebush Road, Strathfield on:

Thursday, 4 May 2017

Commencing at 10:30am for the purpose of considering items included on the Agenda

Persons in the gallery are advised that the proceedings of the meeting are being recorded for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

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TO: Strathfield Independent Hearing and Assessment Panel Meeting - 4 May 2017
REPORT: SIHAP – Report No. 1
SUBJECT: 10 HOMEBUSH ROAD, STRATHFIELD - LOT 10 DP2461
DA NO. 2016/195

SUMMARY

Proposal: Demolition of existing structures and construction of a boarding house containing (52) rooms over one (1) level of basement parking under the Affordable Rental Housing SEPP 2009.

Applicant: Cairich Property Development Pty Ltd
Owner: Cairich Property Development Pty Ltd

Date of lodgement: 22 December 2016
Notification period: 17 January 2017 to 2 February 2017
Submissions received: Two (2) written submissions received.
Assessment officer: LM
Estimated cost of works: \$850,000.00
Zoning: R3 – Medium Density Residential - SLEP 2012
Heritage: N/A
Flood affected: Yes
Is a Clause 4.6 variation proposed? Yes - Building Height
Extent of the variation supported? 11.02% (15.43m in height)
Peer review of Clause 4.6 variation: A peer review of the Clause 4.6 variation has been undertaken and the assessment officer's recommendation is supported.

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

- 1.0 Approval is sought for the demolition of existing structures and construction of a boarding house containing (52) rooms over one (1) level of basement parking.
- 2.0 The application was notified under Part L of the Strathfield Development Control Plan and two (2) written submissions were received raising concerns in relation to acoustic amenity, illegal dumping, changes to the demographic of residents, tree removal, traffic congestion, parking and building density. Amended plans were submitted during the assessment process to address tree removal, building density, waste management and parking. All of the abovementioned concerns have been discussed throughout this report with appropriate conditions recommended where required.
- 3.0 The proposed development seeks to vary the 14m maximum building height by 1.43m or 11.02% resulting in a 15.43m maximum building height. A Clause 4.6 variation request was submitted as part of the application to vary the height of the building development standard. The variation is considered to be well founded given that the departure consists of the lift

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

overrun and upper level portion of the fourth level which would result in negligible adverse overshadowing and visual privacy impacts.

- 4.0 The proposal has been assessed under the provisions of State Environmental Planning Policy (Affordable Rental Housing – ARH SEPP) 2009 which seeks to provide an acceptable level of amenity for future residents.

The proposal is satisfactory with respect to the relevant legislative provisions of the ARH SEPP, the Strathfield Local Environmental Plan (SLEP) 2012 and relevant DCP 2005 controls. The layout of the boarding house is considered to provide acceptable sized rooms, common areas and bathroom facilities whilst providing an acceptable level of articulation to ensure view corridors are maintained between buildings.

The subject site is located within close proximity to the Strathfield and Homebush Town Centre, providing close proximity to the Strathfield Bus Terminus, local services, supermarkets and restaurants. The subject site is located within a medium density residential setting providing a suitable location for boarding house accommodation. Accordingly, the subject site is recommended for approval.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the eastern side of Homebush Road immediately east of the T-intersection of Homebush Road and Burlington Road. The site is a regular shaped residential allotment providing a frontage width of 15.25m, a depth of 45.72m and a total site area of 697.14m².

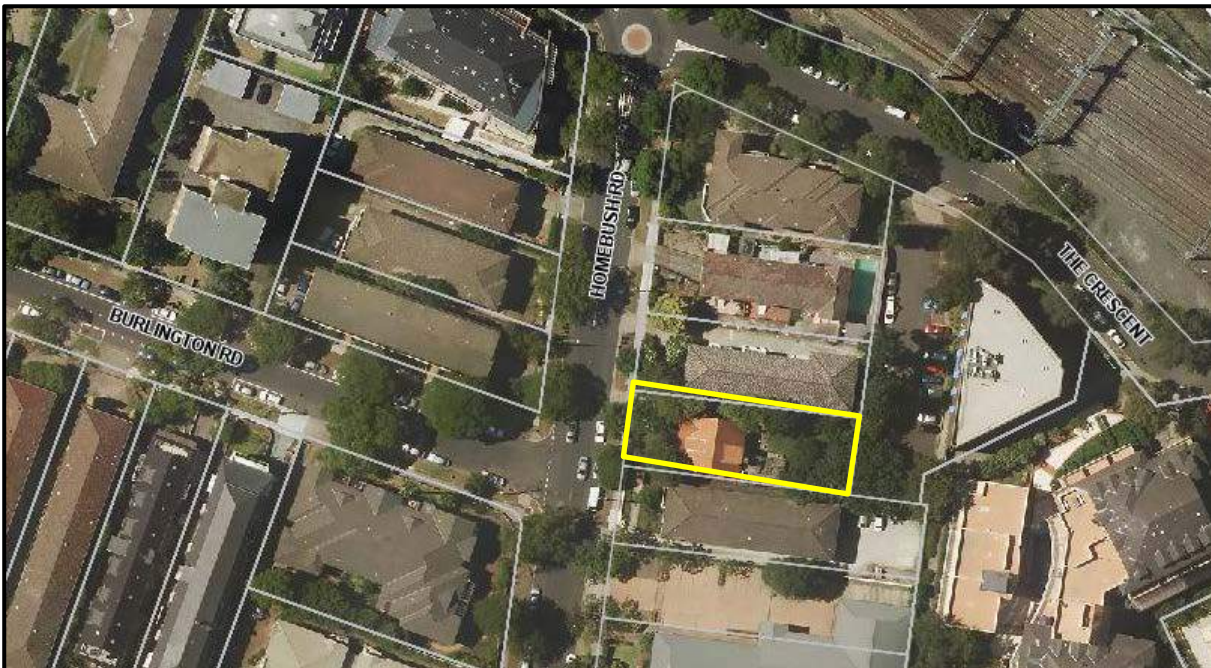


Figure 1: Aerial View of subject site and surrounding medium density residential development.

The subject site is currently comprised of a two (2) storey residential dwelling with exposed brick exterior walls and steep pitched tiled roof forms including a gable structure provided to the front façade of the dwelling. Immediately surrounding the site are medium density residential flat buildings which are predominantly three (3) storeys in height although there are some examples of four (4) storey residential flat buildings within the streetscape.

Development in the immediate streetscape is typically comprised of 1960s exposed brick residential flat developments with a few examples of more recent flat buildings present in the street.

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Figure 2: View of subject site.



Figure 3: View of two (2) storey residential flat building at 12 Homebush Road, Strathfield.

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Figure 4: View of three (3) storey residential flat building at 8 Homebush Road, Strathfield.

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

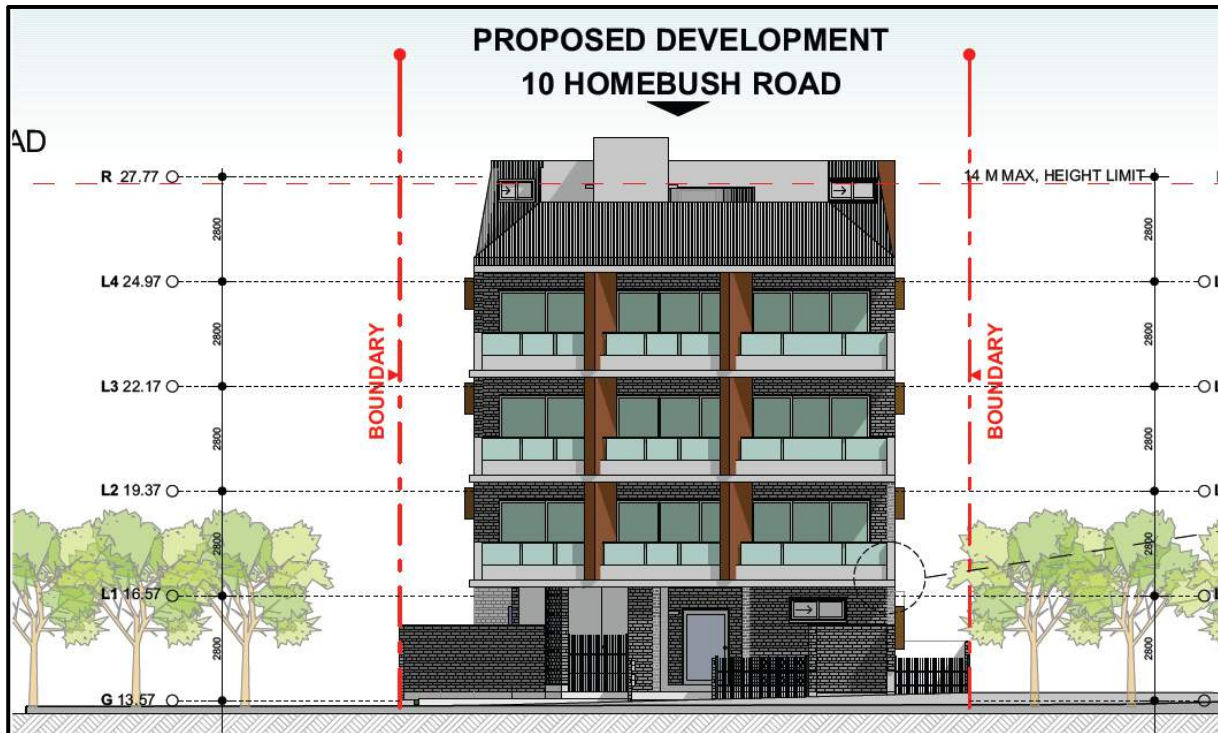
The application seeks Council approval for the demolition of existing structures and construction of a boarding house containing (52) rooms over one (1) level of basement parking.

Specifically, the elements of the proposal are:

- Construction of a boarding house comprising of a total of (52) lodger rooms and one (1) manager's room;
- Construction of a single level basement car park comprised of (12) car parking spaces, (11) motorcycle spaces and bin room;
- Provision of an indoor communal area comprised of kitchen facilities and lounge area;
- Provision of an outdoor communal open space area; and
- Associated drainage and landscape works.

An elevation of the front façade of the building is provided below:

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REFERRALS

The application was forwarded to Council's Development Engineer, Health & Building Surveyor, Tree Coordinator and Waste Education Officer for comment. The following concerns were raised.

Development Engineer

The basement access ramp crest and habitable floor levels were required to be designed in accordance with Council's Interim Flood Prone Land Policy as the site is affected by overland flows. Furthermore a water sensitive design strategy was required to be prepared for the site in accordance with Council's requirements. Amended stormwater plans were requested to be prepared and submitted to Council having consideration for the above.

No further concerns raised subject to conditions.

Health & Building Surveyor

The proposed application was referred to Council's Building Surveyor for comment. The following concerns were raised:

- *Protection of openings as per Part C3;*
- *Exit travel distance from Southern-orientated units and basement area as per Part D;*
- *Stairwell not designed as required by Part D;*
- *Travel distance from the exit door to the road passes within 600mm of openings needs to be protected as per Part D;*
- *No indication as to the location of the mechanical ventilation required for the basement area; and*
- *No indication as to the location of the room for the electrical meters nor the individual water meters.*

A BCA compliance letter was submitted during the assessment process addressing the abovementioned concerns and confirming that the proposed building design is capable of

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achieving compliance with the NCC 2016 subject to further detailing at the Construction Certificate stage.

Tree Coordinator:

No concerns were raised to the removal of the Council street tree subject to special conditions of consent requiring a suitable replacement.

Waste Education Officer:

The proposed application was referred to Council's Waste Education Officer for comment. The following concerns were raised:

- *Waste generation rates for boarding houses are in Section 2.3, Appendix B of the Waste SCDCP 2005. A total of 8 x 660L domestic waste bins collected weekly and 15 x 240L recycling bins collected fortnightly are required. Waste collection needs to therefore be undertaken on-site;*
- *The proposed development must comply with Appendix E: onsite waste collection guidelines/checklist in the Waste SCDCP 2005;*
- *The waste storage area in the basement will need to be a minimum of 20.25m² if there is no chute system and residents are placing waste directly into the waste bins this needs to be larger again. The entry to this room should be 1.5m wide; and*
- *Bins should only be placed in the bin holding area for a maximum of 24 hours over the collection day. It should be an enclosed space that is locked from the boarders and the general public this will prevent illegal bumping into the room and people over filling the bins.*

Amended plans were submitted during the assessment process having regard to the above concerns and including an increased waste storage area. Further conditions of consent have also been imposed to ensure compliance with Council's Part H waste requirements.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

The application has been assessed pursuant to the heads of consideration of Section 79C of the Environmental Planning and Assessment Act and the relevant matters described in Sub-section (1)(a), (b), (c), (d) and (e) of Section 79C have been considered within this report.

79C(1)(a) the provisions of:**(i) any environmental planning instrument**

The following Environmental Planning Instrument's (EPI) are applicable in the assessment of the subject application:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Strathfield Local Environmental Plan 2012
- Strathfield Development Control Plan 2005

An assessment of the proposal against the relevant provisions of each of these EPI's is provided below.

State Environmental Planning Policy No. 55 – Remediation of Land

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State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is suitable in its current state, contaminated state or following the completion of remediation works for the purposes for which development consent is being sought.

A preliminary or “Stage 1” Environmental Site Assessment (ESA) was carried out by Geo-environmental Engineering. The report identified that the site has historically been used for residential purposes and associated soil contamination of the site is considered to be low.

Overall, the report concludes that the site is considered to be suitable for the purposes of the proposed development and therefore satisfies the requirements of SEPP 55.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposed development has been lodged under Part 2, Division 3 of the ARH SEPP which relates to the provision of ‘boarding houses’.

An assessment of the development against the development standards for boarding houses under the ARH SEPP is presented in the table below.

It is irrelevant to note that the ARH SEPP states that Council is unable to refuse an application where it complies with the minimum standards provided by Clause 29 (refer to shaded section of table).

Clause	Development Control	Required	Proposal	Compliance
26	Permissibility	Permissible in the following zones: <ul style="list-style-type: none"> • R2 Low Density Residential • R3 Medium Density Residential • R4 High Density Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use 	Within a prescribed zone (R3 – Medium Density Residential) under `SLEP	Yes
27(2)	Location and access to facilities	If it is located in R2 – must be within an ‘accessible area’	N/A – not located in R2 zone	N/A
29 Note: Unable to refuse based on compliance these standards	FSR	Max as per SLEP 2012: 1.45:1 (1,010.32m ²) PLUS incentive of 0.5:1 if the max FSR is > 2.5:1 = 1.95:1 (1,358.72m ²)	1.63:1 (1,134.12m ²)	Yes.
	Height	Max as per SLEP: 14m	15.43m	No, refer to SLEP discussion.
	Landscaping	Front setback is compatible with streetscape	8m front setback is compatible with the existing varied front setbacks provided in the street ranging between 4.5m	Yes.

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	Solar Access	At least one (1) common area receives at least three (3) hours of direct sunlight between 9am and 3pm, mid-winter	- 9.1m North facing common living area capable of receiving a minimum 3 hours solar access as well as a western-orientated open space rooftop area capable of receiving direct solar access throughout the entirety of the day is proposed.	Yes.
	Private Open Space	Lodgers: Min 20m ² with min. dimension of 3m	205.2m ² Min 3m dimension.	Yes.
	Parking	In an 'accessible area': 0.2 spaces per room = (11) 10.4 spaces required	(12) spaces proposed including one (1) accessible space.	Yes.
	Dwelling size	Single: min 12m ² Other: min 16m ²	Single: min 12m ² , max 15m ² Double: min 16m ²	No, refer to conditions.
		May have a kitchen/bathroom however is not required to.	All are provided with private bathrooms and kitchens.	Yes.
30	Standards for Boarding Houses	One (1) communal living room required where there are five (5) or more rooms No boarding room > 25m ² No boarding room occupied by > two (2) adult lodgers Adequate bathroom and kitchen facilities available Boarding House Manager where capacity of > 20 lodgers	One (1) living room provided. Max 20m ² Condition to be imposed Adequate communal bathrooms, kitchens and laundry provided. Max 89 lodgers, therefore manager room provided.	Yes. Yes. Yes, subject to condition. Yes Yes.

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		One (1) bicycle space and one (1) motorcycle space per five (5) boarding rooms. Therefore, 11 (10.4) spaces required.	(11) spaces are proposed. One (1) additional space is proposed as an accessible parking bay.	Yes, subject to condition.
30A	Character	A consent authority must not consent to development to which this division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposal is compatible with the medium density character of the area which typically provide residential flat buildings.	Yes.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	Yes
(b)	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(c)	<i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	Yes
(d)	<i>To provide opportunities for economic growth that will enhance the local community</i>	Yes
(e)	<i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	Yes
(f)	<i>To identify and protect environmental and cultural heritage</i>	Yes
(g)	<i>To promote opportunities for social, cultural and community activities</i>	Yes
(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes

Comments: The proposed development is considered appropriate for the site and will integrate well with surrounding approved and recently constructed residential flat development in the streetscape. The proposed boarding house is an appropriate use of the site and will promote affordable rental accommodation for residents. The proposed development is simplistic in its design yet incorporates high quality material finishes with a neutral colour palette so that it remains compatible with both the existing and more recently constructed development in the streetscape as well as potential future development in the street.

Permissibility

The subject site is Zoned R3 - Medium Density Residential under Strathfield Local Environmental Plan (SLEP) 2012.

Boarding Houses are permissible within the R3 Zone with consent and are defined under SLEP 2012 as follows:

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“boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.”

The proposed development for the purpose of a boarding house is consistent with the definition above. Conditions of consent have been imposed to ensure the boarding house operates within the confines of its approved use in accordance with the abovementioned boarding house definition provided by the SLEP 2012.

Zone Objectives

An assessment of the proposal against the objectives of the R3 Zone is included below:

Objectives	Complies
➤ To provide for the housing needs of the community within a medium density residential environment	Yes
➤ To provide a variety of housing types within a medium density residential environment	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents	Yes

Comments: The proposed boarding house development achieves the objectives of the R3 zone given that the development is suited to the medium density residential environment and is compatible with prevailing residential flat building developments within the streetscape.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	14m	15.43m	No

Objectives	Complies
(a) To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area	Yes
(b) To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area	Yes
(c) To achieve a diversity of small and large development options.	Yes

Comments: Refer to discussion below regarding height non-compliance.

Floor space ratio

As previously discussed, the proposal complies with the maximum Floor Space Ratio requirements of the ARH SEPP which override Clause 4.4 of the SLEP 2012.

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Clause 4.6 Exceptions to Development Standards

Under Clause 4.6 of the SLEP 2012, the consent authority may consider a variation, where that variation would achieve a better outcome.

As demonstrated in the table above, the proposed development fails to comply with the maximum building height permitted under Clause 4.3 of the SLEP 2012. The areas of non-compliance specifically relate to the lift overrun, and upper level portion of the fourth level floor plate of the development including roof structure (refer to Figure 5). As such, the proposed development extends 1.43m above the maximum permissible building height of 14m resulting in a departure of 11.02%.

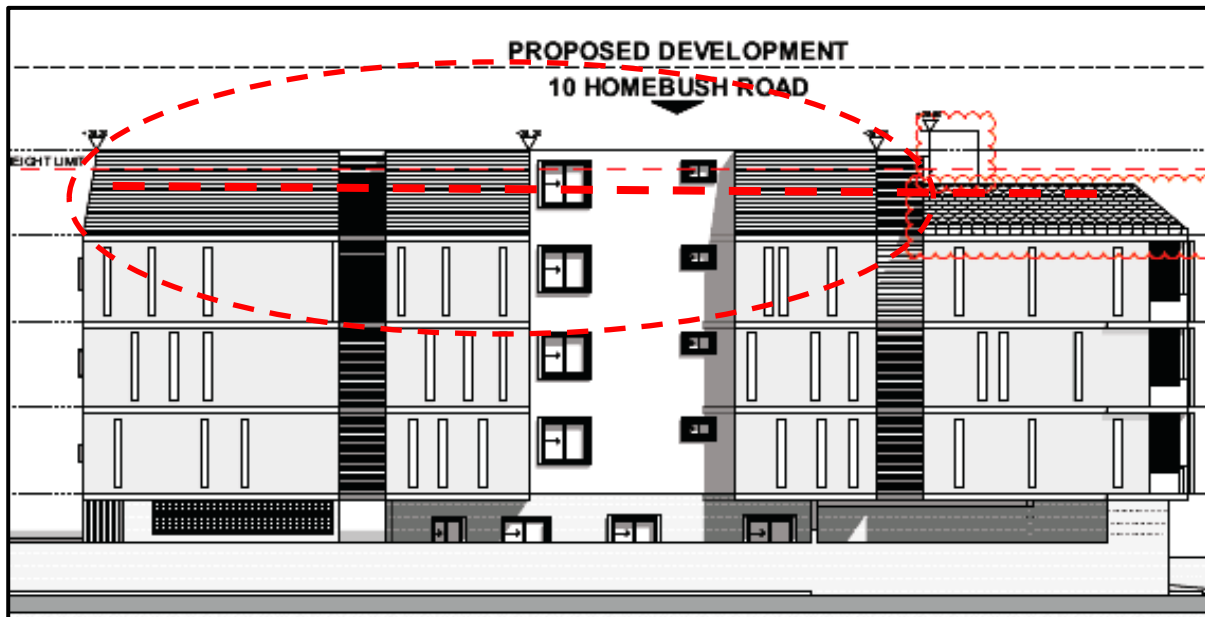


Figure 5: View of the southern elevation noting the extent of the proposed building height variation.

Clause 4.6 of the SLEP 2012 enables Council to grant consent to a proposed development that contravenes the development standards for building height in the following terms.

Clause 4.6(3) - Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard."

The applicant has provided a written request that seeks to justify the proposed contravention of the building height development standards shown in the above table on the following grounds:

- *'The non-compliance is partly a result of the need to raise the proposed development above the Flood Planning Level;*
- *The variation is confined to the lift overrun, access stairs and part of the rear of the proposed development and would generally not be perceived from the public domain;*
- *The variation would have negligible visual impact and would not result in any loss of privacy;*
- *The development is consistent with the floor space ratio standard under the Strathfield LEP 2012 and SEPP ARH;*
- *The development is consistent with the objectives of the R3 Medium Density Residential Zone in that it provides for the housing needs of the community within a medium density residential environment;*

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- *The development is consistent with the objectives of the height standard in that it provides for a height that is generally compatible with the appearance of the existing area.*
- *The non-compliance would have nil to minor additional overshadowing impacts.*
- *The proposed rooftop landscaping will soften the impacts of the height breach.*
- *The proposed height, bulk and scale of the proposed development are compatible with the desired future character of the locality which is seen in recent development in the vicinity of the Site.*
- *The proposed development will live in harmony with other development in the vicinity of the Site and, indeed, with other development which is most likely to occur on land in the R3 High Density Residential zone.*
- *Notwithstanding the non-compliance of the proposed development with the development standard, the proposed development will be consistent with the objective of the standard because the proposed development is of a height and scale which is generally compatible with or which improves the appearance of the existing area.'*

Clause 4.6(4) - Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3)

The applicant's written request to justify the contravention of the building height standard has adequately addressed the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is considered to provide sufficient substantive information on the environmental planning grounds relating to streetscape, bulk, scale, form and amenity.

It is considered that the height non-compliance is acceptable given that the height non-compliance relates specifically to the encroachment of the lift over run and the upper portion of level 4 including the roof top structure. The front portion of the development is positioned below the maximum building height while the remainder of the structure which extends above the maximum 14m height limit will be substantially setback from the front boundary of the site by 17m so as not to contribute to the scale and bulk of the development. The proposed development will therefore satisfy the objectives of the height control without adversely impacting upon the amenity of surrounding residences.

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out

Objectives of the Building Height Standard

The objectives of the building height standard in Clause 4.3 of the SLEP 2012 are:

(1) *The objectives of this clause are as follows:*

- (a) to ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area,*
- (b) to encourage a consolidation pattern that leads to the optimum sustainability capacity height for the area,*
- (c) to achieve a diversity of small and large development options.*

The proposed development is considered to be consistent with the objectives of the building height standard having regard to the streetscape, building bulk, scale and form of the development.

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(b) the concurrence of the Director-General has been obtained.

Council may assume the concurrence of the Director-General under the Planning Circular PS 08-003 issued in May 2008.

Conclusion on exception to height of building development standard

The applicant's written request to justify the contravention of the building height standard contained within Clause 4.3 of the SLEP 2012 is considered to be adequate. The submitted request has successfully demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case. Furthermore, the request has demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard. Further, the variation is considered to be in the public interest given that the height noncompliance is a result of the provision of the lift shaft. The lift structure will provide access to the roof top community open space area for residents of the building.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.6 Architectural roof features

The proposal seeks to provide a pitched roof form over the front portion of the development fronting Homebush Road so that the development complements the prevailing pitched tiled roof forms presented in the streetscape. Whilst the remaining portion of the development has been designed with a flat roof, this remaining portion will be significantly setback from the street and will not be a visually dominant feature in the streetscape.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulphate soils

The subject site is identified as having Class 5 soils and is not located within 500m of Class 1, 2, 3 or 4 soils. Therefore, the proposed development was not required to be accompanied by an Acid Sulfate Soils Management Plan and has satisfied the requirements of Clause 6.1 of the SLEP, 2012.

6.2 Earthworks

Appropriate conditions of consent are recommended so as to ensure compliance with the sediment erosion control plan. Conditions of consent that include the preparation of a dilapidation report to be provided to adjoining property owners is also recommended.

6.3 Flood planning

The site is affected by overland flows in accordance with Council's flood studies. The basement access ramp crest and habitable floor levels have therefore been designed in accordance with Council's Interim Flood Prone Land Policy. Additional documentation was submitted to Council during the assessment process having consideration for the flood affectation of the site. Council's Development Engineer and Drainage Engineer have reviewed the proposed development and accompanying documentation and are satisfied that the proposal complies with Council's requirements.

79C(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

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79C(1)(iii) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 93F of the Environmental Planning and Assessment Act 1979.

79C(1)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

PART H - WASTE MANAGEMENT

As previously discussed, amended plans were submitted during the assessment process following Council's Waste Education Officer's comments. A bin holding area located upon the ground floor of the development along with enlargements to the basement bin room have since been included to comply with Council's requirements.

Accordingly, a condition of consent is recommended to ensure an amended waste management plan regarding the demolition and construction phase of the development is prepared and submitted having consideration for the abovementioned modifications.

(i) matters prescribed by the regulations

Clause 92 of the Environmental Planning and Assessment Regulation requires Council to take into consideration the provisions of the Government Coastal Policy and the relevant Australian Standard for the demolition of buildings in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92 (1) (a) (i) however does involve the demolition of a building for the purposes of Australian Standard (AS) 2601 – 1991: The Demolition of Structures.

Should this application be approved, appropriate conditions of consent are recommended to ensure the prescribed conditions of consent including compliance with the *Building Code of Australia* and insurance requirements under the *Home Building Act 1989* are met.

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

The proposed development is located on a site that is affected by the existing 1 in 100 year flood event or is likely to be as a result of the planning benchmarks for sea level rise mentioned above.

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Accordingly, the proposed development has been assessed against the relevant provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

The site is affected by overland flows in accordance with Council's flood studies. The basement access ramp crest and habitable floor levels have therefore been designed in accordance with Council's Interim Flood Prone Land Policy. Additional documentation was submitted to Council during the assessment process having consideration for the flood affectation of the site. Council's Development Engineer and Drainage Engineer have reviewed the proposed development and accompanying documentation and are satisfied that the proposal complies with Council's requirements.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Streetscape

Amended plans were submitted during the assessment process to improve the presentation of the development from the streetscape which has also resulted in improvements in the amenity of the development. This has involved modifications to the front façade by removing the timber batten privacy louvers and replacing portions of cement render balustrades with glazing. The modifications will improve solar access to rooms located throughout the front façade of the development and will achieve an improved sense of openness in the streetscape.

Furthermore, additional windows have been installed to rooms across the northern and southern side elevations of the development providing increased natural light and ventilation flows throughout the building. The additional windows have thus resulted in improvements to residential amenity and reduced energy dependency throughout the building which is a desired planning outcome.

The proposed development is relatively contemporary in nature with the surrounding streetscape providing predominantly exposed brick exterior walls and pitched tiled roof forms. The design has incorporated a selection of neutral toned external finishes along with a pitched roof form over the front portion of the structure. This will allow the development to integrate well with existing residential development in the streetscape as well as any future residential development in the streetscape.

Visual and Acoustic Impacts

Design changes were undertaken to the rooftop communal open space area located toward the front portion of the development in order to reduce potential overlooking and adverse acoustic impacts on adjoining residents. Amended plans demonstrate that the entire rooftop open space floor area will sit within the roofline and therefore assist in providing a solid screen and acoustic buffer around the periphery of the space. Conditions of consent have been imposed including compliance with the submitted Plan of Management which places a restriction on the hours of use of the outdoor space from 7:30am to 10:00pm, 7 days a week as well as general house rules specifying that noise is to be kept to a minimum at all times. Rules will also be enforced by the on-site boarding house manager.

Lodger Room Sizes

A number of single lodger rooms proposed for the site fail to comply with the minimum 12m² bedroom sizes required to be provided in accordance with Clause 29 of the Affordable Rental Housing SEPP 2009. Accordingly, a condition of consent is recommended to ensure compliance with the minimum room sizes as per the ARH SEPP. It is noted that as required under Clause 29, bathrooms and kitchen facilities must not be calculated as part of the room size.

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

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

The subject site is located within close proximity to the Strathfield Railway Station as well as the Homebush Railway Station. The site is therefore located within close proximity to bus services as well as a plethora of restaurants, shops and communal facilities to meet the needs of local residents.

The provision of low cost rental housing in the form of a boarding house is considered a suitable form of development for the subject site. Overall, the proposed development is considered to be of a high quality construction which will positively contribute to the streetscape without adversely impacting upon the amenity of future lodgers and adjoining residents.

The proposed development is therefore considered suitable for the site.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application and plans were notified in accordance with Part L of the Strathfield Consolidated DCP 2005 from 17 January 2017 to 2 February 2017. Two (2) written submissions were received.

The concerns raised in the submissions are outlined and discussed below.

1. Building Density

Concern is raised over the density of the boarding house which includes provision for (52) lodger rooms.

Comment: As previously discussed throughout this report, the subject site generally complies with the requirements of the ARH SEPP 2009 including FSR provisions as well as the standards set by the Strathfield Local Environmental Plan, 2012 with the building height variation considered well-founded. The proposed development is considered to be compatible with the medium density character of the surrounding streetscape and is suitable for the subject site.

2. Traffic & Parking Availability

Concern is raised over the lack of off-street parking provided for the site for residents.

Comment: the proposed development provides (12) off-street parking spaces in accordance with Clause 29 of the ARH SEPP 2009 which has required (11) spaces to be provided for the site. Furthermore, both bicycle and motorcycle parking has also been provided in accordance with the Clause 29 requirements of the SEPP.

3. Increased Vehicular Congestion

Concern is raised over the increased vehicular traffic as a result of the new development.

Comment: A Traffic and Parking Assessment report was submitted as part of the application demonstrating that the site is located within an 800m walkable catchment to public transport including the Homebush Railway Line as well as multiple bus routes which service the area. Overall, the likely traffic generations produced as a result of the proposed development are considered to be minor and will result in minimal traffic impacts to the local road network.

4. Tree Removal

Concern is raised in relation to the displacement of the surrounding trees that will detrimentally impact on air and light quality upon the environment.

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

Comment: The subject application was referred to Council's Tree Coordinator and no concerns were raised for the removal of trees on site which are of relatively no significance to the site and surrounding streetscape. Special conditions of consent however have been imposed regarding the removal and replacement of the Council street tree as per Council's Tree Coordinator's recommendations. A landscape plan was submitted as part of the proposed application demonstrating that new tree plantings and landscaped areas will be provided throughout the site which will enhance the appearance of the development.

5. Illegal Dumping

Concern is raised over the increase in rubbish dumping as a result of the proposed development.

Comment: Illegal dumping is not a concern under Section 79C of the Environmental Planning & Assessment Act 1979. The subject site does however provide a bin room located in the front ground floor portion of the site to ensure bins are provided in a suitable location for use of residents and visitors.

6. Noise

Concern is raised over the increase in noise as a result of the proposed development.

Comment: A condition of consent is recommended to ensure construction hours be restricted so as to minimise impacts upon surrounding residents. A Plan of Management including house rules was submitted as part of the application and will be enforced by the conditions of consent. The plan specifies the hours of use for common space areas including restricting the use of the roof top area from 7:30am to 10:00pm, 7 days a week. House rules also include restricting the level of any amplification so that noise levels do not unreasonably impact upon adjoining residents. Compliance with the Plan of Management will also be enforced by the on-site boarding house manager who will be contactable 24/7.

7. Demographics of Residents

Concern is raised over the loss of community dynamics and loss of the family ambience due to the temporary nature of the boarding house residents.

Comment: The provision of a boarding house development would assist in providing a more diverse and dynamic community and is considered to be a positive contribution to the area.

79C(1)(e) the public interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments (EPI's), development control plans and by Council ensuring that any adverse effects on the surrounding properties and the environment are minimised.

As the proposed development satisfies these requirements, approval of the application is not contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- "(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:
- (a) the dedication of land free of cost, or

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

- (b) *the payment of a monetary contribution, or both.*
- (2) *A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned."*

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030 as follows:

Provision of Community Facilities	\$97,176.51
Provision of Major Open Space	\$451,747.65
Provision of Local Open Space	\$151,525.52
Provision Roads and Traffic Management	\$27,172.02
Administration	\$8,379.29
TOTAL	\$736,000.99

CONCLUSION

As discussed in detail within this report, the proposed development will provide a good level of amenity for lodgers within a highly accessible location in close proximity to Strathfield Railway Station and Homebush Railway Station as well as regularly serviced bus stops, shops and restaurants.

The proposal is generally compliant with the requirements of the Affordable Rental Housing SEPP, the Strathfield Local Environmental Plan and relevant sections of the Strathfield Consolidated Development Control Plan 2005.

RECOMMENDATION

That DA2016/195 for demolition of existing structures and construction of a boarding house containing (52) rooms over one (1) level of basement parking at 10 Homebush Road, Strathfield be **APPROVED** subject to the following conditions:

Special Conditions (DASC)**DASP001 UNIT SIZES**

Units G03, 108, 109, 405 & 406 are to be increased in size to comply with the minimum 12m² single lodger unit sizes as required by Clause 29 of the Affordable Rental Housing SEPP 2009. Kitchen and laundry facilities shall not be included when calculating room size and may need to be deleted in order to comply with the minimum standards. Amended plans demonstrating compliance with this requirement shall be submitted to and approved by the Principle Certifying Authority **prior to issue of a Construction Certificate.**

(To ensure units comply with the requirements of the Affordable Rental Housing SEPP 2009)

DASP002 STREET TREE REMOVAL AND REPLACEMENT

Consent is given for the removal of the existing 1x Lophostemon confertus (Brush Box) located in the nature strip to accommodate the proposed new driveway entrance at 10 Homebush Rd, Strathfield, subject to the following:

- (i) Tree is to be removed (including stump ground), replaced with a specimen selected by Council (species to be confirmed) and maintained for a 12 month establishment phase at the expense of the applicant.

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

- (ii) All tree work must be undertaken by a minimum AQF3 qualified Arborist.
- (iii) All tree work must be in accordance with Australian Standard (AS) 4373-pruning of amenity trees.
- (iv) It is the responsibility of the applicant to call Dial before you dig to locate any underground services and the applicant is responsible for any damages incurred to these services as a result of works being undertaken.
- (v) Council will be required to inspect the quality of replacement specimen at time of installation. A follow up inspection will be conducted after 12 months to assess the health of the replacement tree.

Tree replacement specifications:

- (i) Replacement tree shall be minimum 400 Litre container size.
- (ii) Plants shall be vigorous and well established, free from disease and pests, of good form, consistent with species or variety, hardened off, with a large healthy root system with no evidence of root curl, restriction or damage. Tree is to have a single leader and clear straight trunk.
- (iii) Tree is to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the tree.
- (iv) Specimen must be in accordance with NATSPEC specifications and guidelines.
- (v) Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.
- (vi) Minimum 75mm depth of organic mulch shall be placed within an area .05m radius from the base of the tree, leaving a 150mm gap around the stem free of mulch.
- (vii) Tree must not be planted directly back in the same spot as previous tree that has been removed. If there is no feasible spot to replace tree at the front of 10 Homebush Rd, Strathfield, Council will nominate an alternate location for replanting.

(Reason: To ensure the landscape character of the locality is maintained)

DASP003 JUNCTION PIT

The proposed junction pit in Homebush Road shall be constructed over Council's drainage pipe in Homebush Road with a 600mmx900mm heavy duty solid Gatic asphalt infill solid lid. If it is found that Council's pipe is under the kerb and gutter than the lid over the pit shall be constructed at the front of the gutter.

(Reason: To maintain Council's infrastructure)

DASP004 WATER SENSITIVE URBAN DESIGN

A detailed design of the Water Sensitive Urban Design (WSUD) components (stormwater treatment measures) shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate and shall include, but not be limited to:

- a. *Batters, levels, underdrains, high flow bypass details, clean out points, filter media details, mulching details, material specification, planting details, inlet scour protection areas, maintenance access ramps and maintenance schedule(s).*
- b. *The design shall be prepared by a suitably qualified professional engineer experienced in Water Sensitive Urban Design in accordance with the approved plans, conditions of consent, Strathfield Council's Development Control Plan Part N - Water Sensitive Urban Design 2005, Strathfield Council WSUD Reference Guideline and WSUD Technical Design Guidelines for South East Queensland (SEQ Healthy Waterways Partnership) Version 1 June 2006 or subsequent updated versions.*
- c. All approved stormwater works are required to be carried out in accordance with the conditions of consent, approved construction certificate plans, "Strathfield Council WSUD Reference Guideline" and the Construction and Establishment Guidelines: Swales,

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

Bioretention Systems and Wetlands (SEQ Healthy Waterways Partnership) Version 1.1 April 2010 or subsequent versions that may be updated.

- d. The filter media of the bioretention basin (rain garden) shall comply with the requirements set out in "Strathfield Council WSUD Reference Guideline", "Guidelines for Soil Filter Media in Bioretention Systems" (Facility for Advancing Water Biofiltration) and the minimum hydraulic conductivity approved as part of the Stormwater Quality Management Plan.
- e. A minimum of eight (8) plants per square metre are required for the rain garden. The rain garden is not to operate until the end of the construction phase.

(Reason: To achieve compliance with Council's WSUD requirements)

DASP005 SEDIMENT TANK

The sediment tank shall be inspected quarterly and cleaned as necessary. The accumulated sediment should be disposed off site as per standard practice and National guidelines. A record of quarterly maintenance of the sediment tank shall be kept and produced when requested by Council.

(Reason: To comply with National guidelines)

DASP006 OPERATIONAL MANAGEMENT AND MAINTENANCE REPORT

An Operational Management and Maintenance Report is required to be submitted to the Principal Certifying Authority **prior to the issue of an Occupation Certificate** outlining the proposed long term operational management and maintenance requirements of the stormwater system on the site.

A schedule or timetable for the proposed regular inspection and monitoring of the devices, maintenance techniques, reporting and record keeping requirements and associated rectification procedure shall be included in the report.

(Reason: maintain stormwater system on site)

DASP007 STORMWATER DRAINAGE

The following stormwater precautions are required to be provided on the site:

- a. Grated drains shall be provided along the basement entry at the vehicular crossing(s) and are to connect to the internal drainage system.
- b. The OSD basin must be graded to drain completely and gradients shall not be less than 1%. Discharge restriction from the OSD shall be by use of appropriately sized short length of reduced diameter pipe and weir; orifice plate shall not be used and a coefficient of 0.8 shall be used for designing the pipe. Details of the storage system shall be submitted to and approved by the Principal Certifying Authority **prior to the issue of a Construction Certificate**.
- c. All surface inlet drains upstream of the on-site detention basin must be designed so that there is no overflow before the storage is full.

General Conditions (DAGC)**DAGC001 APPROVED PLANS AND REFERENCE DOCUMENTATION**

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No.

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

2016/195:

Drawing No.	Title/Description	Prepared By	Issue/ Revision & Date	Date Received by Council
A1101	Demolition Plan	Ghazi Al Ali Architect	A	22 December 2016
A1200	Basement Plan	Ghazi Al Ali Architect	B	10 March 2017
A1201	Ground Floor Plan	Ghazi Al Ali Architect	D	30 March 2017.
A1202	Level 01-03	Ghazi Al Ali Architect	D	30 March 2017.
A1203	Level 04	Ghazi Al Ali Architect	D	30 March 2017.
A1204	Roof Plan	Ghazi Al Ali Architect	B	23 March 2017.
A1500	West & East Elevation Plan	Ghazi Al Ali Architect	D	30 March 2017
A1501	North & South Elevation	Ghazi Al Ali Architect	D	30 March 2017
A1601	Material Schedule	Ghazi Al Ali Architect	B	23 March 2017.
A1602	Material Board	Ghazi Al Ali Architect	A	30 March 2017
A1700	Section AA & Section BB Plan	Ghazi Al Ali Architect	B	10 March 2017
SW01	Stormwater Concept Design Plan – Cover Sheet	SGC Engineering	C	20 April 2017
SW02	Stormwater Concept Design Plan – Basement and Roof Plan	SGC Engineering	C	20 April 2017
SW03	Stormwater Concept Design Plan – Ground Floor Plan	SGC Engineering	C	20 April 2017
SW04	Stormwater Concept Design Plan – Level 01 Plan	SGC Engineering	C	20 April 2017
SW05	Stormwater Concept Design Plan – Details Sheet	SGC Engineering	C	20 April 2017
SW06	Erosion and Sediment Control Plan	SGC Engineering	C	20 April 2017
SW07	Stormwater Concept Design – MUSIC Catchment Plan	SGC Engineering	C	20 April 2017
SW08	Stormwater Concept Design – OSD Catchment Plan	SGC Engineering	C	20 April 2017
SW09	Stormwater Concept Design – Site Plan/Long Section	SGC Engineering	C	20 April 2017
LPDA-16- 469/1	Landscape Plan	Conzept Landscape Architects	A	22 December 2016
A2301	Typical Kitchen Details	Ghazi Al Ali Architect	A	22 December 2016

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/195:

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

Title / Description	Prepared By	Issue/ Revision & Date	Date Received by Council
Statement of Environmental Effects	Ghazi Al Ali Architect	A	22 December 2016
Plan of Management	Nexus Environmental Planning	A	22 December 2016
Acoustic Report	Acoustic Consulting Engineers	A	22 December 2016
Disability Access Report	Access Solutions	A	22 December 2016.
Flood Assessment Report	SGC Engineering	A	17 March 2017
Section J Compliance Report	Gradwell Consulting	A	22 December 2016
Geotechnical Investigation Report	Geo-environmental Engineering	A	22 December 2016
Traffic and Parking Assessment Report	Parking & Traffic Consultants	A	22 December 2016
Waste Management Plan	Ghazi Al Ali Architect	A	22 December 2016
BCA Indicative Compliance Report	Building Innovations Australia	A	22 December 2016
Stage 1 Preliminary Environmental Site Investigation Report	Geo-environmental Engineering	A	22 December 2016

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. However, the conditions of this consent shall prevail to the extent of any inconsistency.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

DAGC004 BOARDING HOUSE (APPROVED USE)

This approval is granted for the use of the land for the purposes of a Boarding House comprising a maximum of 52 Boarding Rooms (plus one Manager's Room). This includes six (39) double rooms (maximum 2 persons per room) and eleven (11) single rooms (maximum 1 person per room).

All lodgers shall be required to reside on the premises for a minimum period of three (3) months in accordance with the definition of a Boarding House under the Strathfield Local Environmental Plan 2012.

The approved boarding house must operate within the definition of 'boarding house' under SLEP 2012. The approved boarding house cannot be strata or community title subdivided.

(Reason: To clarify the terms of the approval and to control the maximum number of lodgers living in the premises at any one time)

DAGC005 BUILDING HEIGHT (MAXIMUM RL TO BE COMPLIED WITH)

The height of the building measured to Australian Height Datum (AHD) must not exceed Relative Level (RL) 28.80AHD to the ridge of the lift shaft and 28.20AHD to the remaining roof ridge of the

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

building.

(Reason: To ensure the approved building height is complied with)

DAGC007 CONSTRUCTION HOURS

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners)

DAGC008 CONSTRUCTION WITHIN BOUNDARIES

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site).

DAGC009 DEMOLITION (GENERALLY)

Alteration and demolition of the existing building is limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is not shown to be altered or demolished.

(Reason: To ensure compliance with the approved development)

DAGC011 DEMOLITION (SITE SAFETY FENCING)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

- (i) payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- (ii) provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety)

DAGC016 LANDSCAPING (CANOPY TREES IN FRONT SETBACK)

New development shall provide at least two (2) canopy trees within the front setback adjacent the front boundary (existing trees may be included). New canopy trees shall be at least three (3) metres high at the time of planting and capable of reaching a mature height of 10m.

Species shall be selected from Council's Recommended Tree List (Available from Council's website or from the Customer Service Centre). Compliance with this condition is to be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

(Reason: To ensure the landscape character of the locality is maintained)

DAGC017 LANDSCAPING (IRRIGATION OF COMMON AND PRIVATE LANDSCAPE AREAS)

All common and private landscape areas including all planters are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance)

DAGC022 MATERIALS (EXTERNAL MATERIALS AND REFLECTIVITY)

All external materials and finishes including windows and doors and roofing materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority.

(To minimise excessive glare and reflectivity)

DAGC023 MATERIALS (SCHEDULE OF EXTERNAL MATERIALS, FINISHES AND COLOURS)

The external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent)

DAGC024 PRINCIPAL CERTIFYING AUTHORITY (PCA) IDENTIFICATION SIGN

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

- (a) The Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- (b) The Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person.
- (c) The sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement)

DAGC025 PRIVACY (SCREEN PLANTING TO SIDE AND REAR BOUNDARIES)

Evergreen shrubs with a minimum 5 litre container size achieving a minimum mature height of 3m shall be planted along the side and rear boundaries to provide suitable privacy screening. Screen planting shall be maintained at all times. Details of the selected plants shall be submitted to and approved by the Principal Certifying Authority. Compliance with this condition shall be certified by the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To maintain privacy amenity to neighbouring residences)

DAGC027 SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (a) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- (b) Demolition must be carried out by a registered demolition contractor.
- (c) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- (d) No blasting is to be carried out at any time during construction of the building.
- (e) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (f) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (g) Any demolition and excess construction materials are to be recycled wherever practicable.
- (h) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (i) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (j) All waste must be contained entirely within the site.
- (k) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (l) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (m) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- (n) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (o) Public footways and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
- (p) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (q) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (r) Any work must not prohibit or divert any natural overland flow of water.
- (s) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
- (t) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DAGC031 WASTE (TRACKABLE)

Removal of trackable waste (as defined by the NSW Environment Protection Authority) from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005 for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed on land without permission of the land owner and must with the provisions of the

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

Protection of the Environment and Operations Act 1997.

Reason: To ensure compliance with legislation)

Conditions to be satisfied prior to the issue of a Construction Certificate (DACC)**DACC001 ACCESS (ACCESS FOR PEOPLE WITH DISABILITIES)**

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, plans shall be notated demonstrating compliance, and approved by the Principal Certifying Authority

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC002 ACCESS (DISABLED TOILETS)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, plans shall be notated demonstrating compliance, and approved by the Principal Certifying Authority.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC007 BASIX COMMITMENTS

The approved BASIX Certificate shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate.

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Principal Certifying Authority and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the Environmental Planning and Assessment Act 1979.

All commitments in the BASIX Certificate must be shown on the plans accompanying the Construction Certificate.

(Reason: Statutory compliance)

DACC008 BICYCLE STORAGE PROVISION

On-site provision for bicycle storage facilities shall be in accordance with the Strathfield Consolidated Development Control Plan 2005. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDCP 2005 and to encourage sustainable transport options)

DACC009 BOARDING HOUSE (CONSTRUCTION OF)

The construction of the boarding house shall comply with all applicable legislation/regulation and standards, including:

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

- (i) Boarding Houses Act 2012;
- (ii) Boarding Houses Regulation 2013;
- (iii) Local Government Act 1993; and
- (iv) Local Government Regulation 2005.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To ensure compliance with relevant legislation)

DACC010 BUILDING CODE OF AUSTRALIA (COMPLIANCE WITH)

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000)

DACC011 CAR PARKING (BASEMENT CAR PARKING REQUIREMENTS)

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

- 1) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
- 2) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
- 3) Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
- 4) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development)

DACC013 CAR PARKING (REQUIREMENTS FOR MULTIPLE USE BUILDINGS)

The following car parking and service vehicle requirements apply:-

- (a) 23 car spaces shall be provided on the development site. This shall consist of:
 - (i) 11 residential spaces;
 - (ii) 11 motorcycle spaces; and
 - (iii) 1 car parking spaces for people with mobility impairment, in accordance with AS 2890.1.
- (b) All car spaces shall be allocated and marked according to this requirement.
- (c) If the development is to be strata subdivided, the car park layout must reflect the above allocation and thereafter be regarded as part of the entitlement of that strata lot.
- (d) Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.
- (e) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.
- (f) The parking bays shall be delineated by line marking.
- (g) Visitor spaces shall be clearly line marked and/or signposted and shall only be used by persons visiting residents of the property or commercial/business/retail premises located within the development. Visitor spaces shall not be allocated as permanent residential parking spaces. Access to visitor parking spaces shall not be restricted without

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development approval and a sign shall be erected at the vehicular entrance indicating the availability of visitor parking.

- (h) The following traffic control measures shall be implemented on site:-
- (i) Signage indicating 'Entry Only' shall be prominently displayed at the entrance to the development.
 - (ii) Signage indicating 'Exit Only' shall be prominently displayed at the exit to the development.
 - (iii) One-Way directional arrows shall be painted on the driveway pavement to indicate the required vehicular directional movement through the car parking area.

Details demonstrating compliance with this condition shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure car parking provision in accordance with this consent)

DACC015 CAR PARKING (VEHICULAR ACCESS RAMPS)

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

- 1) Longitudinal section along the extreme wheel paths of each driveway/access ramp at a scale of 1:25 demonstrating compliance with the scraping provisions of AS/NZS 2890.1:2004. It shall include all levels and grades, including those levels stipulated as boundary levels, both existing and proposed. It shall extend from the centre-line of the roadway through to the parking area.
- 2) Sections showing the clearance to the underside of any overhead structure (minimum headroom requirements 2200mm minimum for standard headroom clearance or 2400mm where disabled access provisions are to be provided) demonstrating compliance with the provisions of AS/NZS 2890.1:2004.
- 3) Longitudinal section along the gutter line showing how it is intended to transition the vehicular crossing into the existing kerb and gutter. Boundary levels shall generally run parallel with the kerb levels.
- 4) Location of verge trees, street furniture and service installations.
- 5) Superimposition of vehicle turning circles for access into parking spaces.
- 6) Certification that the design complies with AS/NZS 2890.1:2004 by a Qualified Engineer.

The certification referred to in (vi) above shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate (for the design) and to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the 'as-built works'.

(Reason: To ensure adequate vehicular access can be achieved)

DACC016 CAR PARKING (COMPLIANCE WITH AS/NZS 2890.1:2004)

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure compliance with Australian Standards relating to parking of vehicles)

DACC017 CAR PARKING (VEHICULAR CIRCULATION, AISLE AND RAMP WIDTHS)

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

Vehicular manoeuvring paths are to be prepared demonstrating that all vehicles can enter or depart the site in a forward direction without encroaching on required car parking spaces.

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and

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parking of vehicles)

DACC019 COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions)

DACC020 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- 1) Detailed information on any approvals required from other authorities prior to or during construction.
- 2) Traffic management, including details of:
 - (a) ingress and egress of vehicles to the site;
 - (b) management of loading and unloading of materials;
 - (c) the location of heavy vehicle parking off-site; and
 - (d) designated routes for vehicles to the site.
- 3) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- 4) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - (a) the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - (b) procedures to prevent run-off of solid material and waste from the site.
- 5) Waste management, including:
 - (a) details of the types and estimated volumes of waste materials that will be generated;
 - (b) procedures for maximising reuse and recycling of construction materials; and
 - (c) details of the off-site disposal or recycling facilities for construction waste.
- 6) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- 7) A soil and water management plan, which includes:
 - (a) measures to minimise the area of soils exposed at any one time and conserve top soil;
 - (b) identification and protection of proposed stockpile locations;
 - (c) preservation of existing vegetation and revegetation;
 - (d) measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - (e) measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - (f) details of sediment and erosion control measures in place before work commences;
 - (g) measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - (h) details of drainage to protect and drain the site during works.
- 8) Asbestos management procedures:
 - (a) Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a

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- current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
- (b) Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - (c) Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - (i) The Work Health and Safety Act 2011;
 - (ii) The Work Health and Safety Regulation 2011;
 - (iii) How to Safely Remove Asbestos Code of Practice – WorkCover 2011; and
 - (iv) Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - (d) Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - (e) The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - (i) the date and time when asbestos removal works will commence;
 - (ii) the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - (iii) the full name and license number of the asbestos removalist/s; and
 - (iv) the telephone number of WorkCover's Hotline 13 10 50
 - (v) warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - (vi) appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment)

DACC021 DILAPIDATION REPORT (PRE-COMMENCEMENT)

Subject to access being granted, a pre-commencement Dilapidation Report is to be undertaken on all adjoining properties, which in the opinion of a suitably qualified engineer, could be potentially affected by the construction of the project. The Dilapidation Report shall be carried out prior to the issue of a Construction Certificate.

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant

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must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs)

DACC025 EXCAVATION (AFFECTING ADJOINING LAND)

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- 1) protect and support the adjoining premises from possible damage from the excavation, and
- 2) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety)

DACC030 FIRE SAFETY SCHEDULE

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979)

DACC036 HOARDINGS

A Hoarding Application for the erection of a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained.

The relevant application form shall be submitted to Council with a footpath occupancy fee based on the area of footpath to be occupied according to Council's Schedule of Fees and Charges, and the application shall be approved before the commencement of work.

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy also provided to Council.

The Policy is to note Council as an interested party. The copy is to be provided to Council, prior to the issue of a Construction Certificate.

(Reason: Public safety)

DACC038 LANDSCAPING (MAINTENANCE STRATEGY)

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the

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Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival)

DACC050 SECTION 94 CONTRIBUTIONS (DIRECT CONTRIBUTIONS PLAN)

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

1. Provision of Community Facilities	\$97,176.51
2. Provision of Major Open Space	\$451,747.65
3. Provision of Local Open Space	\$151,525.52
4. Provision Roads and Traffic Management	\$27,172.02
5. Administration	\$8,379.29
6. TOTAL	\$736,000.99

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development)

DACC052 SECURITY PAYMENT (DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE)

A security payment of **\$5,254.00** in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply) shall be paid to Council prior to the issue of a Construction Certificate. The security payment is GST inclusive and comprises the following:

(i) Refundable tree protection bond	\$1,000.00
(ii) Refundable works bond	\$4,000.00
(iii) Non-refundable administration fee (\$127/bd)	\$5,254.00
(iv) TOTAL	\$5,254.00

The security payment covers the following matters and will be released upon satisfactory completion of these items:

- installation and maintenance of sediment control measures for the duration of construction activities;
- tree final inspection to ensure that Council's street trees have been retained, protected or replanted in accordance with conditions of consent and/or Arborists' report for the post final inspection twelve (12) month period; and
- Ensuring no damage occurs to or building debris/materials are left on Council land including footpath, nature strip, kerb and gutter. The security bond may be used to

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recover the costs incurred by Council in cleaning and restoring the land to its original condition.

(Reason: Protection of Council infrastructure)

DACC059 WORKS PERMIT

A Works Permit shall be obtained from Strathfield Council at least five (5) working days prior any work (including demolition, excavation and the erection of site fencing/hording). The approved Works Permit and any approved Construction Traffic Management Plan must be complied with at all times until all demolition, building, engineering and construction work associated with the development has been completed. The permit must be retained on site at all times.

(Reason: Council requirement)

DACC060 WORKS (WITHIN THE ROAD RESERVE)

- (a) Detailed drawings including long and short sections and specifications of all works within existing roads (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage) shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and all fees and charges paid, prior to the issue of a Construction Certificate.
- (b) Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.
- (c) Upon completion of the works, the Applicant is to provide to Council with electronic copies of 'Work as Executed Plans'. The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor.
- (d) The Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works.
- (a) All civil engineering works adjacent/near/outside 10 Homebush Road, Strathfield are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work, after it has been completed and approved. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

(Reason: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works)

DACC061 TRAFFIC (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

The following matters should be addressed in the CTMP (where applicable):

- 1) A description of the demolition, excavation and construction works
- 2) A site plan/s showing the site, roads, footpaths, site access points and vehicular movements
- 3) Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site)
- 4) Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network
- 5) Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways.
- 6) Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.)
- 7) Proposed hours of construction related activities and vehicular movements to and from the site
- 8) Current/proposed approvals from other Agencies and Authorities (including Roads and

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- Maritime Services, Police and State Transit Authority)
- 9) Any activities proposed to be located or impact upon Council's road, footways or any public place
 - 10) Measures to maintain public safety and convenience
 - 11) Any proposed road and/or footpath closures
 - 12) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site.
 - 13) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council.
 - 14) Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road).
 - 15) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
 - 16) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected.
 - 17) An on-site parking area for employees, tradespersons and construction vehicles as far as possible.
 - 18) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period.
 - 19) How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period)

DACC066 VENTILATION SYSTEMS (MECHANICAL)

The mechanical ventilation system is to comply with the following:

- (a) The Building Code of Australia;
- (b) Protection of the Environment Operations Act 1997; and
- (c) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

Details demonstrating compliance with the above are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the mechanical ventilation system complies with the relevant requirements/standards).

DACC069 WASTE (GARBAGE ROOMS OR GREASE ARRESTOR ROOMS)

Garbage rooms or grease arrester rooms must be constructed of solid material: cement rendered and steel trowelled to a smooth even surface. The door to the garbage room is to be designed and constructed to ensure the room is vermin proof and can be opened from the inside at all times. The garbage room is to be ventilated to the external air by natural ventilation or an approved air handling exhaust system.

(Reason: To keep garbage rooms in a clean and sanitary condition to protect public health)

DACC073 WORKS ZONE (APPROVAL BY COUNCIL'S TRAFFIC COMMITTEE)

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and

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tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement)

Conditions to be satisfied prior to the Commencement of Works (DAPC)**DAPC001 APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY**

No work shall commence in connection with this Development Consent until:

- 1) A construction certificate for the building work has been issued by:
 - (a) the consent authority; or
 - (b) a Principal Certifying Authority; and
- 2) the person having the benefit of the development consent has:
 - (a) appointed a principal certifying authority for the building work, and
 - (b) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- 3) the principal certifying authority has, no later than 2 days before the building work commences:
 - (a) notified the Council of his or her appointment, and
 - (b) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- 4) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - (a) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - (b) notified the principal certifying authority of such appointment, and
 - (c) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- 5) the person having the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

(Reason: Statutory requirement)

DAPC003 NOTICE OF COMMENCEMENT

No work shall commence until the following details are submitted to Council:

- 1) A Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to

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- commence works associated with the Development Consent;
- 2) Details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
 - 3) Details of the name, address and licence details of the Builder.

(Reason: Statutory requirement)

Conditions to be satisfied during Demolition and Building Works (DADW)**DADW001 CONTAMINATED LAND UNEXPECTED FINDS**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements)

DADW002 FILL MATERIAL

The only waste derived material which may be received at the development site is:

- (i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- (ii) Any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any (b)-type material received at the development site must be accompanied by documentation certifying by an appropriately qualified environmental consultant the materials compliance with the exemption conditions; and this documentation must be provided to the Principal Certifying Authority on request.

(Reason: To ensure imported fill is of an acceptable standard for environmental protection purposes)

DADW007 PUBLIC INFRASTRUCTURE AND SERVICES

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services)

DADW010 SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- 1) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- 2) Demolition must be carried out by a registered demolition contractor.
- 3) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the

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- footpath opening for the full width of the fence.
- 4) No blasting is to be carried out at any time during construction of the building.
 - 5) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
 - 6) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
 - 7) Any demolition and excess construction materials are to be recycled wherever practicable.
 - 8) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
 - 9) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
 - 10) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
 - 11) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
 - 12) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
 - 13) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
 - 14) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
 - 15) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
 - 16) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - 17) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.

Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DADW011 SURVEY REPORT OF APPROVED LEVELS (DURING AND POST CONSTRUCTION)

A Survey Certificate to Australian Height Datum shall be prepared by a Registered Surveyor as follows:-

- 1) At the completion of the first structural floor level prior to the pouring of concrete indicating the level of that floor and the relationship of the building to the boundaries.
- 2) At the completed height of the building, prior to the placement of concrete in form work, or the laying of roofing materials.
- 3) At the completion of the development.

Progress certificates in response to points (1) through to (3) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed until such survey information is submitted to and approved by the Principal Certifying Authority.

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(Reason: To ensure compliance with the approved plans)

Conditions to be satisfied prior to the issue of an Occupation Certificate (DAOC)

DAOC006 ENGINEERING WORKS (CERTIFICATION OF)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- 1) the stormwater drainage system; and/or
- 2) the car parking arrangement and area; and/or
- 3) any related footpath crossing works; and/or
- 4) the proposed basement pump and well system; and/or
- 5) the proposed driveway and layback; and/or
- 6) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management)

DAOC007 FIRE SAFETY (CERTIFICATION)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the *Environmental Planning & Assessment Regulation 2000*.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the *Environmental Planning & Assessment Regulation 2000*.

A copy of the fire safety certificate and fire safety schedule shall be:-

- 1) submitted to Strathfield Council;
- 2) submitted to the Commissioner of the New South Wales Fire Brigade; and
- 3) prominently displayed in the building.

(Reason: Fire safety and statutory requirement)

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

DAOC011 LANDSCAPING (ARBORIST'S FOLLOW UP REPORT OF TREE/S TO BE RETAINED)

As part of the on-going assessment of the tree/s to be retained, the consulting arborist engaged by the applicant is to assess their health and any impacts suffered by them as a result of the proposed approved development, prior to the issue of an Occupation Certificate. Findings are to be compiled in a detailed report and submitted to the Principle Certifying Authority, which documents the following:

- 1) methods of excavation or construction used to carry out the works;
- 2) any damage sustained by the tree/s as a result of the works;
- 3) any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage and
- 4) any future or on-going remedial work required to be carried out to ensure the long term retention of the tree/s

(Reason: Ensure survival of trees to be retained)

DAOC013 OCCUPATION OF BUILDING

A person must not commence occupation or use (*or change of use where an existing building*) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- 1) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- 2) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement)

DAOC019 STORMWATER (COVENANT AND RESTRICTION AS TO USER FOR STORMWATER CONTROLLED SYSTEMS)

A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property detailing the:

- (a) On-site stormwater detention system **AND**
- (b) All Water Sensitive Urban Design components

incorporated in the development. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgement at Land & Property Information NSW. The Instrument shall be registered and a registered copy of the document shall be submitted to and approved by the consent authority **prior to the issue of an Occupation Certificate/use of the building.**

The positive covenant is required to prevent future modification or alteration without the written consent of the consent authority, and to ensure suitable maintenance is carried out.

(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard)

DAOC021 VENTILATION SYSTEMS (MECHANICAL)

The mechanical ventilation system is to comply with the following:

- (a) The Building Code of Australia;
- (b) Protection of the Environment Operations Act 1997; and
- (c) Australian Standard AS1668-1991.

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

At the completion of the installation of the mechanical exhaust ventilation system, a certificate from a practising mechanical engineer shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate demonstrating compliance with the above.

(Reason: To ensure the mechanical exhaust ventilation system complies with the relevant requirements/standards)

Conditions to be satisfied during Ongoing Use of the premises (DAOU)**DAOU002 BOARDING HOUSE (ONGOING USE OF)**

Ongoing operation of the approved use for the purpose of a boarding house shall comply with the following:

- 1) Use of the premises shall remain consistent with the definition of 'boarding house' as defined under Strathfield Local Environmental Plan 2012 as a building that:
 - (a) is wholly or partly let in lodgings, and
 - (b) provides lodgers with a principal place of residence for 3 months or more, and
 - (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
 - (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgersbut does not include backpackers' accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.
- 2) Subdivision of the approved boarding house under strata or community title is prohibited.
- 3) The use and operation of the boarding house shall comply with all applicable legislation/regulation and standards, including:
 - Boarding Houses Act 2012;
 - Boarding Houses Regulation 2013;
 - Local Government Act 1993; and
 - Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation 2005.
- 4) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within the bedroom or cubicle in accordance with the relevant provisions under the *Public Health Act 1991* for each person.
- 5) No speakers or music is permitted outdoors or in the communal areas

(Reason: To minimise the impact of the boarding house on surrounding residences)

DAOU006 FIRE SAFETY (ANNUAL STATEMENT)

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:-

1. Forwarded to the Commissioner of the New South Wales Fire Brigade; and
2. Prominently displayed in the building

(Reason: Fire safety)

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)

DAOU018 NOISE (COMPLAINTS RELATING TO USE OR MACHINERY)

The use of the premises shall comply with the requirements of the *Protection of the Environment Operations (Noise Control) Regulation 2008*.

Should substantiated complaints or breaches of noise regulations occur, a suitably qualified acoustic consultant shall be engaged by Council to measure noise emanating from the building/premises and to recommend appropriate action. The cost of such an appointment shall be borne by the operator/owner and any works recommended by the acoustic consultant shall also be borne by the operator/owner and carried out within a time frame set by Council.

(Reason: Noise control and amenity)

DAOU020 NOISE (NO AMPLIFIED MUSIC)

Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the *Protection of the Environment Operations Act 1997*. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.

Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

(Reason: Environmental amenity)

DAOU025 POLLUTION (COMPLIANCE WITH PEOA 1997 GENERALLY)

The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the *Protection of the Environment Operations Act 1997*.

(Reason: Environmental protection)

DAOU037 WASTE AND RECYCLING (COLLECTION HOURS)

The collection of waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

Garbage and recycling must not be placed on the kerbside for collection more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one (1) hour of collection and returned to the designated garbage storage area(s).

The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the food premises.

All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

(Reason: To regulate noise and garbage collection arrangements) DAOU008 - Flashing lights and lighting nuisance

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: Environmental amenity and to mitigate any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists)

10 Homebush Road, Strathfield - Lot 10 DP2461 (Cont'd)**DAOU038 WASTE (CONTROL OF LITTER)**

The occupant or person in control of the premises must take all practicable steps to ensure that the area of public footpath or public area adjacent to the premises is maintained in a clean and tidy condition. Where a litter problem arises and the offending material is found to usually include wrappers, containers or the like, and remains of goods or items which it might reasonably be assumed were purchased at the subject premises, the shopkeeper must comply with any direction of Strathfield Council with regard to the regular sweeping, collection and disposal of rubbish.

(Reason: Environmental health)

ATTACHMENTS

1. Plans
2. Map



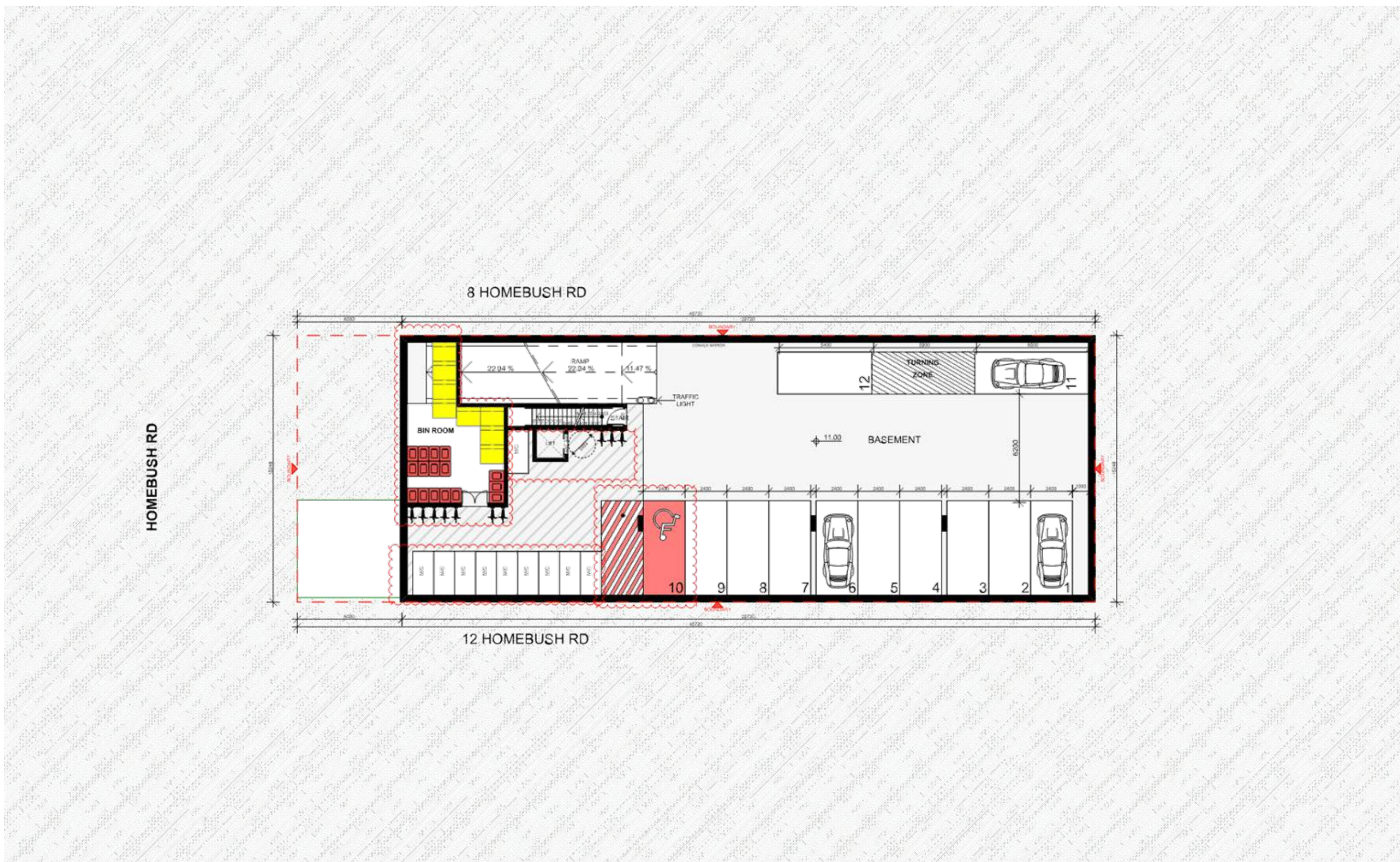
LEGEND

TO BE DEMOLISHED

PROPOSED DEVELOPMENT



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LEVEL 01-03 FLOOR PLAN @ 1:200

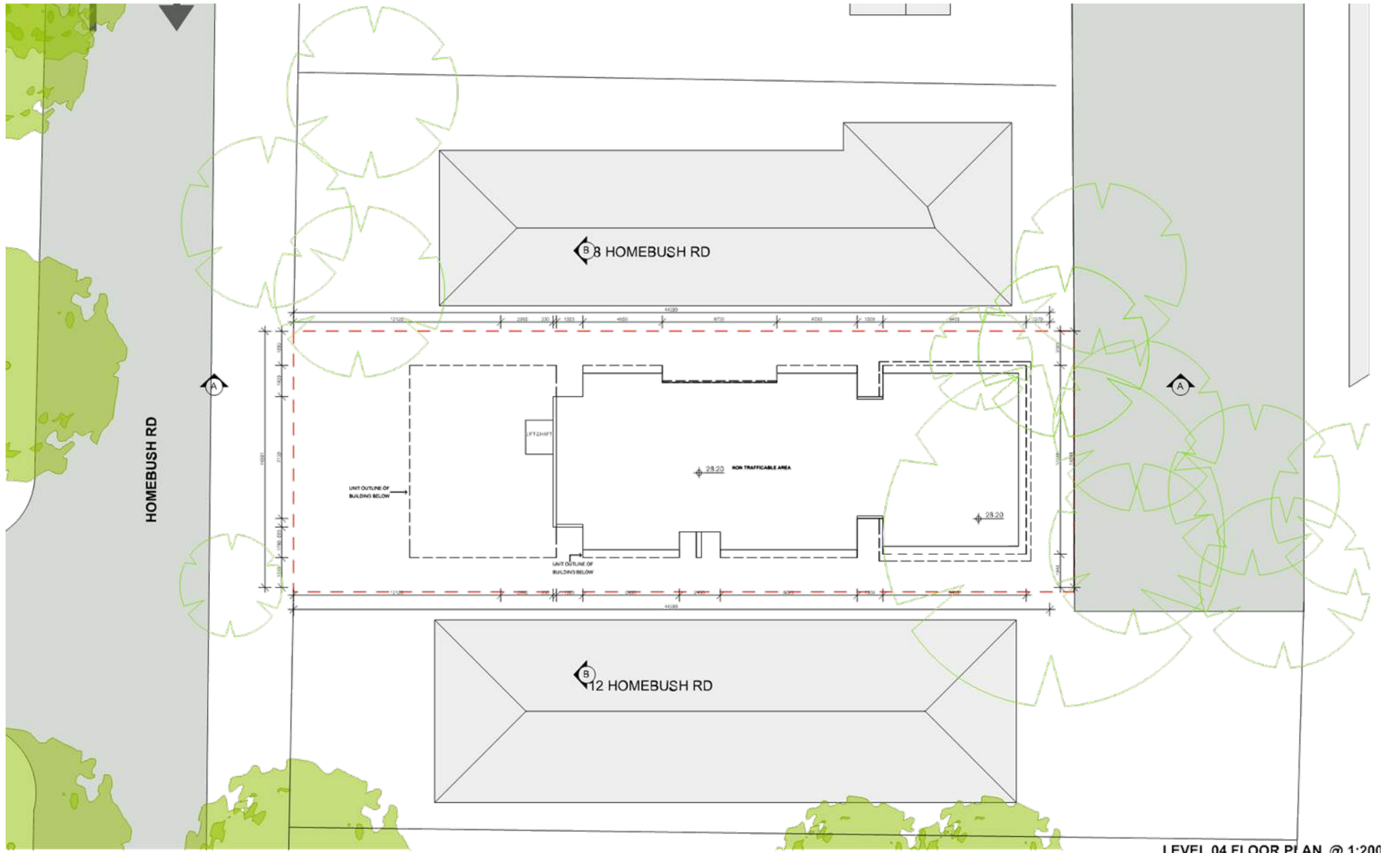
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LEVEL 04 FLOOR PLAN @ 1:200



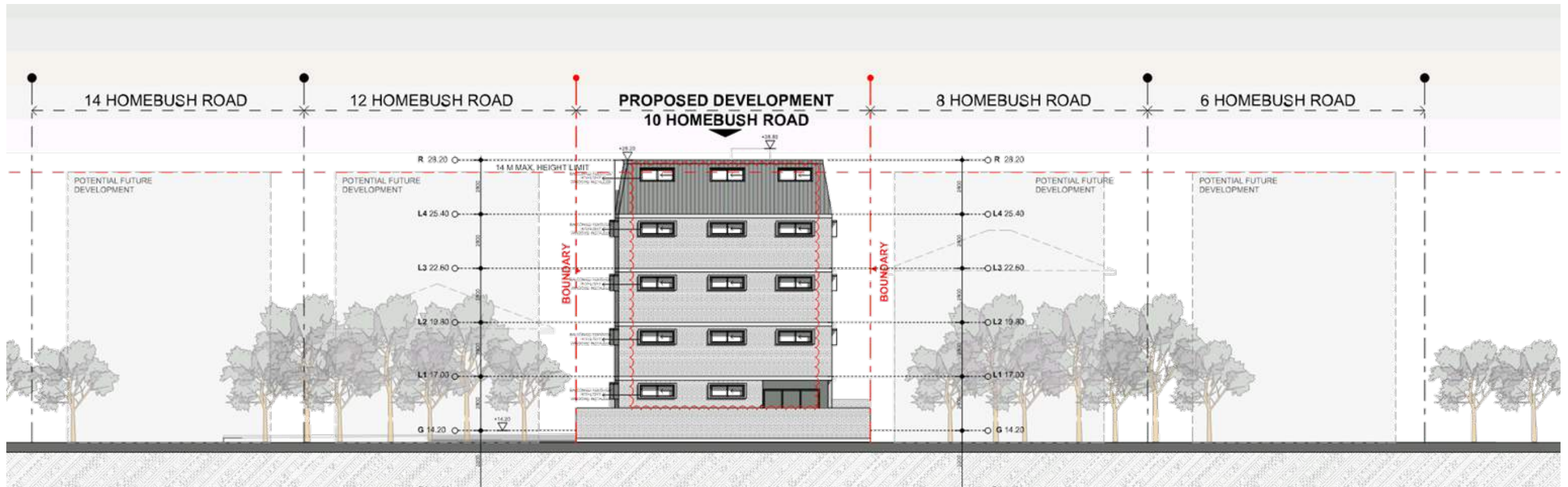
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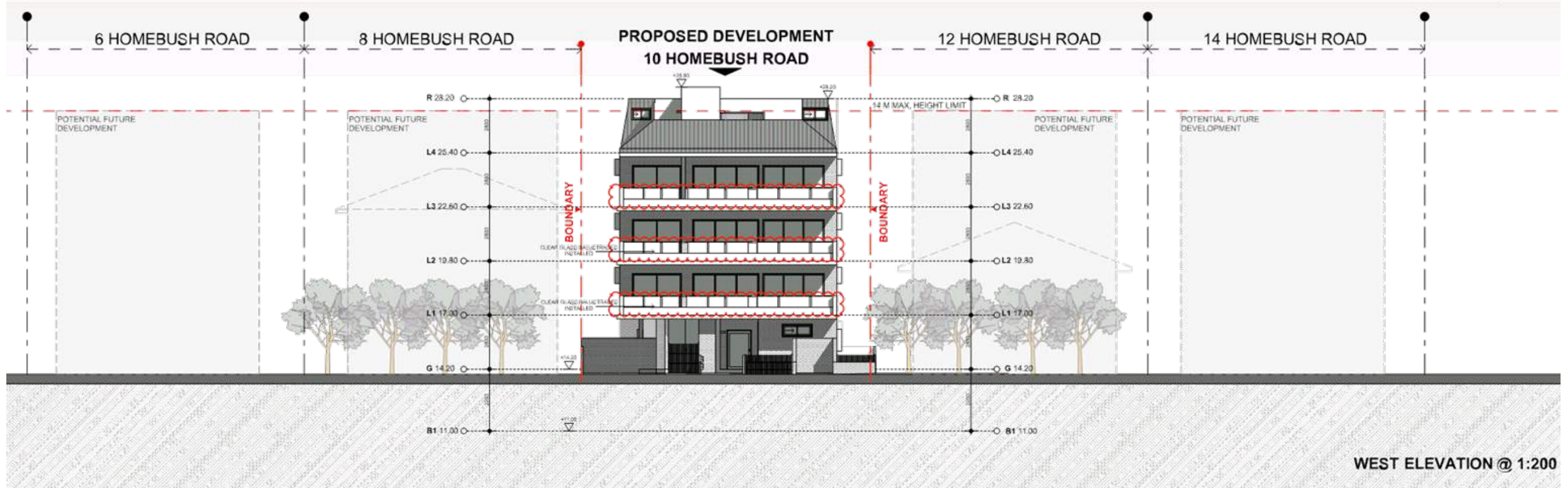
LEVEL 04 FLOOR PLAN @ 1:200

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				<p>QUANTITY SURVEY: CONSTRUCTION</p>	<p>GEOTECHNICAL: CONSTRUCTION</p>	<p>HERITAGE: BUILDING INNOVATIONS AUSTRALIA</p>	<p>WASTE MANAGEMENT: GHAZI AL ALI ARCHITECTS</p>	<p>DRAWN BY: GHAZI AL ALI ARCHITECTS</p>	<p>CHECKED BY: GHAZI AL ALI ARCHITECTS</p>	<p>DATE: 10/04/2017</p>	<p>SCALE: 1:200</p>	<p>PROJECT NO: A1204</p>	<p>69.15</p>			

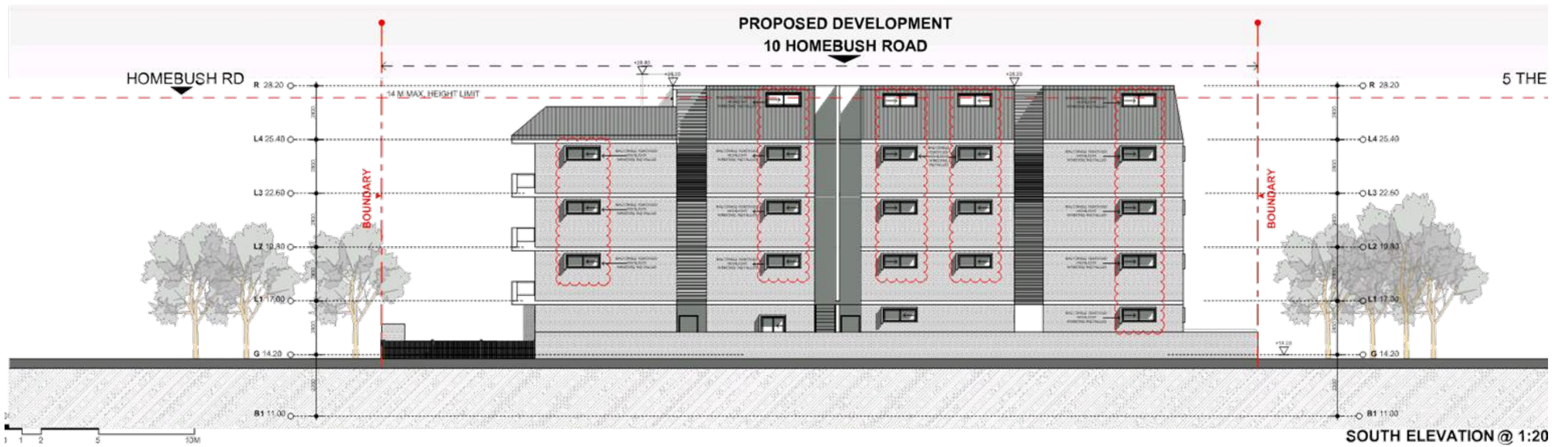


EAST ELEVATION @ 1:200

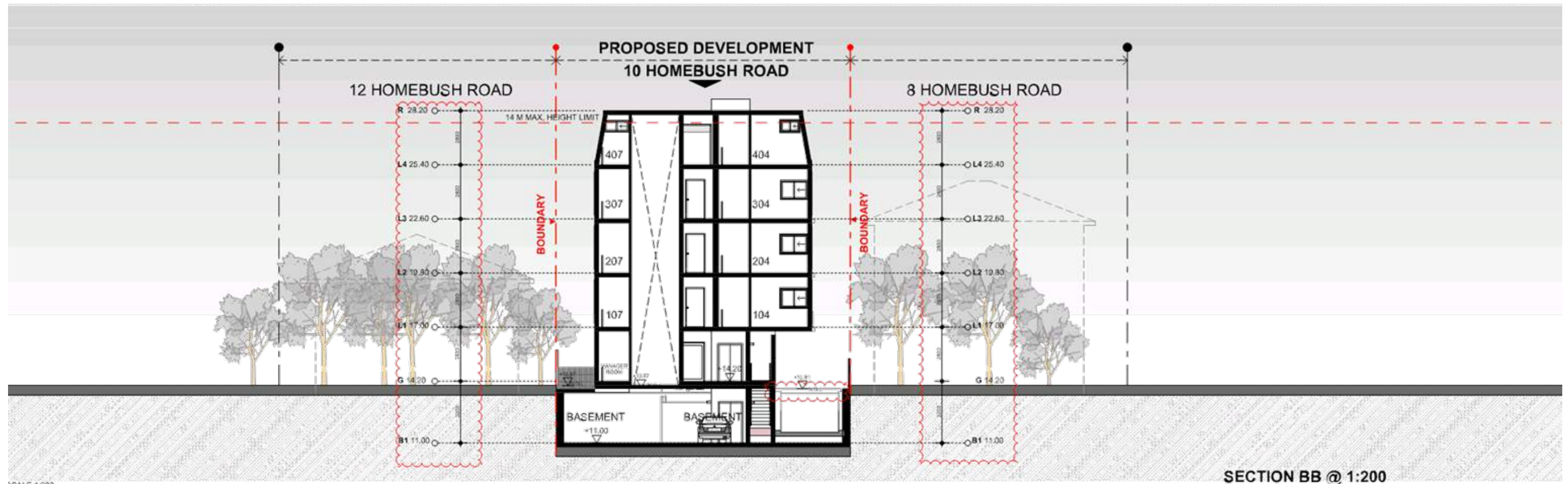
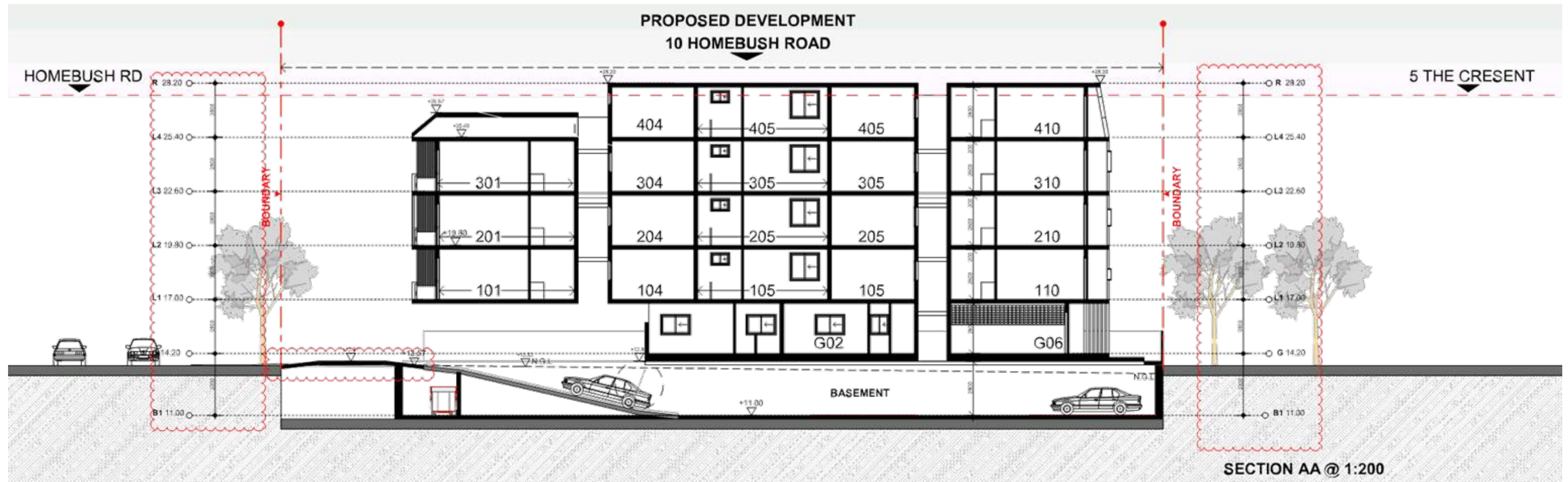


WEST ELEVATION @ 1:200

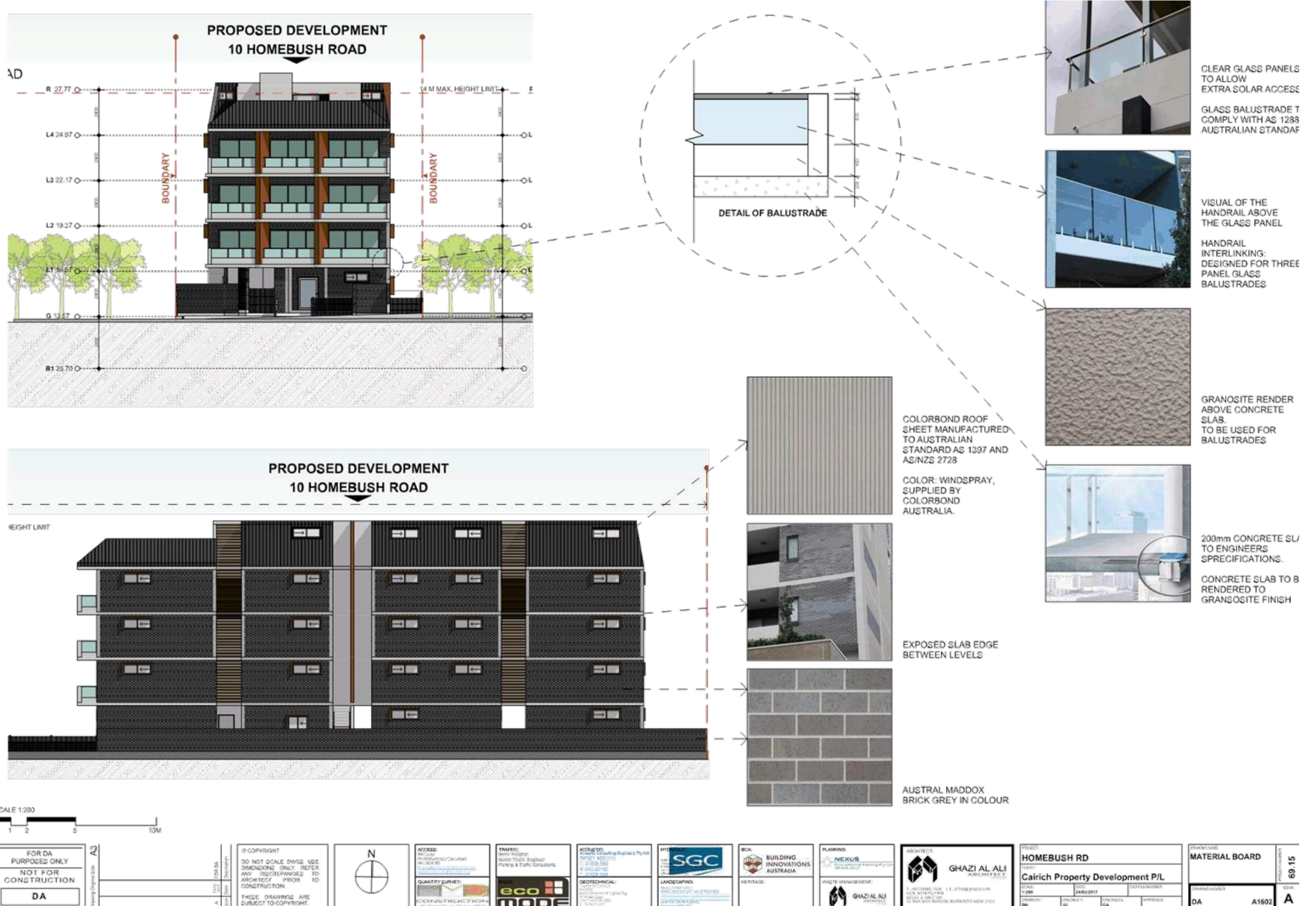
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TO: Strathfield Independent Hearing and Assessment Panel Meeting - 4 May 2017
REPORT: SIHAP – Report No. 2
SUBJECT: 36A WATER STREET, BELFIELD - LOT 1, DP 1079450
DA NO. 2016/186

SUMMARY

Proposal: Alterations and additions to an existing heritage listed dwelling to provide a boarding house (Affordable Rental Housing SEPP 2009).

Applicant: B Spatial Design

Owner: Messers CC & JP Boustani

Date of lodgement: 8 December 2016

Notification period: 20 December 2016 to 16 January 2017

Submissions received: One (1) petition containing (38) signatures was received

Assessment officer: LM

Estimated cost of works: \$850,000.00

Zoning: R2 – Low Density Residential - SLEP 2012

Heritage: Heritage Item No.1

Flood affected: Yes

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

Approval is sought for alterations and additions to an existing heritage listed dwelling to provide a boarding house accommodating a maximum of (19) lodgers under the Affordable Rental Housing SEPP 2009.

The application and plans were notified in accordance with Part L of the Strathfield Consolidated Development Control Plan 2005 from 20 December 2016 to 16 January 2017. One (1) written submission was received raising concerns with traffic congestion, parking, overshadowing, visual privacy, drainage, sewage, acoustic amenity and streetscape.

As discussed in this report, the application has been modified to address streetscape, acoustic amenity and visual privacy issues with all objectors' concerns addressed within the submissions section of the report.

The proposal has been assessed under the provisions of State Environmental Planning Policy (Affordable Rental Housing – ARH SEPP) 2009 which seeks to provide an acceptable level of amenity for future residents. The proposal is satisfactory with respect to the relevant legislative provisions of the ARH SEPP, the Strathfield Local Environmental Plan (SLEP) 2012 and relevant DCP 2005 controls.

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Council Officers have sought expert external heritage advice to ensure the integrity of the existing heritage item is retained and restored and that the new addition is compatible with the character, bulk and scale of the original dwelling. Amended plans have been submitted to Council following discussions with the external heritage consultant and architect/applicant to ensure the proposed development is of an acceptable standard.

It is therefore recommended that the Development Application be approved subject to conditions.

BACKGROUND

15 December 2015

A Pre-Lodgement Meeting was held at Council Offices to discuss proposing alterations and additions to the existing heritage listed dwelling, a two (2) lot subdivision and a new two (2) storey dwelling at the subject site. The following issues were raised:

- Subdivision: minimum lot sizes,
- Flood Affectation,
- Dual Occupancy,
- Heritage restrictions & compatibility,
- Bulk of proposed additions,
- Side setbacks,
- Other permissible land uses, and
- Further consultation

The proposal did not proceed to a formal Development Application.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the eastern side of Water Street immediately east of the intersection with Water Street and Excelsior Avenue. The site is a regular-shaped residential allotment providing a frontage of 16.76m, a depth of 53.34m and a total site area of 894.2m².



Figure 1: View of subject site and surrounding residential and open space areas.

The site is presently comprised of a detached single storey cottage which is identified as *Item 1* – weatherboard cottage under Schedule 5 Environmental Heritage of the SLEP, 2012. The cottage's symmetrical façade with weatherboard exterior walls and corrugated iron bull nose verandah roof

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is representative of early residential development near the Cooks River where market gardens and dairy farms were a major land use in the area.



Figure 2: View of existing heritage dwelling.

The current streetscape is typified by detached dwellings located immediately south and west of the subject site with the Cooks River and surrounding public recreation areas adjoining the site to the rear. Further north of the subject site is an IN1 – General Industrial area which predominantly features warehouse buildings.



Figure 3: View of subject site to the rear

PROPERTY BURDENS AND CONSTRAINTS

As discussed throughout this report, the subject site is flood affected. The proposed development has been designed accordingly to accommodate for the flood affectation of the site.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

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The application seeks Council approval for alterations and additions to an existing heritage listed dwelling to provide a boarding house accommodating a maximum of (19) lodgers under the Affordable Rental Housing SEPP 2009.

Specifically, the elements of the proposal involve:

Alterations and additions to heritage listed dwelling

- Restoration works to the chimney, floorboard, front decking area and roof;
- Removal of fibro cement sheeting and installation of timber weatherboard cladding;
- Partial removal of rear skillion roof to accommodate for first floor addition to the dwelling; and
- Retention of existing original dwelling and removal of rear altered structure adjoining dwelling.

Boarding House

- Original portion of the heritage listed dwelling is to be comprised of a:
 - Reception/administration room;
 - Adaptable bedroom;
 - Bedroom to accommodate for one (1) lodger; and
 - Dining room.
- Rear additions to the heritage listed dwelling are to be comprised of:
 - Ground Floor: Open plan kitchen and communal lounge area; laundry/linen room and accessible bathroom; and
 - First Floor: study area with patio and bedroom for one (1) lodger.
- New boarding house structure comprised of:
 - Linking ground floor and first floor corridor between the heritage dwelling and the new structure;
 - The new boarding house structure is to be comprised of eight (8) separate bedrooms each with ensuite and kitchen area;
 - Ground floor terrace toward the rear; and
 - First floor patios toward the rear.
- Associated landscaped areas including private open space located within the central portion of the building upon the southern side setback of the site.

Note: Amended plans were submitted during the assessment process deleting the new attached rear additions to the heritage dwelling whereby components such as the kitchen, communal lounge area, laundry, lodger room and study above have been relocated to the detached new rear addition of the development.

REFERRALS

The application was forwarded to Council's Health & Building Surveyor, Heritage Consultant, Development Engineer and Tree Coordinator for comment. The following comments were received:

Health & Building Surveyor

- *Bin storage and bulk store area not provided; and*
- *Assessment of potentially hazardous materials prior to any demolition should be conducted.*

Amended plans were submitted during the assessment process and provided for an internal laundry, bin storage and bulk storage area. A condition of consent is recommended to ensure a

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Hazardous Materials Survey is conducted and that any hazardous material is removed from the structures prior to the commencement of works.

Heritage Consultant

- *The proposed conservation and re-use of the historic house is a welcome outcome of the project and should be encouraged by Council.*
- *The introduction of the southern external deck will have no adverse impact on the architectural integrity of the house.*
- *The single storey rear addition to the house follows the traditional pattern of such additions and is acceptable. It could be continued in order to retain the single storey common lounge and a shared study.*
- *The second storey component of the attached building, accommodating a Communal Study, Bedroom, En-suite and upper level deck, with a "barn" style gambrel roof form, is located too close to the rear of the cottage. As a result the larger building volume and visually distinctive roof form visually dominate the small cottage, negatively impacting on its setting and presentation to the streetscape. This section of the building will also be very visible from the street, given the generous spacing between the buildings on either side. It adversely affects the architectural composition of the house and its contribution to the generally single storey cottage character of the street.*
- *It is generally accepted in conservation practice that a development proposal cannot rely on screening by trees or other vegetation to screen an awkward, architecturally unresolved or poorly integrated design.*
- *The location of the rear wing is such that, despite its architectural complexity, it is sufficiently separated from the historic cottage and any single storey rear addition, to generate no unacceptable adverse impact on the cottage.*
- *Given the distance and diagonal nature of the separation and the presence of streetscape trees, it is highly unlikely that the proposed development, or an amended version thereof, will have any negative impact on the heritage significance of the nearby heritage item at 43 Water Street.*
- *It is recommended that Council should refuse the current design, as illustrated in DA 2016-186 unless the second floor component of the rear addition that is attached to the historic cottage, and elevated walkway, are deleted due to their unacceptable impact on the architectural integrity of the cottage. The applicant should be invited to submit an alternative design. This could relocate the deleted accommodation to the proposed rear two (2) storey wing, while maintaining a satisfactory setback from the historic cottage.*

Amended plans were submitted during the assessment process taking into account the abovementioned comments whereby the heritage dwelling has remained as a separate standalone structure with the new rear addition bearing a more simplified design which complements the heritage dwelling on the site.

No further concerns were raised.

Development Engineer

An assessment was undertaken regarding the proposed concept stormwater plan in accordance with Section 4.5 of the Stormwater Management Code 1994, alternatives for sites that do not drain to the street are:

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- *Minor regrading of the site to elevate the building platform to enable gravity drainage to the street frontage (subject to planning/building constraints on floor/roof height and impact on overland flow paths).*
- *Roof or paved areas of less than 40m² being connected to a suitably designed rubble/absorption pit.*
- *Installation of an on-site detention system connecting to a pit and pump system which incorporates twin pumps, and an emergency overflow system connection into a rubble/absorption pit system. The overall system is to be covered by a Restriction As User on the property title covering maintenance.*

Based on the alternatives highlighted, the concept plan was not supported in its current format as the proposed stormwater disposal system did not reflect any of the alternatives highlighted.

Additional documentation was submitted to Council during the assessment process in which no further concerns were raised subject to the imposition of conditions.

Tree Coordinator

An Arborist Report was requested to be submitted to address the retention of the existing trees located upon the southern side boundary of the site.

An arborist report was submitted during the assessment process demonstrating that three (3) of the five (5) trees located upon the southern boundary of the site will be retained with appropriate tree protection measures provided to ensure trees are not damaged during construction.

No further objections raised subject to conditions.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:
(i) any environmental planning instrument

State Environmental Planning Policy (Affordable Rental Housing) 2009

An assessment of the development against the development standards for boarding houses under the ARH SEPP is provided in the table below.

It is relevant to note that the ARH SEPP stipulates that Council is unable to refuse an application where it complies with the minimum standards provided by Clause 29 (refer to shaded section of table).

Clause	Development Control	Required	Proposal	Compliance
26	Permissibility	Permissible in the following zones: <ul style="list-style-type: none"> • R2 Low Density Residential • R3 Medium Density Residential 	The subject site is located within the R2 – Low Density Residential zone under the SLEP, 2012.	Yes

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Clause	Development Control	Required	Proposal	Compliance
		<ul style="list-style-type: none"> • R4 High Density Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use 		
27(2)	Location and access to facilities	<p>If it is located in R2 – must be within an ‘accessible area’</p> <p>accessible area means land that is within:</p> <p>800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or</p> <p>400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday</p>	The subject site is located within 400m walking distance of a bus stop used by frequent bus services.	Yes.
29 Note: Unable to refuse based on compliance these standards	FSR	Max as per SLEP 2012: 0.55:1 (491.84m ²)	0.44:1 (395.33m ²)	Yes.
	Height	Max as per SLEP: 9.5m	9.4m	Yes.
	Landscaping	Front setback is compatible with streetscape	The proposal seeks to retain the existing 5.6m front setback provided for the site.	Yes.
	Solar Access	At least one (1) common area receives at least three (3) hours of direct sunlight between 9am and 3pm, mid-winter	North facing communal lounge, kitchen and dining room will receive minimum 3 hours sunlight access.	Yes.
	Private Open Space	Lodgers: Min 20m ² with min. dimension of 3m	165.56m ² private open space area with a minimum dimension of 3m.	Yes.
	Parking	In an ‘accessible area’: 0.2 spaces per room =3 (2.6) spaces required	Three (3) spaces are proposed and are easily accessible via the driveway and adjoining ramps.	Yes.
	Dwelling size	Single: min 12m ² Other: min 16m ²	Single: min. 13m ² , max. 16m ² Double: min. 19m ²	Yes.
		May have a kitchen/bathroom	Most with private	

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Clause	Development Control	Required	Proposal	Compliance
		however is not required to.	bathrooms and kitchens.	Yes.
30	Standards for Boarding Houses	<p>One (1) communal living room required where there is five (5) or more rooms</p> <p>No boarding room > 25m²</p> <p>No boarding room occupied by > two (2) adult lodgers</p> <p>Adequate bathroom and kitchen facilities available</p> <p>Boarding House Manager where capacity of > 20 lodgers</p> <p>One (1) bicycle space and one (1) motorcycle space per five (5) boarding rooms. Therefore, 2.6 (3) spaces required.</p>	<p>Communal living area located upon the ground floor.</p> <p>Maximum room size is 19m²</p> <p>Maximum two (2) adult lodgers per room. Condition of consent to be imposed.</p> <p>Adequate bathroom, kitchen and laundry facilities available for lodgers.</p> <p>Max. (19) lodgers, therefore manager not required.</p> <p>Five (5) bike spaces provided and three (3) motorcycle spaces provided.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes, subject to conditions.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
30A	Character	A consent authority must not consent to development to which this division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposal has sought to restore the original heritage dwelling and provide a detached two (2) storey addition to respect the heritage dwelling and curtilage and provide a new addition which is sympathetic to the existing dwelling. Both the front and side setbacks are proposed to be retained to ensure view corridors are maintained between development and to further enhance the prominence of the existing heritage dwelling in the streetscape.	Yes.

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STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	Yes
(b)	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(c)	<i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	Yes
(d)	<i>To provide opportunities for economic growth that will enhance the local community</i>	Yes
(e)	<i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	Yes
(f)	<i>To identify and protect environmental and cultural heritage</i>	Yes
(g)	<i>To promote opportunities for social, cultural and community activities</i>	Yes
(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes

Comments: The proposed boarding house development is considered to be of a high quality built form which would result in a noticeable improvement to the dilapidated heritage dwelling. The proposed development has addressed the flood affectation of the site and has been designed accordingly including raising the finished floor levels of the new rear addition.

Permissibility

The subject site is Zoned R2 – Low Density Residential under Strathfield Local Environmental Plan (SLEP) 2012.

Boarding Houses are permissible within the R2 Zone with consent and is defined under SLEP 2012 as follows:

“boarding house means a building that:

- (a) is wholly or partly let in lodgings, and*
- (b) provides lodgers with a principal place of residence for 3 months or more, and*
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.”*

The proposed development for the purpose of a boarding house is consistent with the definition above. Conditions of consent have been imposed to ensure the boarding house operates within the confines of its approved use in accordance with the abovementioned boarding house definition provided by the SLEP 2012.

Zone Objectives

An assessment of the proposal against the objectives of the R2 Zone is included below:

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Objectives	Complies
➤ To provide for the housing needs of the community within a low density residential environment	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents	Yes
➤ To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas	Yes

Comments: The proposed development will provide a boarding house use which will provide for the needs of the community within a low density residential setting. Furthermore, the proposed development has been designed with respect to the heritage listed dwelling on the site and will not adversely impact upon the presentation of the dwelling from the street.

Part 4: Principal Development Standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	9.5m	9.4m	Yes

	Objectives	Complies
(a)	To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area	Yes
(b)	To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area	Yes
(c)	To achieve a diversity of small and large development options.	Yes

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	0.55:1 (491.83m ²)	0.44:1 (395.33m ²)	Yes

	Objectives	Complies
(a)	To ensure that dwellings are in keeping with the built form character of the local area	Yes
(b)	To provide consistency in the bulk and scale of new dwellings in residential areas	Yes
(c)	To minimise the impact of new development on the amenity of adjoining properties	Yes
(d)	To minimise the impact of development on heritage conservation areas and heritage items	Yes
(e)	In relation to Strathfield Town Centre: <ul style="list-style-type: none"> i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development 	Yes
(f)	In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor	Yes

Comments: Whilst it is acknowledged that bonus FSR provisions are provided under the ARH SEPP for the site, the proposed development still achieves compliance with the relevant FSR provisions applying to the site under the SLEP 2012. The proposed development therefore results in a bulk and scale which is compatible with existing dwellings in the streetscape which are also zoned as low-density residential development. It is further noted that the bulk of the development

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will be confined to the two (2) storey addition located behind the heritage dwelling. This will ensure the single storey heritage cottage is the dominant structure on the site and is compatible with other prevailing single storey dwellings in the streetscape.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.9 Preservation of trees or vegetation

An Arborist Report regarding the preservation and removal of trees on site was requested during the assessment process and later submitted to Council for further consideration. As discussed, Council's Tree Coordinator has raised no objection to the development with regard to tree removal/preservation subject to conditions.

5.10 Heritage Conservation

The subject site is identified as a Heritage Item under Schedule 5 of the SLEP, 2012 as it is a representation of residential development in the early 19th century. The proposal is generally consistent with the Heritage Conservation objectives under Clause 5.10 of the SLEP which seek to:

- (a) *Conserve the environmental heritage of Strathfield, and*
- (b) *Conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

The existing dwelling upon the subject site is in a state of disrepair with the proposed application seeking to restore the existing dwelling whilst undertaking a substantial addition to the rear. The proposal has sought to provide sufficient visual separation between the heritage dwelling and new rear addition by providing a physical separation between the two (2) structures and through the use of material finishes that provide a clearly discernible finish from the original heritage fabric.

A Heritage Impact Statement was submitted as part of the subject application along with a Dilapidation & Restoration Report. The Dilapidation Report includes an assessment of restoration works as well as an assessment of the proposed new additions which are to be constructed to the rear of the dwelling. Restorations works include restoring the dilapidated bullnose corrugated iron roof, replacement of feather edged weatherboards to side elevation walls and construction of a new chimney. These works will be sympathetic to the prevailing heritage dwelling which will improve the understanding of the cottage as being of the early twentieth century period.

Amended plans were submitted during the assessment process seeking to increase the physical separation provided between the heritage dwelling and new rear addition. The improved separation will ensure that the curtilage of the item is maintained and the dwelling is celebrated as the prominent feature on the site.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulphate soils

The subject site is identified as having Class 4 soils and is located within 500m of Class 5 soils. As the proposed development relates to works that will not occur below five (5) metres Australian Height Datum, the proposal was not required to be accompanied by an Acid Sulfate Soils Management Plan and therefore satisfies the requirements of Clause 6.1 of the SLEP, 2012.

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6.2 Earthworks

Appropriate conditions of consent to be imposed to ensure compliance with the sediment, erosion control plan. Further conditions of consent are imposed requiring the preparation of a dilapidation report which is to be provided to adjoining property owners.

6.3 Flood planning

Council's Cook's River flood study identifies the site as being affected by both overland flow and mainstream flooding to a level of RL10.96mAHD in the 1 in 100 year flood event. Accordingly, a Flood Risk Management Report was prepared and submitted as part of the subject application. The proposed development has been designed having regard to the flood affectation for the site. This has included providing a minimum finished floor level of RL11.39mAHD in accordance with the recommendations of the Flood Report. These matters have been adequately addressed in the architectural plans and are reflected in the conditions of consent. The proposal has therefore satisfied the flood planning requirements pursuant to Clause 6.3 of the SLEP, 2012.

79C(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Heritage and Conservation

Cl. 1.11	Aims	Complies
A	<i>To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield</i>	Yes
B	<i>Ensure all new development affecting heritage items and conservation areas is designed to be compatible in setting, scale, setbacks, form, materials and character with the building and surrounding area</i>	Yes
C	<i>Ensure that development in the vicinity of a heritage item or conservation area does not have any adverse impact on the heritage significance or setting and that development is compatible in setting, scale, setbacks, form, materials and character with the item or conservation area</i>	Yes
D	<i>Conserve archaeological sites and places of Aboriginal significance</i>	Yes
Cl. 1.11	Controls	Complies
(1)	<i>A Statement of Heritage Impact is required for proposed development:</i> <i>a) affecting a heritage item;</i> <i>b) within a heritage conservation area; or</i> <i>c) in the vicinity of an item or heritage conservation area</i>	Yes
(2)	<i>This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of the proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact</i>	Yes

Comments: The proposed development has sought to undertake works to restore the dilapidated heritage dwelling with amendments made to the design of the boarding house to ensure that the heritage dwelling remain as a standalone feature on the site. A Heritage Impact Statement was

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submitted with the application along with a restoration dilapidation report to clearly identify how the heritage cottage was to be repaired.

Overall, the proposed development will enhance the visual presentation of the heritage cottage from the street and will ensure an appropriate curtilage is provided around the cottage to ensure it remains as the prominent feature on the site.

PART H - WASTE MANAGEMENT

The proposed development has not been accompanied by a waste management plan detailing the on-site management and intended disposal of waste during construction.

Given the heritage character of the existing dwelling and the nature of the works proposed, much of the original material is to be salvaged for use in the restoration of the dwelling. Notwithstanding, it is likely that waste will be generated as a result of the construction activities for the new rear addition.

A suitable condition of consent is recommended requiring compliance with the waste management plan.

79C(1)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard *AS2601-1991: The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however does involve the demolition of a building for the purposes of *AS 2601 - 1991: The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are recommended to ensure the prescribed conditions of consent including compliance with the *Building Code of Australia* and insurance requirements under the *Home Building Act 1989* are met.

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

The proposed development is located on a site that is affected by the existing 1 in 100 year flood event or is likely to be as a result of the planning benchmarks for sea level rise mentioned above.

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Accordingly, the proposed development has been assessed against the relevant provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Council's Cooks River Flood Study identifies the site as being affected by overland flow of stormwater runoff from adjoining properties and mainstream flooding from the Cooks River to a level of RL10.96m AHD in the 1 in 100 year flood event. As previously discussed, a Flood Risk Management Report was submitted as part of the application. This has included providing a minimum finished floor level of RL11.39m AHD in accordance with the recommendations of the Flood Report. This is considered acceptable by Council's Development Engineer.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Heritage

Revised plans were submitted to Council during the assessment process following discussions with Council Officers and Council's Heritage expert. Amendments included a revised design to ensure the new two (2) storey addition remains separate to the existing heritage dwelling and applying finishes which are more suitable and compatible to the original heritage dwelling.

The proposed restoration works are considered appropriate to the dilapidated heritage dwelling and will improve the amenity of the dwelling to ensure the development positively contributes to the streetscape.

The proposal retains the prevailing front and side setbacks of the heritage dwelling and whilst the proposed new rear addition is two (2) storey in height and will be marginally visible from the street, the proposed new addition is of an acceptable bulk, scale and design which will allow the heritage dwelling to remain as the prominent feature on the site without detracting from the presentation of the dwelling from the street.

Furthermore, the proposal has sought to incorporate material colours and finishes which are compatible to the heritage cottage however provides a clear separation between the original dwelling and the new two (2) storey addition. The proposed finishes are understated including a corrugated colorbond roof with external walls providing a mixture of stained timber, grey coloured fibre cement cladding and portions of cream coloured rough coloured textured render. These finishes are in keeping with the heritage character of the dwelling and will be compatible with the prevailing neutral coloured tones and more traditional-style building materials applied to dwellings in the streetscape.

Visual Privacy

The proposed development results in potential overlooking concerns to both the southern adjoining property owners. Conditions of consent have therefore been imposed to ensure that the privacy louvers provided to the southern stairwell of the new addition be lengthened to extend the full length of the stairwell from ground floor to the first floor ceiling. It is noted that amended plans were submitted to Council during the assessment process demonstrating that fixed privacy louvers and glazing has been provided to the upper level windows provided to the boarding rooms so as to minimise opportunities for overlooking into the northern adjoining property.

Roof Design

The proposed development is compliant with the maximum permitted 9.5m building height prescribed by Clause 4.3 of the SLEP 2012. Notwithstanding, a condition of consent is recommended to reduce the height of the new addition to RL18.40 so that the highlight windows protrude only 550mm above the roof line. This would reduce the overall bulk of the development as

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well as result in a more simplified roof form which is compatible with the simple design elements of the heritage cottage.

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

The proposed development is considered suitable for the subject site and generally complies with the requirements of the Affordable Rental Housing SEPP 2009 as well as Council's LEP and DCP controls. As discussed above, the proposal will ensure that the heritage item is restored and will improve the overall presentation of the site without compromising the amenity of adjoining residents or the heritage significance of the dwelling.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application and plans were notified in accordance with Part L of the Strathfield Consolidated DCP 2005 from 20 December 2016 to 16 January 2017. One (1) petition containing (38) signatures was received.

The concerns raised in the submissions are outlined and discussed below.

1. Traffic Congestion & Parking

Concern is raised for the lack of off-street parking provided for the site for both residents and visitors.

Comment: The proposed development seeks to provide three (3) off-street parking spaces in accordance with Clause 29 of the ARH SEPP 2009 which requires 0.2 spaces per room (2.6) to be provided for the site. Furthermore, both bicycle and motorcycle parking has also been provided in accordance with the Clause 29 requirements of the SEPP.

2. Overshadowing

Concern is raised for the proposed development in that it overshadows neighbouring windows, backyards and northern sunlight.

Comment: A series of elevational shadow diagrams were submitted as part of the subject application demonstrating that whilst a shadow will be cast over the entire northern elevation of the southern adjoining dwelling, the shadow moves east and will permit uninterrupted direct solar access to the southern adjoining dwelling from 10am onwards.

3. Visual Privacy

Concern is raised for the various windows located upon the proposed development which overlook neighbouring properties.

Comment: Amended plans were submitted during the assessment process to address privacy concerns. Fived privacy louvers and obscure glazing has been provided to the upper level window openings pertaining to the north-facing boarding house rooms. Furthermore, a condition of consent is recommended to ensure that the dining room and communal lounge room windows are provided with obscure glazing or fixed privacy screening. This will minimise opportunities for overlooking into the private open space area of the northern adjoining property.

4. Drainage & Sewage

Concern is raised for the affect the proposed development would have on the drainage and sewage run out in the area

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Comment: The proposed development was referred to Council's Development Engineer for assessment in which the proposed stormwater plan is considered acceptable for the subject site.

5. Acoustic Amenity

Concern is raised for the management and control of additional noise from the residents who reside in the proposed development.

Comment: Amended plans were submitted during the assessment process to ensure that the communal areas provided throughout the site are suitably enclosed to minimise acoustic concerns.

6. Streetscape

Concern was raised for the lack of compatibility the proposed development has with the streetscape in terms of its site layout, building location; visual amenity and spatial separation from the neighbouring properties.

Comment: Following Council's Heritage Consultant's advice, the new rear addition is appropriately separated from the heritage dwelling. Additionally, the built form is suitable to the prevailing bulk, scale and character of the heritage dwelling so as not to detract from the presentation of the heritage dwelling in the streetscape.

79C(1)(e) the public interest

The proposed development involves restoration works to the existing heritage listed dwelling and conversion of the dwelling house to a boarding house which will allow for the existing dwelling to be renovated whilst retaining its original heritage features.

Whilst the proposal also involves the construction of a two (2) storey addition, the structure will be contained to the rear of the site which will provide a generous curtilage for the heritage item and allow the heritage item to remain as the prominent feature on site.

Furthermore, the proposed boarding house component of the application is considered appropriate for the site and will provide adequate communal facilities for use of lodgers without adversely impacting upon surrounding residents.

As such, the approval of the proposal is not contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- "(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
- or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned."*

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STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030 as follows:

Provision of Community Facilities	\$22,790.31
Provision of Major Open Space	\$103,689.06
Provision of Local Open Space	\$22,817.60
Administration	\$1,965.15
TOTAL	\$151,262.12

CONCLUSION

As detailed throughout this report, the proposed development seeks to appropriately restore the heritage features of the original dwelling and provide for lodgers to reside within both the existing heritage dwelling and new two (2) storey addition to the rear of the site. The proposed boarding house development is considered to be an appropriate use of the site and will assist in ensuring the heritage dwelling is maintained.

The proposed development is permissible in the subject zoning and is generally consistent with the relevant provisions and objectives of the Affordable Rental Housing SEPP 2009, the Strathfield Local Environmental Plan, 2012 as well as the Strathfield Consolidated Development Control Plan 2005. The proposal will provide a high level of amenity for future lodgers without significantly compromising the amenity of adjoining owners.

RECOMMENDATION

That DA2016/186 for alterations and additions to an existing heritage listed dwelling to provide a boarding house accommodating for a maximum of (19) lodgers under the Affordable Rental Housing SEPP 2009 at 36A Water Street, Belfield be APPROVED subject to the following conditions:

Special Conditions (DASC)

DASP001 HAZARDOUS MATERIALS SURVEY

Prior to demolition of the existing structures, a Hazardous Materials Survey should be conducted and any hazardous material should be removed from the structures and an Asbestos Clearance Certificate provided by a suitably qualified Asbestos Assessor.

(To manage potential contamination of the site)

DASP002 VISUAL PRIVACY

The following privacy measures shall be installed and maintained at all times:

- (a) The ground floor south facing lodger room windows (W05, W04, W03 and W02) shall consist of obscured glass below a height of 1.6m above finished floor level, or attached with suitable fixed external privacy screening capable of precluding direct overlooking to the adjoining property to the south.
- (a) The first floor south facing window adjoining the stairwell walkway (W03) shall be redesigned as a highlight window attaining a minimum sill height of 1.7m above the finished floor level.

Details of the above measures shall be submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate**.

(To respect the visual privacy of adjoining residents.)

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DASP003 ROOF LINE

The height of the new addition shall be reduced to attain a maximum height of RL18.40 so that the highlight windows which form the roof ridge protrude only 550mm above the roof line. Details demonstrating compliance with this requirement shall be prepared and submitted to the Principal Certifying Authority **prior to the issue of a Construction Certificate.**

(Simplify roof form and minimise bulk of the development)

DASP004 TREE PRUNING

A minimum level 5 (AQF5) Consultant Arborist who is currently a member or is eligible for membership to the *Institute of Australian Consulting Arboriculturists (IACA)* or *Arboriculture Australia (AA)* is to be contracted by the applicant to undertake/monitor pruning of the required branches of the *Allocasuarina littoralis* (Black she-oak) «CONDITION» located Southern Side boundary of the site.

(Tree preservation and environmental amenity)

DASP005 LANDSCAPE PLAN

Prior to the issue of a construction certificate the applicant shall submit and have approved by the Principal Certifying Authority (PCA) a detailed landscape plan prepared by Michael Siu Landscape Architects, DWG No. LO1/1-K21511, Dated 11 Nov 2016, and in accordance with the landscape plan (and the Landscape provisions contained within section 10.0 of Part A of the Strathfield Council Development Control Plan. The plans shall include the following:

- (a) A minimum 1.5m wide garden is to be established to the full width of the property frontage (except for vehicular crossings and pedestrian ways). The garden bed is to be planted with suitable shrubs and ground cover plants;
- (b) A detailed planting schedule for all garden areas indicating the species type, height, number and size;
- (c) Details of all hard and soft surfaces such as turf, gravel, paving, stepping stones and the like shall be shown;
- (d) Gardens should feature a mix of trees, shrubs, grasses and ground covers. A minimum of 25% of all plantings shall be locally indigenous species;
- (e) Evergreen shrubs with a minimum 5 litre container size achieving a minimum mature height of 3m shall be planted along side and rear boundaries to provide privacy screening; and
- (f) The plan shall demonstrate compliance with any other landscape condition of consent.

(Tree preservation and environmental amenity)

DASP006 TREE RETENTION

Tree retention conditions must be in accordance with all measures outlined within the submitted Arborist report, prepared by T.J. Hawkeswood. Alterations may need to be made to building plans to accommodate for spread of crown and roots from trees to be retained.

(Tree preservation and environmental amenity)

DASP007 FLOOD RISK MANAGEMENT

The applicant shall comply with the flood recommendations provided in the Flood Risk Management Report for No. 36A Water Street, Belfield prepared by Kozarovski and Partners dated 20 January 2017. A certificate from a suitably qualified Engineer shall be submitted to the Certifying Authority stating compliance with these recommendations **prior to the issue of the Occupation Certificate.**

(Flood Management)

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General Conditions (DAGC)**DAGC001 APPROVED PLANS AND REFERENCE DOCUMENTATION**

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/186:

Drawing No.	Title/Description	Prepared By	Issue/ Revision & Date	Date Received by Council
DA-04	Restoration Ground Floor Plan	B Spatial Design	C	31 January 2017
DA-06	Site Plan	B Spatial Design	F	24 April 2017.
DA-07	2 Buildings with a Link to Ground Level Plan	B Spatial Design	E	24 April 2017.
DA-08	2 Buildings with a Link to Level 1 Plan	B Spatial Design	F	24 April 2017.
DA-09	North & South Elevations	B Spatial Design	F	24 April 2017.
DA-10	East & West Elevations	B Spatial Design	F	24 April 2017.
DA-12	Sections Sheet 02	B Spatial Design	E	17 March 2017.
	Concept Stormwater Drainage Plan	B Spatial Design	3	31 January 2017
	Sediment and Erosion Control Plan	B Spatial Design	2	8 December 2016
	Landscape Planting Plan	Michael Siu Landscape Architects	1	8 December 2016

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/186:

Title / Description	Prepared By	Issue/ Revision & Date	Date Received by Council
Statement of Environmental Effects	Planik	Revision E	8 December 2016
Dilapidation & Restoration Report	DR. Edward L Harkness	26 November 2016	8 December 2016
Heritage Impact Statement	Weir Phillips Heritage	September 2016	8 December 2016
Waste Management Plan	B. Spatial Design	01	8 December 2016
Flood Risk Management Report	Kozarovski and partners	24 October 2016	8 December 2016
Plan of Management	B. Spatial Design	V1.4	30 March 2017
Material Finishes Board	B Spatial Design		13 March 2017

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. However, the conditions of this consent shall prevail to the extent of any inconsistency.

(Reason: To ensure that the form of the development is undertaken is in accordance with the

36A Water Street, Belfield - Lot 1, DP 1079450 (Cont'd)

determination of Council)

DAGC004 BOARDING HOUSE (APPROVED USE)

This approval is granted for the use of the land for the purposes of a Boarding House comprising a maximum of 19 Boarding Rooms (plus one Manager's Room). This includes six (6) double rooms (maximum 2 persons per room) and seven (7) single rooms (maximum 1 person per room).

All lodgers shall be required to reside on the premises for a minimum period of three (3) months in accordance with the definition of a Boarding House under the Strathfield Local Environmental Plan 2012.

The approved boarding house must operate within the definition of 'boarding house' under SLEP 2012. The approved boarding house cannot be strata or community title subdivided.

(Reason: To clarify the terms of the approval and to control the maximum number of lodgers living in the premises at any one time)

DAGC005 BUILDING HEIGHT (MAXIMUM RL TO BE COMPLIED WITH)

The height of the building measured to Australian Height Datum (AHD) must not exceed Relative Level (RL) RL19.49 to the ridge of the building.

(Reason: To ensure the approved building height is complied with)

DAGC007 CONSTRUCTION HOURS

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners)

DAGC008 CONSTRUCTION WITHIN BOUNDARIES

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site).

DAGC010 DEMOLITION (HERITAGE ITEMS)

Alterations to, and demolition of, the existing building shall be limited to that documented on the approved plans (by way of notation) or conditioned in this consent. No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained.

Should any portion of the existing building which is indicated on the approved plans to be retained, be damaged for whatever reason, all the works in the area of this damaged portion are to cease and written notification given to Council. No work is to resume until the written approval of Council is obtained.

(Reason: Heritage conservation)

DAGC011 DEMOLITION (SITE SAFETY FENCING)

36A Water Street, Belfield - Lot 1, DP 1079450 (Cont'd)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

- payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety)

DAGC016 LANDSCAPING (CANOPY TREES IN FRONT SETBACK)

New development shall provide at least two (2) canopy trees within the front setback adjacent the front boundary (existing trees may be included). New canopy trees shall be at least three (3) metres high at the time of planting and capable of reaching a mature height of 10m.

Species shall be selected from Council's Recommended Tree List (Available from Council's website or from the Customer Service Centre). Compliance with this condition is to be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure the landscape character of the locality is maintained)

DAGC018A LANDSCAPING (TREES REQUIRED TO BE RETAINED)

The trees listed below shall be retained at all times:

<u>Tree</u>	<u>Height/ Spread (m)</u>	<u>Location</u>	<u>Protection Zone (m)</u>	<u>Structural Root Zone (m)</u>
1) Allocasuarina littoralis (Black she-oak)	15m x 6m	Southern Side boundary	6m	2.67m
2) Allocasuarina littoralis (Black she-oak)	15m x 5m	Southern Side boundary	4.2m	2.37m
3) Allocasuarina littoralis (Black she-oak)	16m x 15m	Southern Side boundary	6.6m	2.76m

and protected by the establishment of a **protection zone** (in accordance with Australian Standard AS4970-*Protection of trees on development sites*) before any site works begin (including any demolition/excavation). The protection zone shall be maintained for the duration of works and implemented as follows:

- (a) A minimum 1.8m high barrier (Chain wire mesh panels, plywood or wooden paling fence panels: refer to AS4687-*Temporary fencing and hoardings* for fencing requirements) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20mm and be located clear of roots. The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.
- (b) Signs identifying the Protection Zone should be installed on the fencing and be visible from within the development site. Lettering should comply with AS4970-2009:

36A Water Street, Belfield - Lot 1, DP 1079450 (Cont'd)*Protection of Trees on Development Sites.*

- (c) No concrete slurry or wash, building materials, builders' rubble, excavation soil or similar shall be placed or stored within the tree protection zone.
- (d) The whole of the tree protection zone shall be mulched to a minimum depth of 75mm.
- (e) The tree protection zone shall be regularly watered.
- (f) Any major structural roots which are encountered shall be pruned by a qualified Arborist.
- (g) **No excavation or construction shall be carried out** within the stated *Structural Root Zone* distances from the base of the trunk surface.
- (h) Only permeable surfaces (e.g. decomposed granite, gravel, turfpave, permeable paving systems or soft landscaping) are permitted within the canopy spread of the trees to be protected.

DAGC018B LANDSCAPING (TREES PERMITTED TO BE REMOVED)

The following listed trees are permitted to be removed to accommodate the proposed development:

Tree No. in Arborist Report	Tree	Location
1) Melaleuca styphelioides (Prickly leaved paperbark)	10m x 4m	Southern Side boundary
2) Citris sp (Orange tree)	6m x 5m	Southern Side boundary

All trees permitted to be removed by this consent shall be replaced by species selected from Council's Recommended Tree List.

- (a) Replacement trees shall be a minimum 50 litre container size. Trees are to conform to the *NATSPEC guide* and *Guide for assessing the quality of and purchasing of landscape trees* by Ross Clarke, 2003. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting; and shall be maintained until maturity.
- (b) All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.
- (c) Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.
- (d) Soil conditioner/fertilizer/moisture retention additive/s are to be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.
- (e) A minimum 75mm depth of organic mulch shall be placed within an area 0.5m from the base of the tree.

Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure appropriate planting back onto the site)

DAGC019 LANDSCAPING (TREE PRESERVATION)

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited. All noxious weeds on the site shall be removed and destroyed as per their classification under the *Noxious Weeds Act 1993*.

General maintenance of Council's nature strip adjoining the development site, including regular lawn mowing, edging, irrigation of the lawn and street trees and restricting the storage of materials, rubbish and parking or driving of vehicles on the nature strip, must be carried out during the full period of all approved works (including any demolition and excavation).

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All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970 – Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

(Reason: To ensure the protection of trees to be retained on the site)

DAGC022 MATERIALS (EXTERNAL MATERIALS AND REFLECTIVITY)

All external materials and finishes including windows and doors and roofing materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority.

(To minimise excessive glare and reflectivity)

DAGC023 MATERIALS (SCHEDULE OF EXTERNAL MATERIALS, FINISHES AND COLOURS)

The external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent)

DAGC025 PRIVACY (SCREEN PLANTING TO SIDE AND REAR BOUNDARIES)

Evergreen shrubs with a minimum 5 litre container size achieving a minimum mature height of 3m shall be planted along the side and rear boundaries to provide suitable privacy screening. Screen planting shall be maintained at all times. Details of the selected plants shall be submitted to and approved by the Principal Certifying Authority. Compliance with this condition shall be certified by the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To maintain privacy amenity to neighbouring residences)

DAGC027 SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (a) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- (b) Demolition must be carried out by a registered demolition contractor.
- (c) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- (d) No blasting is to be carried out at any time during construction of the building.
- (e) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (f) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (g) Any demolition and excess construction materials are to be recycled wherever practicable.
- (h) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (i) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (j) All waste must be contained entirely within the site.
- (k) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials

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- are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (l) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
 - (m) Details as to the method and location of disposal of demolition materials (weight docket, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
 - (n) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
 - (o) Public footways and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
 - (p) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - (q) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
 - (r) Any work must not prohibit or divert any natural overland flow of water.
 - (s) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
 - (t) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DAGC028 STORMWATER MANAGEMENT PLAN (CERTIFICATION REQUIREMENT)

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded)

DAGC031 WASTE (TRACKABLE)

Removal of trackable waste (as defined by the NSW Environment Protection Authority) from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005 for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed on land without permission of the land owner and must with the provisions of the Protection of the Environment and Operations Act 1997.

Reason: To ensure compliance with legislation)

Conditions to be satisfied prior to the issue of a Construction Certificate (DACC)**DACC001 ACCESS (ACCESS FOR PEOPLE WITH DISABILITIES)**

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, plans shall be notated

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demonstrating compliance, and approved by the Principal Certifying Authority

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC002 ACCESS (DISABLED TOILETS)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, plans shall be notated demonstrating compliance, and approved by the Principal Certifying Authority.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC007 BASIX COMMITMENTS

The approved BASIX Certificate shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate.

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Principal Certifying Authority and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the Environmental Planning and Assessment Act 1979.

All commitments in the BASIX Certificate must be shown on the plans accompanying the Construction Certificate.

(Reason: Statutory compliance)

DACC009 BOARDING HOUSE (CONSTRUCTION OF)

The construction of the boarding house shall comply with all applicable legislation/regulation and standards, including:

- (i) Boarding Houses Act 2012;
- (ii) Boarding Houses Regulation 2013;
- (iii) Local Government Act 1993; and
- (iv) Local Government Regulation 2005.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To ensure compliance with relevant legislation)

DACC010 BUILDING CODE OF AUSTRALIA (COMPLIANCE WITH)

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is

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to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000)

DACC012 CAR PARKING (DISABLED CAR PARKING SPACES)

One (1) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 3.2m wide x 5.5m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To inform of relevant access requirements for persons with a disability)

DACC013 CAR PARKING (REQUIREMENTS FOR MULTIPLE USE BUILDINGS)

The following car parking and service vehicle requirements apply:-

- (a) (6) car spaces shall be provided on the development site. This shall consist of:
 - (i) 2 residential spaces;
 - (ii) 3 Motorcycle spaces;
 - (iii) 1 car parking spaces for people with mobility impairment, in accordance with AS 2890.1.
- (b) All car spaces shall be allocated and marked according to this requirement.

DACC016 CAR PARKING (COMPLIANCE WITH AS/NZS 2890.1:2004)

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure compliance with Australian Standards relating to parking of vehicles)

DACC017 CAR PARKING (VEHICULAR CIRCULATION, AISLE AND RAMP WIDTHS)

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

Vehicular manoeuvring paths are to be prepared demonstrating that all vehicles can enter or depart the site in a forward direction without encroaching on required car parking spaces.

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles)

DACC019 COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of

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section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions)

DACC020 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- 1) Detailed information on any approvals required from other authorities prior to or during construction.
- 2) Traffic management, including details of:
 - (a) ingress and egress of vehicles to the site;
 - (b) management of loading and unloading of materials;
 - (c) the location of heavy vehicle parking off-site; and
 - (d) designated routes for vehicles to the site.
- 3) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- 4) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - (a) the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - (b) procedures to prevent run-off of solid material and waste from the site.
- 5) Waste management, including:
 - (a) details of the types and estimated volumes of waste materials that will be generated;
 - (b) procedures for maximising reuse and recycling of construction materials; and
 - (c) details of the off-site disposal or recycling facilities for construction waste.
- 6) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- 7) A soil and water management plan, which includes:
 - (a) measures to minimise the area of soils exposed at any one time and conserve top soil;
 - (b) identification and protection of proposed stockpile locations;
 - (c) preservation of existing vegetation and revegetation;
 - (d) measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - (e) measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - (f) details of sediment and erosion control measures in place before work commences;
 - (g) measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - (h) details of drainage to protect and drain the site during works.
- 8) Asbestos management procedures:
 - (a) Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - (b) Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.

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- (c) Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
- (i) The Work Health and Safety Act 2011;
 - (ii) The Work Health and Safety Regulation 2011;
 - (iii) How to Safely Remove Asbestos Code of Practice – WorkCover 2011; and
 - (iv) Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
- (d) Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
- (e) The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
- (i) the date and time when asbestos removal works will commence;
 - (ii) the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - (iii) the full name and license number of the asbestos removalist/s; and
 - (iv) the telephone number of WorkCover's Hotline 13 10 50
 - (v) warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - (vi) appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment)

DACC029 FIRE SAFETY UPGRADE (CHANGE OF BUILDING USE)

Council considers pursuant to clause 93 of the *Environmental Planning and Assessment Regulation 2000* that it is appropriate to require the existing building to be upgraded to total or partial conformity with the BCA.

The Construction Certificate plans and specification required to be submitted to the Certifying Authority pursuant to clause 139 of the Regulation must detail building upgrade works required by for the approved use.

The Certifying Authority must be satisfied that such work, to be implemented as part of the development, will upgrade the building to bring it into compliance with the provisions of the BCA in force at the date of issue of the Construction Certificate.

Note: The Certifying Authority issuing the Construction Certificate has no power to remove the requirement to upgrade the existing building as required by this condition. Where this condition specifies compliance with performance requirements of the BCA, the Certifying Authority (subject to their level of accreditation) may be satisfied as to such matters. Where this condition specifies compliance with prescriptive (deemed to satisfy) provisions of the BCA, these prescriptive requirements must be satisfied and cannot be varied unless this condition is reviewed under section 82A or amended under section 96 of the Act.

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(Reason: Fire safety)

DACC030 FIRE SAFETY SCHEDULE

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979)

DACC033 HAZARDOUS GOODS AND WASTE

- (a) Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover requirements and AS1940-2004 - The Storage and Handling of Flammable and Combustible Liquids.
- (b) Hazardous waste must be contained, managed and disposed of in a responsible manner in accordance with the Protection of Environment and Operations Act 1997, NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.
- (c) Material Safety Data Sheets of all hazardous substances used, such as bleaches and nail products must be kept on site and readily available to all staff. Staff must be trained how to safely use and store these chemicals prior to the commencement of work.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(Reason: Health and safety)

DACC036 HOARDINGS

A Hoarding Application for the erection of a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained.

The relevant application form shall be submitted to Council with a footpath occupancy fee based on the area of footpath to be occupied according to Council's Schedule of Fees and Charges, and the application shall be approved before the commencement of work.

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy also provided to Council.

The Policy is to note Council as an interested party. The copy is to be provided to Council, prior to the issue of a Construction Certificate.

(Reason: Public safety)

DACC050 SECTION 94 CONTRIBUTIONS (DIRECT CONTRIBUTIONS PLAN)

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Community Facilities	\$22,790.31
Provision of Major Open Space	\$103,689.06
Provision of Local Open Space	\$22,817.60
Administration	\$1,965.15

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TOTAL

\$151,262.12

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development)

DACC052 SECURITY PAYMENT (DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE)

A security payment of **\$4,127.00** in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply) shall be paid to Council prior to the issue of a Construction Certificate. The security payment is GST inclusive and comprises the following:

Refundable works bond	\$4,000.00
Non-refundable administration fee (\$127/bond)	\$127.00
TOTAL	\$4,127.00

The security payment covers the following matters and will be released upon satisfactory completion of these items:

- (a) road and stormwater drainage works in roadways and public areas;
- (b) installation and maintenance of sediment control measures for the duration of construction activities; and
- (c) Ensuring no damage occurs to or building debris/materials are left on Council land including footpath, nature strip, kerb and gutter. The security bond may be used to recover the costs incurred by Council in cleaning and restoring the land to its original condition.

(Reason: Protection of Council infrastructure)

DACC059 WORKS PERMIT

A Works Permit shall be obtained from Strathfield Council at least five (5) working days prior any work (including demolition, excavation and the erection of site fencing/hording). The approved Works Permit and any approved Construction Traffic Management Plan must be complied with at all times until all demolition, building, engineering and construction work associated with the development has been completed. The permit must be retained on site at all times.

(Reason: Council requirement)

DACC061 TRAFFIC (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

The following matters should be addressed in the CTMP (where applicable):

- 1) A description of the demolition, excavation and construction works

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- 2) A site plan/s showing the site, roads, footpaths, site access points and vehicular movements
- 3) Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site)
- 4) Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network
- 5) Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways.
- 6) Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.)
- 7) Proposed hours of construction related activities and vehicular movements to and from the site
- 8) Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority)
- 9) Any activities proposed to be located or impact upon Council's road, footways or any public place
- 10) Measures to maintain public safety and convenience
- 11) Any proposed road and/or footpath closures
- 12) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site.
- 13) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council.
- 14) Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road).
- 15) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
- 16) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected.
- 17) An on-site parking area for employees, tradespersons and construction vehicles as far as possible.
- 18) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period.
- 19) How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period)

DACC067 WASTE MANAGEMENT PLAN

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

(Reason: To ensure appropriate management of waste)

DACC071 WATER SUSTAINABILITY (GENERALLY)

Water collected in the rainwater tank must comprise roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:

- (a) toilet flushing;
- (b) clothes washing;
- (c) garden irrigation;
- (d) car washing and similar outdoor uses;
- (e) filling swimming pools, spa pools and ornamental ponds; and

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- (f) fire fighting.

(Reason: To promote sustainable water management practices)

DACC073 WORKS ZONE (APPROVAL BY COUNCIL'S TRAFFIC COMMITTEE)

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement)

Conditions to be satisfied prior to the commencement of works (DAPC)**DAPC001 APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY**

No work shall commence in connection with this Development Consent until:

- 1) A construction certificate for the building work has been issued by:
 - (a) the consent authority; or
 - (b) a Principal Certifying Authority; and
- 2) the person having the benefit of the development consent has:
 - (a) appointed a principal certifying authority for the building work, and
 - (b) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and
- 3) the principal certifying authority has, no later than 2 days before the building work commences:
 - (a) notified the Council of his or her appointment, and
 - (b) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- 4) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - (a) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - (b) notified the principal certifying authority of such appointment, and
 - (c) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
- 5) the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and

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telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

(Reason: Statutory requirement)

DAPC003 NOTICE OF COMMENCEMENT

No work shall commence until the following details are submitted to Council:

- 1) A Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to commence works associated with the Development Consent;
- 2) Details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
- 3) Details of the name, address and licence details of the Builder.

(Reason: Statutory requirement)

Conditions to be satisfied during demolition and building works (DADW)**DADW010 SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION**

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- 1) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- 2) Demolition must be carried out by a registered demolition contractor.
- 3) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- 4) No blasting is to be carried out at any time during construction of the building.
- 5) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- 6) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- 7) Any demolition and excess construction materials are to be recycled wherever practicable.
- 8) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 9) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 10) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- 11) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- 12) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- 13) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- 14) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- 15) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained

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including payment of relevant fees.

- 16) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- 17) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.

Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DADW011 SURVEY REPORT OF APPROVED LEVELS (DURING AND POST CONSTRUCTION)

A Survey Certificate to Australian Height Datum shall be prepared by a Registered Surveyor as follows:-

- 1) At the completion of the first structural floor level prior to the pouring of concrete indicating the level of that floor and the relationship of the building to the boundaries.
- 2) At the completed height of the building, prior to the placement of concrete in form work, or the laying of roofing materials.
- 3) At the completion of the development.

Progress certificates in response to points (1) through to (3) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed until such survey information is submitted to and approved by the Principal Certifying Authority.

(Reason: To ensure compliance with the approved plans)

Conditions to be satisfied prior to the issue of an Occupation Certificate (DAOC)**DAOC005 DRAINAGE SYSTEM (MAINTENANCE OF EXISTING SYSTEM)**

Where elements of the existing drainage system are to be utilised, the existing drainage system shall be overhauled and maintained clear of silt and accumulated debris. Silt and the like shall be removed, not flushed from the system.

A certificate shall be provided by a suitably qualified person (a registered plumber or a person of equivalent or greater experience or qualification) to the satisfaction of the Principal Certifying Authority, prior to the issue of any Occupation Certificate to confirm that the system is in good working order and adequate to accept additional flows having regard to any relevant standards and/or Sydney Water requirements.

(Reason: Maintenance and environment)

DAOC006 ENGINEERING WORKS (CERTIFICATION OF)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- 1) the stormwater drainage system; and/or
- 2) the car parking arrangement and area; and/or
- 3) any related footpath crossing works; and/or

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- 4) the proposed basement pump and well system; and/or
- 5) the proposed driveway and layback; and/or
- 6) any other civil works have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management)

DAOC007 FIRE SAFETY (CERTIFICATION)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the *Environmental Planning & Assessment Regulation 2000*.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the *Environmental Planning & Assessment Regulation 2000*.

A copy of the fire safety certificate and fire safety schedule shall be:-

- 1) submitted to Strathfield Council;
- 2) submitted to the Commissioner of the New South Wales Fire Brigade; and
- 3) prominently displayed in the building.

(Reason: Fire safety and statutory requirement)

DAOC012 LANDSCAPING (STREET TREE REMOVAL AND REPLACEMENT TREE COST)

No existing street trees can be removed without Council approval. Where such approval is granted, the applicant shall meet the full cost to remove the tree and plant a replacement tree of 25 litre container size at the time of planning and selected from Council's Recommended Tree List. Specimens must be in accordance with NATSPEC specifications and guidelines and maintained for a twelve (12) month establishment phase. If the specimen fails to thrive or is otherwise damaged it shall be replaced at full cost to the applicant and maintained for a further twelve (12) months.

The replacement tree is to be planted within one (1) week of Council's street tree being removed and undertaken prior to the issue of any Occupation Certificate.

(Reason: Tree preservation and environmental amenity)

DAOC013 OCCUPATION OF BUILDING

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A person must not commence occupation or use (*or change of use where an existing building*) of the whole or any part of a new building (within the meaning of section 109H (4) of the *Act*) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- 1) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- 2) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement)

DAOC014 RAINWATER TANKS

Rainwater tanks must be installed on residential properties by a suitably qualified and licensed plumber and in accordance with the following:

- (a) Australian/New Zealand Standard AS/NZS 3500:2003,
- (b) NSW Code of Practice Plumbing and Drainage, 2006 produced by Committee on Uniformity of Plumbing and Drainage Regulations in NSW (CUPDR).
- (c) Council's rainwater tank policy.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To protect public health and amenity)

DAOC017 STORMWATER (CERTIFICATION OF THE CONSTRUCTED DRAINAGE SYSTEM)

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

(Reason: Adequate stormwater management)

DAOC019 STORMWATER (COVENANT AND RESTRICTION AS TO USER FOR STORMWATER CONTROLLED SYSTEMS)

A Positive Covenant under Section 88E of the Conveyancing Act shall be created on the title of the property detailing the:

(a) Charged drainage system

incorporated in the development. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgement at Land & Property Information NSW. The Instrument shall be registered and a registered copy of the document shall be submitted to and approved by the consent authority **prior to the issue of an Occupation Certificate/use of the building.**

The positive covenant is required to prevent future modification or alteration without the written consent of the consent authority, and to ensure suitable maintenance is carried out.

(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard)

Conditions to be satisfied during ongoing use of the premises (DAOU)

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DAOU001 BOARDING HOUSES (OPERATIONAL PLAN OF MANAGEMENT)

The Plan of Management shall be displayed in prominent locations within the premises and a copy of the Plan shall be provided to all residents of the boarding house. The on-site Caretaker shall be responsible for ensuring that the terms of the Plan are adhered to at all times.

This Operational Plan of Management must incorporate the following:

- 1) All the measures to be implemented on the premises in terms of safety & security, amenity and health including but not limited to matters relating to curfews and after-hours access, bringing of visitors on to the site, drug and alcohol policy (including smoking), and use of communal areas etc..
- 2) All the responsibilities of the Caretaker/Manager.
- 3) An Incident Register to be maintained by the Caretaker. This Register must be produced upon demand by any Council officer or NSW Police Officer. The Register must contain a direction that all incidents of a criminal nature are to be reported to the Police immediately.
- 4) Prior to commencement of the boarding house use, a notification letter shall be forwarded to Council, the Police and neighbours providing contact details for the Caretaker/Manager so that any issues regarding the operation of the premises etc. can be addressed promptly. Evidence of this letter being forwarded as required in this condition shall be provided to the Principal Certifying Authority, prior to the issue of any Occupation Certificate and commencement of the use.
- 5) The Plan of Management referred to in this condition shall be reviewed by Council annually from the date of issue of an Occupation Certificate by the Principal Certifying Authority. The operator of the boarding house shall contact Council annually to carry out this review and the review shall include the Incident Register referred to in point (3) above. Should amendments be made to the Plan of Management an updated version of same shall be provided to Council and the residents of the boarding house within one (1) month of the annual review being completed.

(Reason: To minimise the impact of the use on surrounding residences)

DAOU002 BOARDING HOUSE (ONGOING USE OF)

Ongoing operation of the approved use for the purpose of a boarding house shall comply with the following:

- 1) Use of the premises shall remain consistent with the definition of 'boarding house' as defined under Strathfield Local Environmental Plan 2012 as a building that:
 - (a) is wholly or partly let in lodgings, and
 - (b) provides lodgers with a principal place of residence for 3 months or more, and
 - (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
 - (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers but does not include backpackers" accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.
- 2) Subdivision of the approved boarding house under strata or community title is prohibited.
- 3) The use and operation of the boarding house shall comply with all applicable legislation/regulation and standards, including:
 - Boarding Houses Act 2012;
 - Boarding Houses Regulation 2013;
 - Local Government Act 1993; and
 - Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation 2005.
- 4) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within

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the bedroom or cubicle in accordance with the relevant provisions under the *Public Health Act 1991* for each person.

- 5) No speakers or music is permitted outdoors or in the communal areas

(Reason: To minimise the impact of the boarding house on surrounding residences)

DAOU006 FIRE SAFETY (ANNUAL STATEMENT)

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:-

1. Forwarded to the Commissioner of the New South Wales Fire Brigade; and
2. Prominently displayed in the building

(Reason: Fire safety)

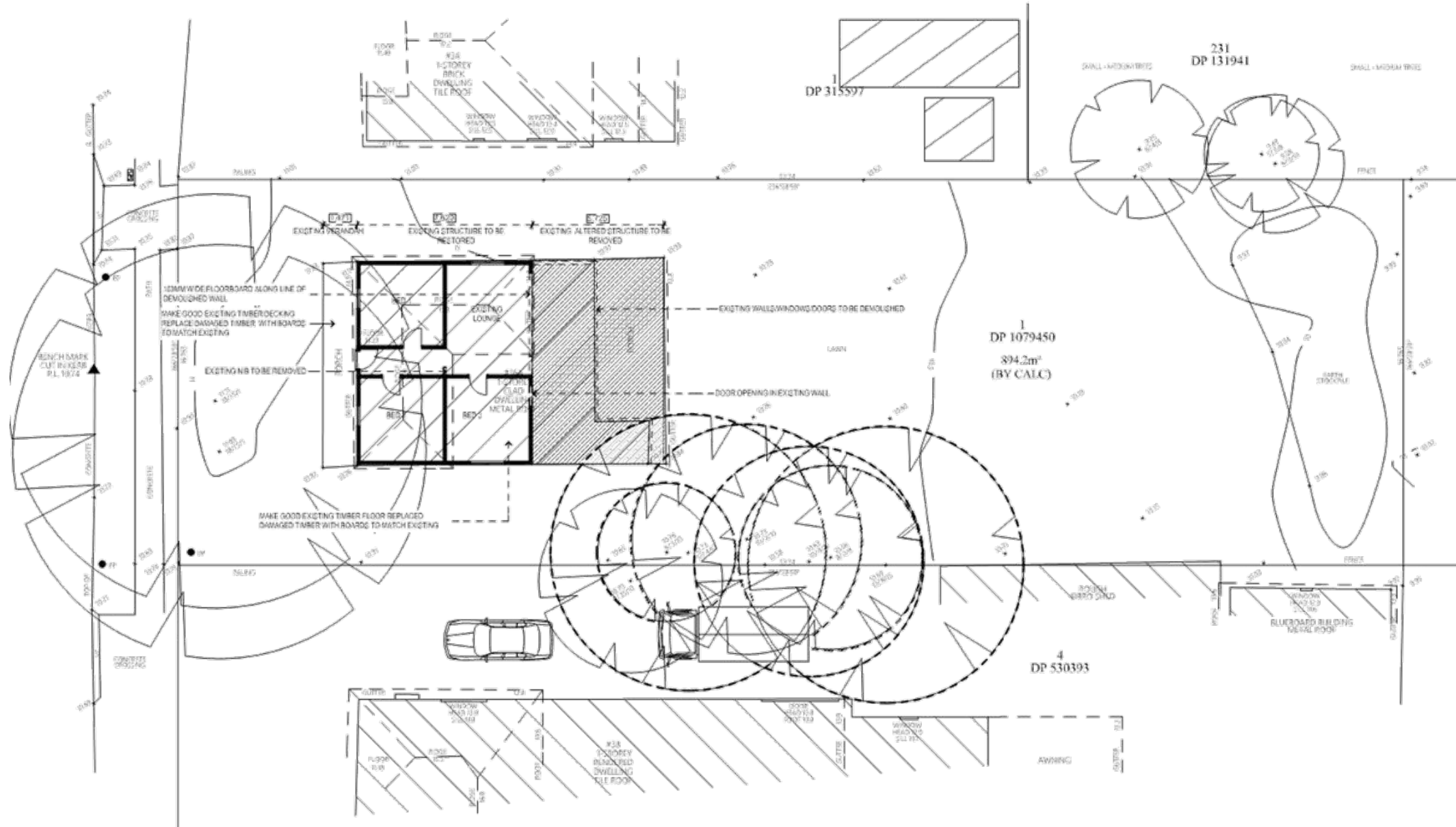
DAOU038 WASTE (CONTROL OF LITTER)

The occupant or person in control of the premises must take all practicable steps to ensure that the area of public footpath or public area adjacent to the premises is maintained in a clean and tidy condition. Where a litter problem arises and the offending material is found to usually include wrappers, containers or the like, and remains of goods or items which it might reasonably be assumed were purchased at the subject premises, the shopkeeper must comply with any direction of Strathfield Council with regard to the regular sweeping, collection and disposal of rubbish.

(Reason: Environmental health)

ATTACHMENTS

1. Plans
2. Map



RESTORATION LEGEND

1. THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH THE DILAPIDATION & RESTORATION REPORT AND DRAWING DA09 COTTAGE WESTERN ELEVATION
2. HATCHED AREA INDICATES EXTENT OF REAR SECTION OF THE EXISTING COTTAGE TO BE REMOVED
3. REPAIR CEILING GENERALLY
4. REPAIR SET PLASTER WALLS GENERALLY WHERE DRUMMY AND OR REMOVED PAINT FINISH
5. REPAIR WALL GENERALLY
6. CABLES AND SERVICES TO BE CONCEALED
7. REPLACE ANY STRUCTURALLY INADEQUATE TIMBER
8. REPLACE ALL GUTTERING AND DOWNPIPES
9. ALL DIMMENSIONS AND FLOOR AREAS TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE REFERED TO THE DESIGNER/ENGINEER PRIOR COMMENCEMENT OF WORK.
10. ALL WORK TO BE IN ACCORDANCE WITH THE BCA, AS AND LOCAL COUNCIL.
11. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION, SCHEDULES AND CONSULTANT DRAWINGS. WHERE INDICATED ENGINEERING AND HYDRAULIC DRAWINGS TAKE PREFERENCE.
12. DRAWINGS ARE NOT TO BE SCALED FOR DIMMENSIONS,REFER TO FIGURED DIMMENSIONS ON DRAWINGS
13. LEVELS SHOWN ARE APPROXIMATE UNLESS INDICATED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
14. TIMBER USED SHOULD BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.
15. WET AREA CONSTRUCTION TO FIRST FLOOR WET AREA SHOULD BE IN ACCORDANCE WITH AS3740
16. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY A REGISTERED SUREYOR ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
17. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCILS REQUIREMENTS AND AS 3500.3.1 1998
18. ALL SERVICES TO BE LOCATED, VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

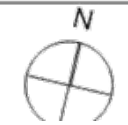
RESTORATION GROUND FLOOR PLAN
1:200

NON-NATIVE TREES PROPOSED TO BE REMOVED

B Spatial design
21 Rubina Street, Merrylands West,
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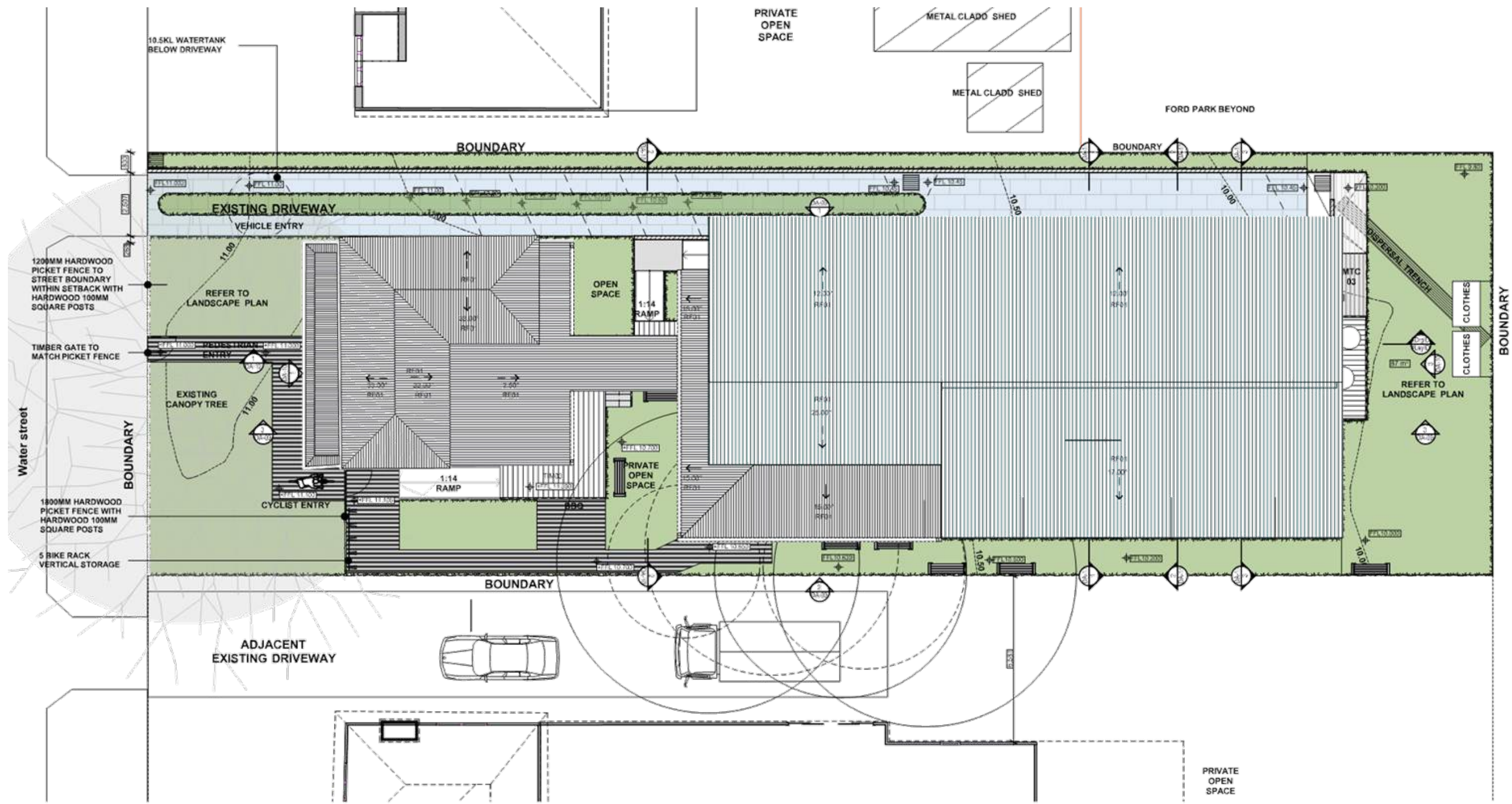
CLIENT : JOHN BOUSTANI

BELFIELD RESIDENCE
36 A WATER STREET
BELFIELD, SYDNEY, N.S.W



RESTORATION GROUND FLOOR PLAN
1:200 @A3

DA-04	PRDA	REV 8
DRAWN QA	PL0DATE	JOB No
RK GEB	12/8/2016	10136



1 PROPOSED SITE PLAN
1:150

CURRENT SITE AREA 894.2 m²
 PROPOSED TOTAL GFA 487.48m²
 PROPOSED FSR = 0.54
 EXISTING LANDSCAPING IN FRONT OF BUILDING LINE 99m²
 LANDSCAPING BEHIND BUILDING LINE 281.54m²
 AREA OF PROPOSED DRIVEWAY 140.4m²

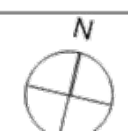
HERITAGE COTTAGE
 EXISTING HERITAGE LISTED WEATHERBOARD COTTAGE RETAINED ON GROUND LEVEL 78.56m²

REAR EXTENTION
 REAR EXTENTION GROUND LEVEL 150.92m²
 REAR EXTENTION LEVEL 1 233.00m²
 GROUND TERRACE 21.00m²
 LEVEL 1 ENCLOSED PATIO 25.00m²

B Spatial design
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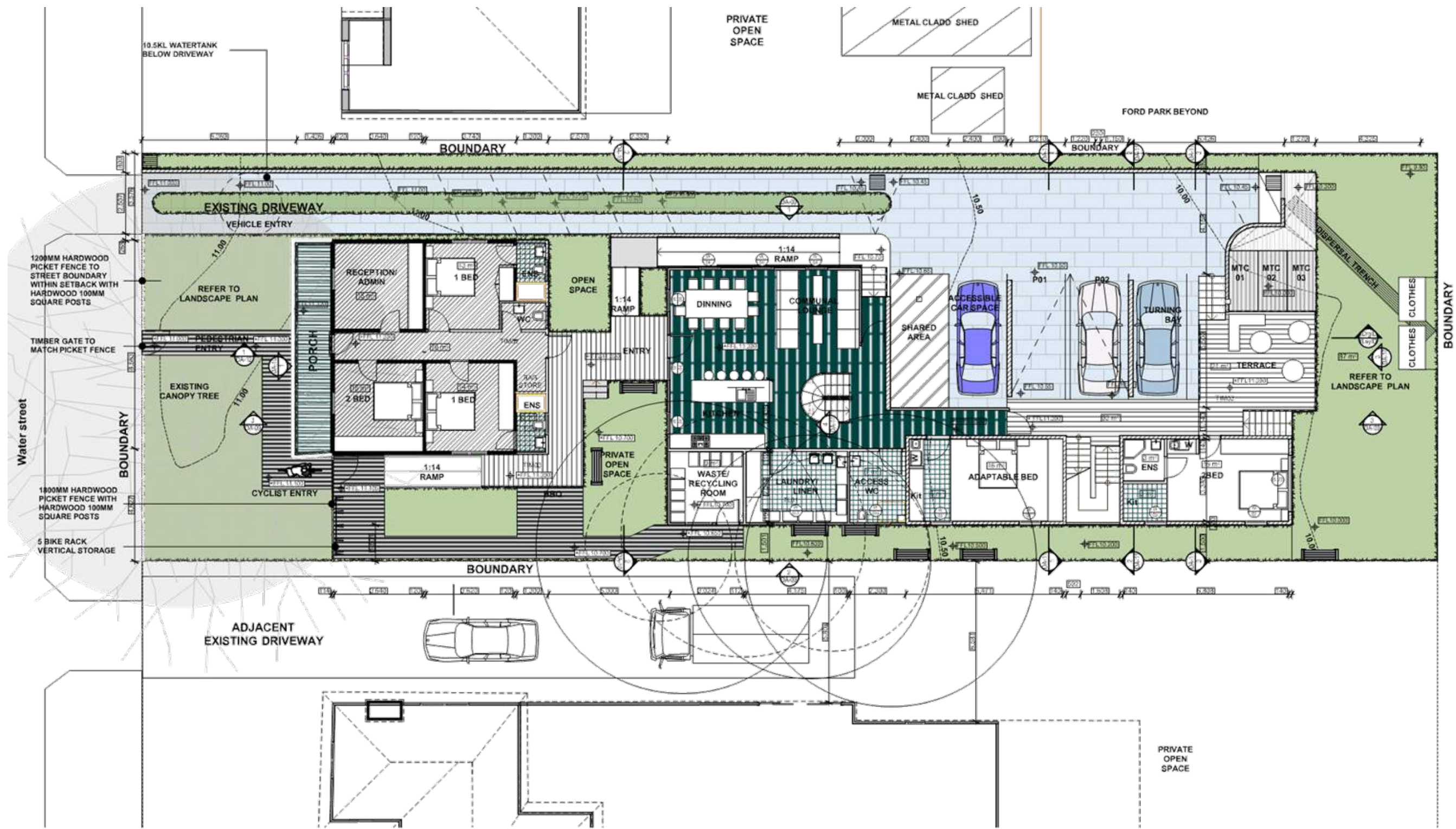
CLIENT : JOHN BOUSTANI

BELFIELD RESIDENCE
 36 A WATER STREET
 BELFIELD, SYDNEY, N.S.W




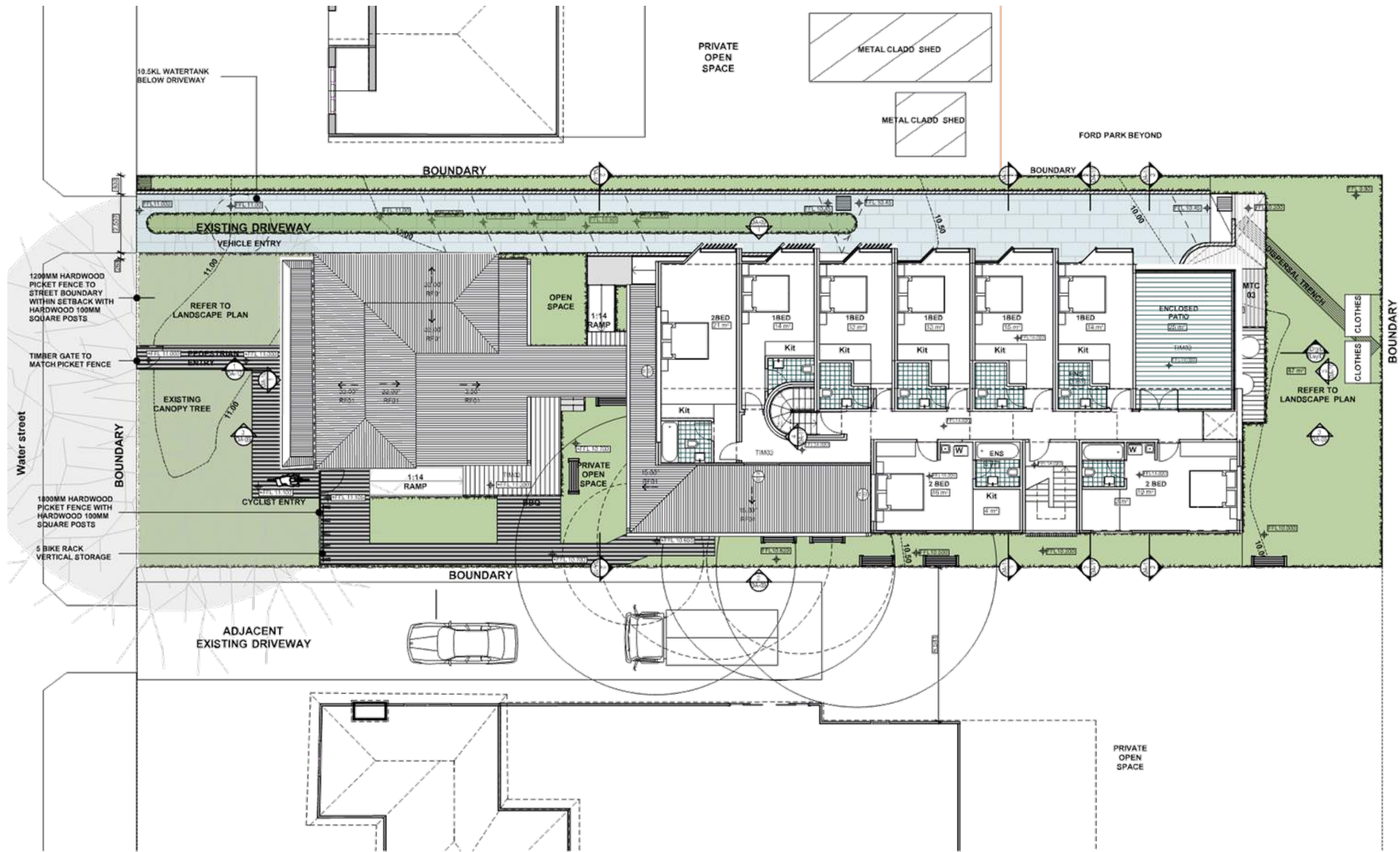
SITE PLAN
 1:150 @A3

DA-06	PRDA	REV F
DRAWN GA	PLOIDATE	JOB No
RK GEB	4/24/2017	10136



1 BOARDING HOUSE GROUND FLOOR PLAN
1:150

B Spatial design 21 Rubina Street, Merrylands West, N.S.W, 2150, tel 0414 261228	CLIENT : JOHN BOUSTANI	BELFIELD RESIDENCE 36 A WATER STREET BELFIELD, SYDNEY, N.S.W	N 	2 BUILDINGS WITH A LINK GROUND LEVEL PLAN	DA-07	
				1:150 @A3	PRDA PLOIDATE 4/24/2017	REVE JOB No 10136
					DRAWN GA RK GEB	



2 BOARDING HOUSE GROUND FLOOR PLAN
1:150

B Spatial design
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N.S.W, 2150, tel 0414 261228

CLIENT : JOHN BOUSTANI

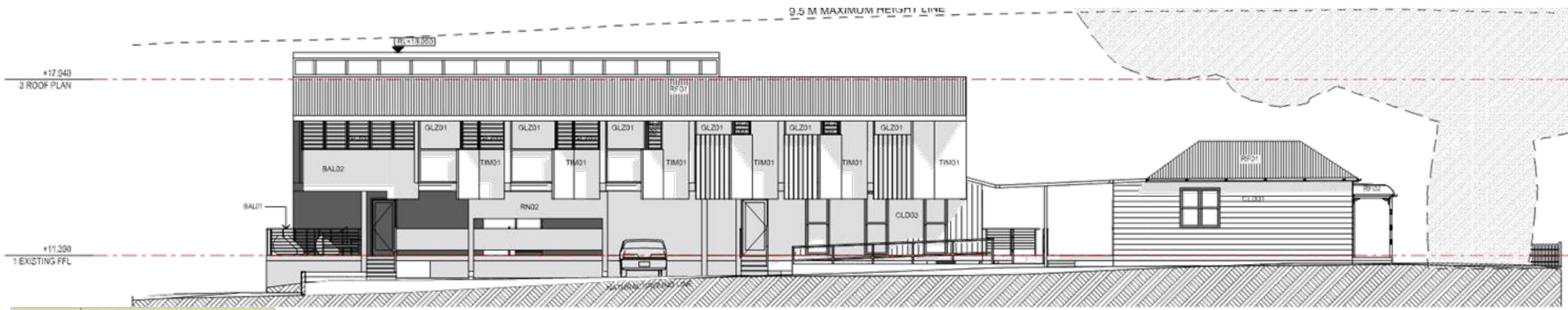
BELFIELD RESIDENCE
36 A WATER STREET
BELFIELD, SYDNEY, N.S.W



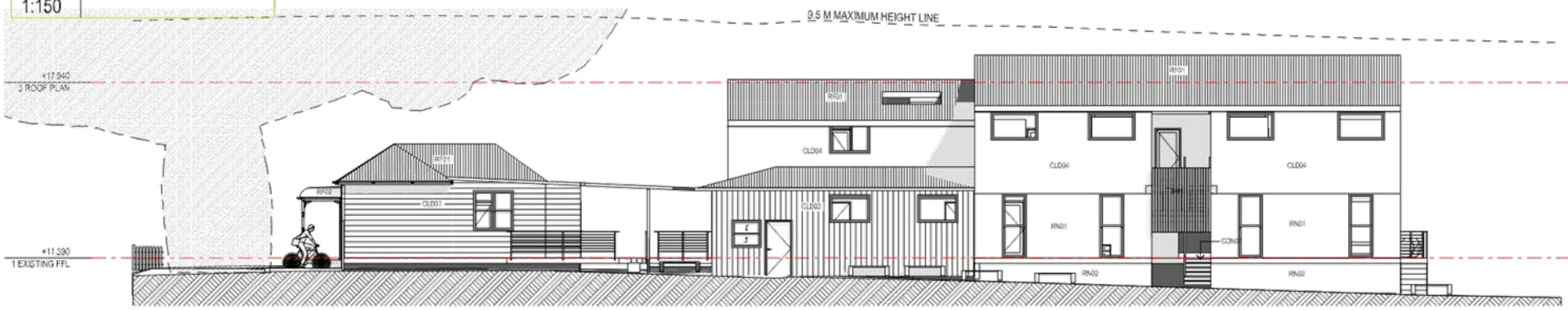
2 BUILDINGS WITH A LINK LEVEL 1 PLAN

1:150 @A3

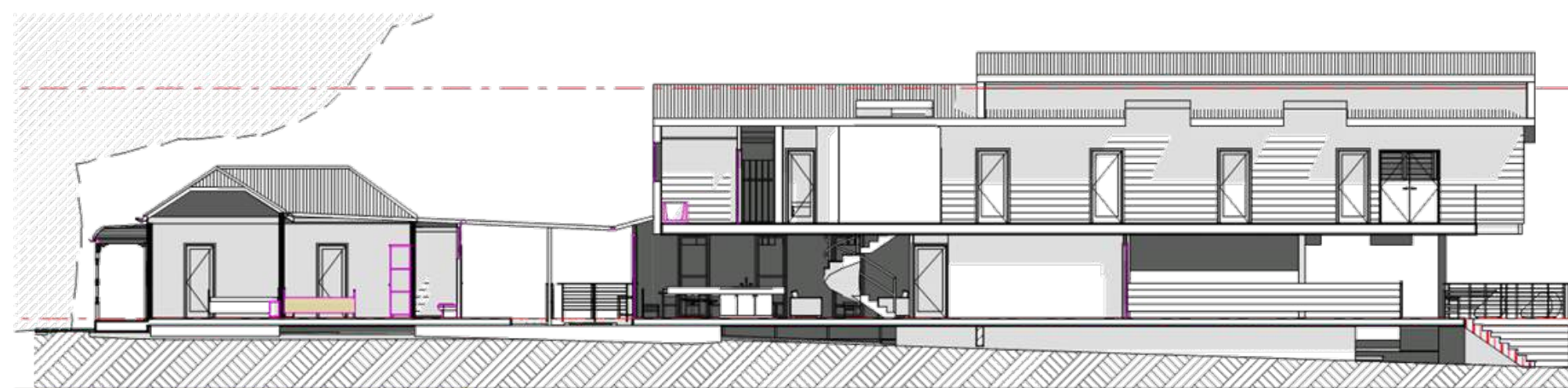
DA-08	PRDA	REVF
DRAWN GA	PLD DATE	JOB No
RK GEB	4/24/2017	10136



1 NORTH ELEVATION
1:150



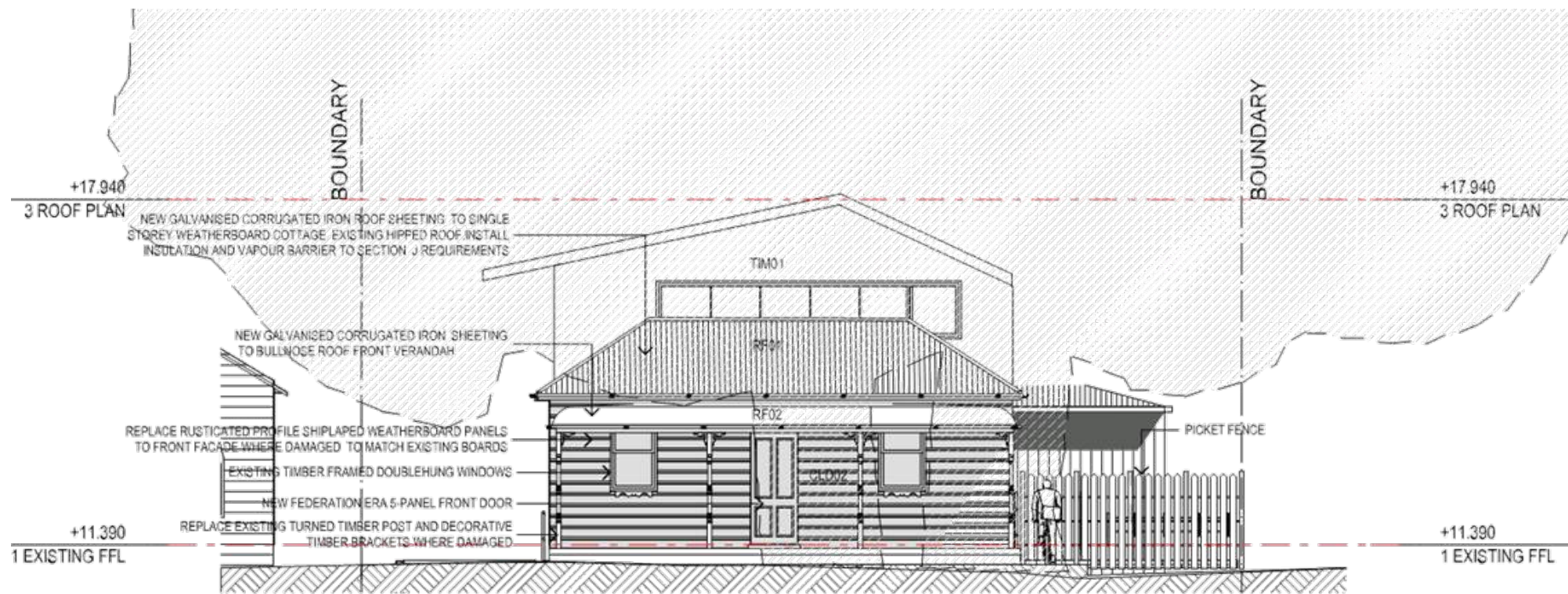
2 SOUTH ELEVATIONS
1:150



3 EAST-WEST LONG SECTION
1:150

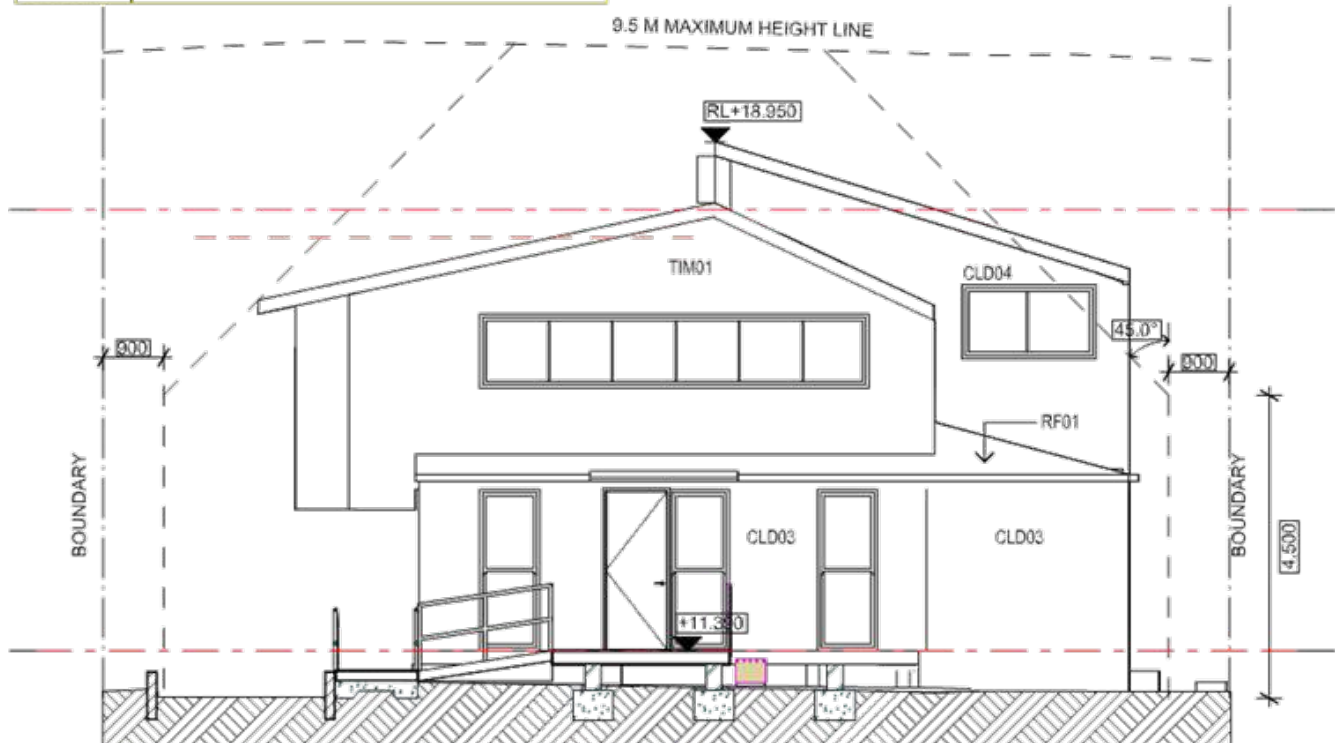
- EXTERNAL FINISHES**
- BAL 01 STAINLESS STEEL BALUSTRADE WITH TIMBER HANDRAIL
 - BAL 02 FRAMED BALUSTRADE WITH TIM01 PANELING
 - CON01 OFF-FORM CONCRETE
 - CON02 POLISHED CONCRETE FLOOR
 - CLD01 SIMPLE FEATHER EDGED WEATHERBOARD PANEL TO MATCH EXISTING TIMBER COTTAGE
 - CLD02 RUSTICATED PROFILE SHIPLAPED WEATHERBOARD BOARDS TO FRONT ELEVATION TO MATCH EXISTING TIMBER COTTAGE
 - CLD03 EQUITONE "LINES" LT20 FIBRE CEMENT FACADE
 - CLD04 FIBRE CEMENT FACADE CLADDING TO TIMBER FRAME WALL
 - GLZ01 FACADE GLAZING
 - GLZ02 GLAZED LOUVERS
 - RF01 CORRUGATED COLORBOND ROOF
 - RF02 BULLNOSE COLORBOND ROOF
 - RN01 RENDERED BLOCKWALL WITH A ROUGH TEXTURED FINISH
 - RN02 RENDERED BLOCKWALL
 - TIM01 LIGHT BROWN COMPOSITE PANELS WITH NATURAL WOOD VENEER WITH PROTECTIVE COATING
 - TIM02 TIMBER FLOORING BOARDS
 - TIM03 TIMBER DECKING BOARDS
 - TL01 PORCELAIN TILES
 - TL02 PORCELAIN TILES

B Spatial design 21 Rubina Street, Merrylands West, N.S.W,2150, tel 0414 261228	CLIENT : JOHN BOUSTANI	BELFIELD RESIDENCE 36 A WATER STREET BELFIELD, SYDNEY, N.S.W	NORTH & SOUTH ELEVATIONS 1:150, @A3	DA-09 PRDA REV F
				DRAWN GA PLOIDATE
				RK GEB 4/24/2017 JOB No 10136

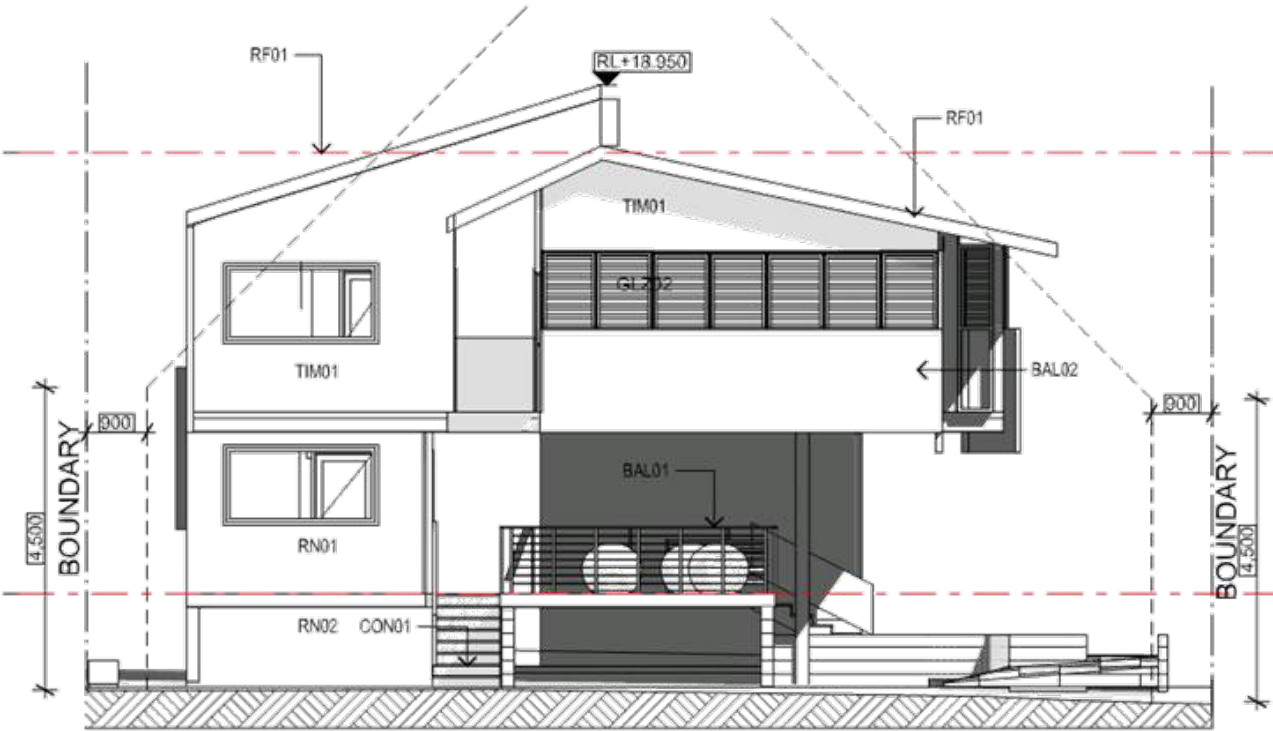


- EXTERNAL FINISHES**
- BAL 01 STAINLESS STEEL BALUSTRADE WITH TIMBER HANDRAIL
 - BAL 02 FRAMED BALUSTRADE WITH TIM01 PANELING
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 - TIM02 TIMBER FLOORING BOARDS
 - TIM03 TIMBER DECKING BOARDS
 - TL01 PORCELAIN TILES
 - TL02 PORCELAIN TILES

1 COTTAGE WESTERN ELEVATION
1:100



2 REAR EXTENSION WESTERN ELEVATION
1:100



3 REAR EXTENSION EASTERN ELEVATION
1:100

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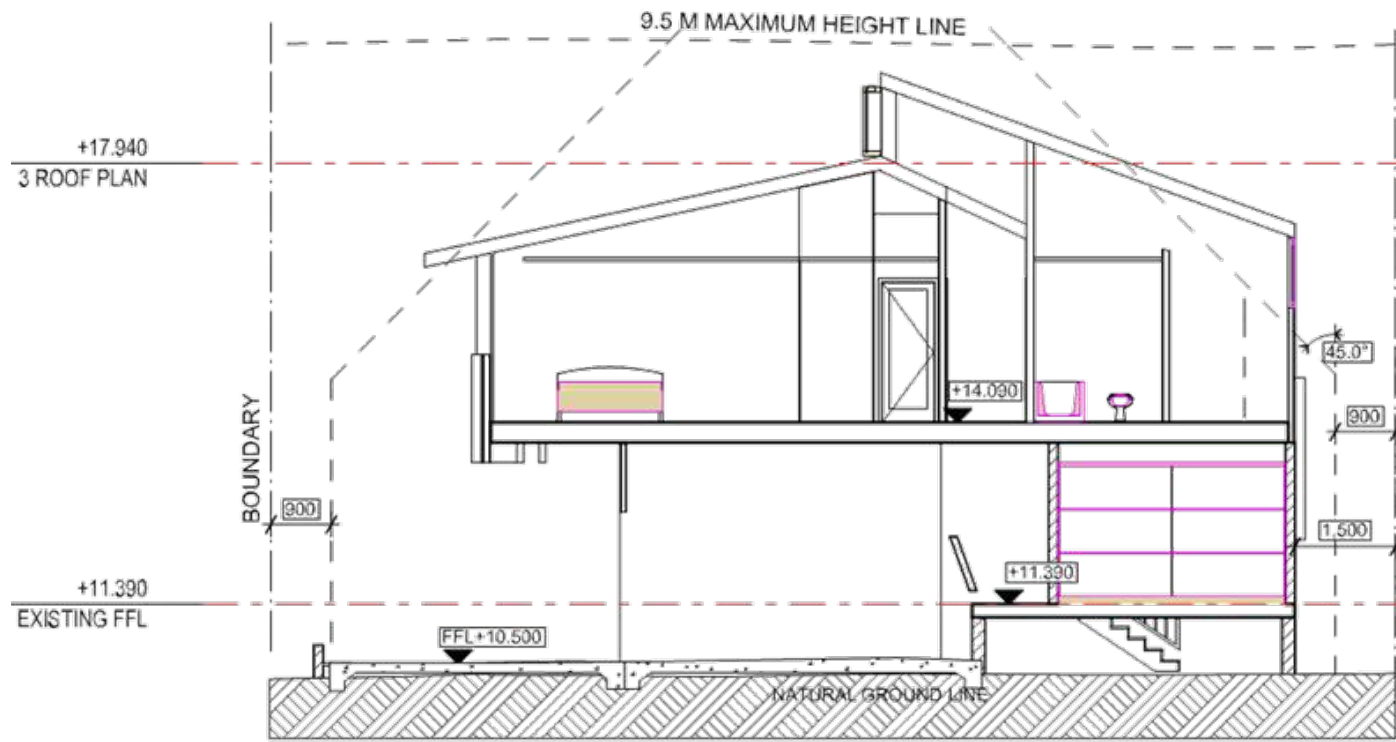
CLIENT : JOHN BOUSTANI

BELFIELD RESIDENCE
36 A WATER STREET
BELFIELD, SYDNEY, N.S.W

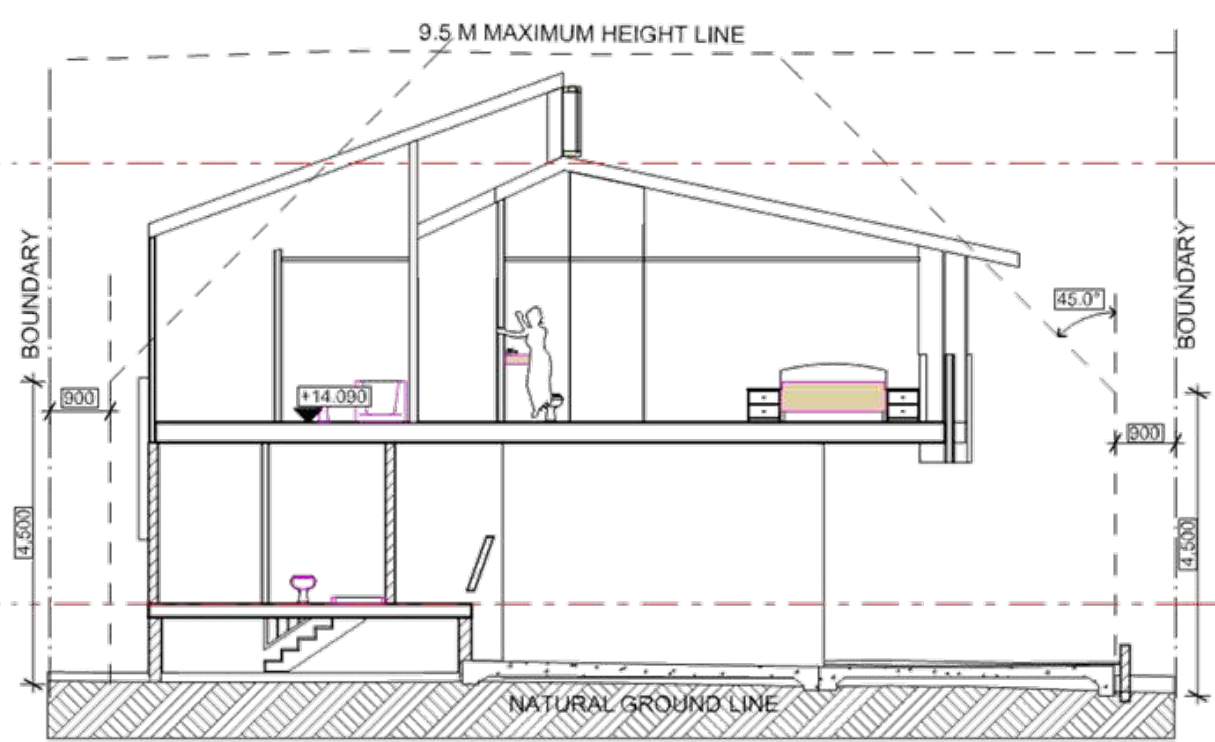
EAST & WEST ELEVATIONS

1:100 @A3

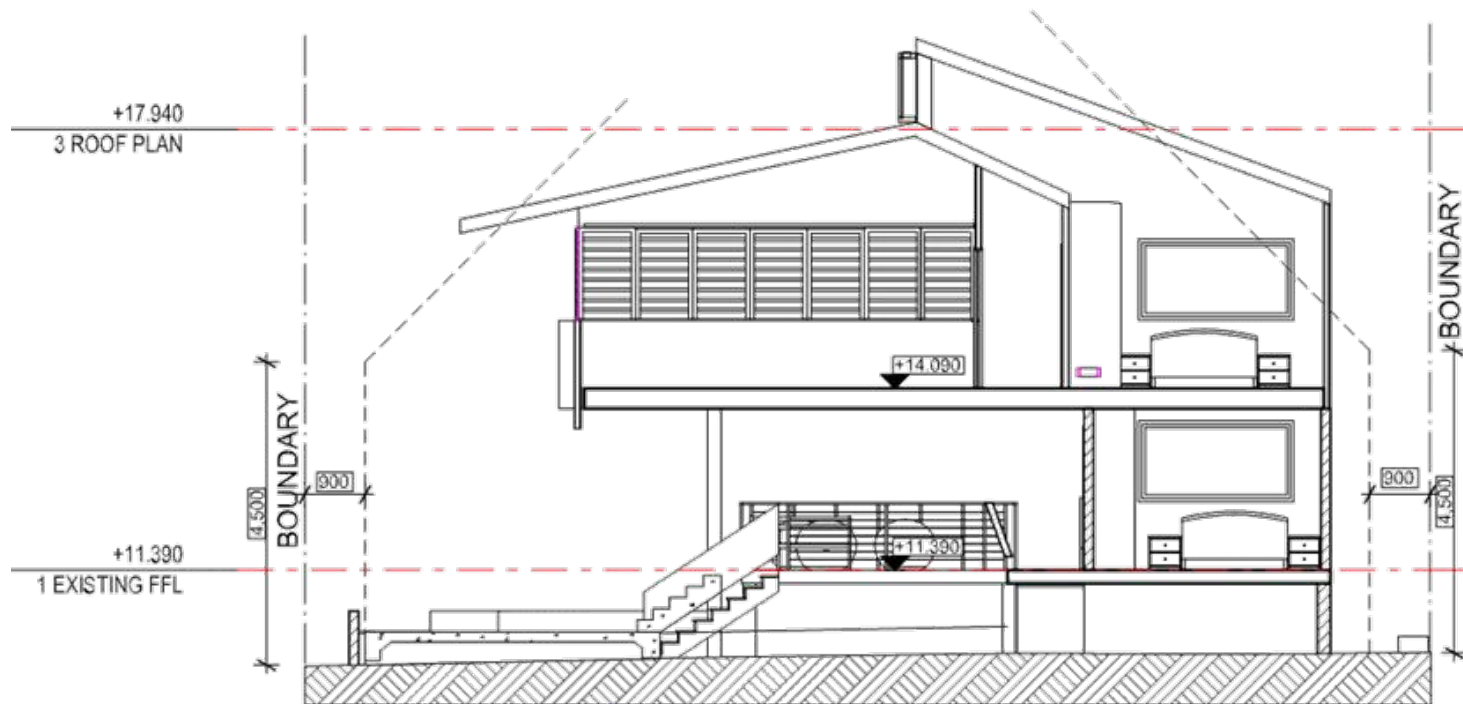
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RK	GEB	4/24/2017
		10136



1	Section C
1:100	



2	Section D
1:100	



3	SECTION E
1:100	

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CLIENT : JOHN BOUSTANI

BELFIELD RESIDENCE
 36 A WATER STREET
 BELFIELD, SYDNEY, N.S.W

SECTIONS SHEET 02

1:100 @A3

DA-12	PRDA	REVE
DRAWN QA	PLDDATE	JOB No
RK GEB	3/16/2017	10136



TO: Strathfield Independent Hearing and Assessment Panel Meeting - 4 May 2017
REPORT: SIHAP – Report No. 3
SUBJECT: 22-28 COURALLIE AVENUE, HOMEBUSH WEST - LOTS 11 TO 14 DP 11427
DA NO. 2016/180

SUMMARY

Proposal: Demolition of existing structures and construction of a four (4) storey residential flat building containing (32) units comprising eight (8) x 1 bedroom, (20) x 2 bedroom and four (4) x 3 bedroom units over two (2) levels of basement.

Applicant: Moderinn Pty Ltd

Owner: Fuision Sydney Home Pty Ltd

Date of lodgement: 6 December 2016

Notification period: 13 December 2016 to 16 January 2017

Submissions received: Four (4) written submissions received.

Assessment officer: Consultant

Estimated cost of works: \$10,641,706.00

Zoning: R3 Medium Density Residential - SLEP 2012

Heritage: N/A

Flood affected: No

Is a Clause 4.6 variation proposed? Yes - Building Height

Extent of the variation supported? 9% (1m)

Peer review of Clause 4.6 variation: A peer review of the Clause 4.6 variation has been undertaken and the assessment officer's recommendation is not supported.

RECOMMENDATION OF OFFICER: APPROVAL

EXECUTIVE SUMMARY

The application seeks Council approval for the demolition of existing structures and construction of a four (4) storey residential flat building containing (32) units comprised of eight (8) x 1 bedroom, (20) x 2 bedroom and four (4) x 3 bedroom units over two (2) levels of basement car parking.

The application and plans were notified in accordance with Part L of the Strathfield Consolidated Development Control Plan (SCDCP) 2005, four (4) written submissions were received which raise a number of concerns regarding increased traffic, parking, overlooking, solar access, construction impacts, pollution, noise and external finishes and materials. The issues raised in the submissions have been taken into consideration and conditions of consent have been imposed where adequate.

The proposed residential flat development is of a contemporary design compatible with recently constructed residential flat buildings within the surrounding streetscape. The built form is

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

compatible with the desired medium density residential character of the locality and includes two (2) ground communal open space areas with BBQ facilities, tables, seats that are connected by a landscaped walkway featuring seats and trees for shade.

The proposal seeks to vary the 11m maximum permitted height established under Clause 4.3 of the Strathfield Local Environmental Plan (SLEP) 2012 by 1m or 9%. The additional building height consists of the lift overrun and roof structure, A Clause 4.6 variation request has been submitted as part of the application to vary the height of building development standard. The variation has been assessed and is considered justified.

Overall, the proposal presents a good development outcome for the site and is recommended for approval.

DESCRIPTION OF THE SITE AND LOCALITY

The site is located on the eastern side of Courallie Avenue, comprising of four (4) allotments legally identified as Lot 11 to 14 DP 11427 with the street addresses of 22-28 Courallie Avenue, Homebush West (see Figure 1 and 2). The site is rectangular in shape and has an area of 1,932m² with a street frontage of 48.8m to Courallie Avenue and a depth of 39.6m. The site has a gentle slope with a cross fall of approximately 2.8m from the high point on the rear south east corner to the low point on the north west corner.

The subject site presently comprises of four (4) single storey detached dwelling houses and ancillary structures. The surrounding streetscape is residential with a mix of detached dwelling houses and residential flat buildings (Figure 2). Immediately adjoining the site to the north is a three (3) storey residential flat building, whilst immediately adjoining the site to the south and opposite to the west are a detached dwelling house (Figures 3 and 4).



Figure 1: View of the four (4) existing dwelling houses at 22-28 Courallie Avenue.

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)



Figure 2: Aerial view of subject site and surrounding residential development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the demolition of existing structures and construction of a four (4) storey residential flat building containing (32) units comprising eight (8) x 1 bedroom, (20) x 2 bedroom and four (4) x 3 bedroom units over two (2) levels of basement.

The specific elements of the proposal are:

Basement 02:

- (17) car parking spaces and vehicle access aisle and ramp;
- (7) bicycle parking spaces;
- (15) storage units for apartments;
- (2) lifts and (2) fire stairs.

Basement 01:

- (36) car parking spaces including 6 visitor spaces, 6 spaces for the disabled, and vehicle access aisle and ramps;
- (16) storage units for apartments;
- (1) car wash bay;
- waste storage room;
- plant room;
- (2) lifts and (2) fire stairs.

Ground floor:

- (10) apartments including (6) x one bedroom and (4) x two bedroom with (1) adaptable apartment each with private outdoor terrace;
- communal open space including barbeque, table, seating and decking;
- main pedestrian common access path off Courallie Avenue;
- vehicle driveway off Courallie Avenue to loading space and basement ramp;
- waste storage room;
- (2) lifts and fire stair exits from levels above and below;

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

- electricity substation.

Level 1:

- (9) apartments including (1) x one bedroom and (8) x two bedroom;
- (2) lifts and (2) fire stairs.

Level 2:

- (9) apartments including (1) x one bedroom and (8) x two bedroom;
- (2) lifts and (2) fire stairs.

Level 3:

- (4) x three bedroom adaptable apartments;
- (2) lifts and (2) fire stairs.

A photomontage of the building is provided below:

**REFERRALS****INTERNAL REFERRALS****Development Engineering Comments**

Council's Development Engineer has commented on the proposal as follows:

"The stormwater management plan amended in accordance with initial comments is feasible and there are no objections subject to conditions."

Building Comments

Council's Building Officer has commented on the proposal as follows:

"Compliance with recommendations in the acoustic report, geotechnical report and contamination report submitted with the DA is recommended and included in conditions of consent. Amended

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

plans have been submitted and satisfactorily address initial comments over potential noise in the loading space and waste storage areas.”

Waste Comments

Council's Waste Officer has commented on the proposal as follows:

“A revised waste management plan has been submitted which satisfactorily address initial comments on waste management.”

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:**(i) any environmental planning instrument****STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND**

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is contaminated and is suitable in its current state or can be remediated and made suitable for the proposed development.

The site is identified as being located near a previous landfill site under Part K of the Strathfield Consolidated DCP 2005 (SCDCP 2005) which identifies past known landfill and potentially contaminated sites in the Strathfield local government area. Accordingly the application was accompanied by a Stage 2 Environmental Assessment prepared by Alliance Geotechnical Pty Ltd. The Stage 2 assessment concluded that no soil concentrations exceeded the adopted human health or ecological site assessment criteria for the potential contaminants tested and *“based on field observations, laboratory data and the limitations in section 11, the site was considered suitable for the proposed high density residential land use.”*

Accordingly, the provisions of SEPP 55 have been satisfied.

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

In accordance with the BASIX SEPP all new housing in NSW is required to meet a designated target for energy and water reduction.

A BASIX Certificate was submitted as part of the application which indicates that the proposal meets the required reduction targets. An appropriate condition of consent will be imposed to ensure future compliance with these targets.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65) aims to improve the design quality of residential flat development in New South Wales. SEPP 65 recognises that the design of residential apartments is of significance due to the economic, environmental, cultural and social benefits of high quality design.

Strathfield Council does not have a design review panel referred to under Clause 28 however an assessment of the design quality of the development against the design principles of the SEPP and the relevant design criteria of the Apartment Design Guide has been undertaken in the table below:

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Principle	Objective	Proposed
<p>1. Context and neighbourhood character</p>	<p><i>Responding to context involves identifying the desirable elements of an area's existing or future character.</i></p> <p><i>Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The street is currently in a state of transition from low density residential to medium density residential resulting in a shift towards residential flat buildings.</p> <p>The proposed residential flat development is of a contemporary design compatible with recent residential apartment development in the surrounding streetscape. It is compatible with the desired future character of the neighbourhood and streetscape in a medium density residential zone as envisaged by the SLEP 2012 and provides a suitable interface with the adjacent sites.</p>
<p>2. Built form and scale</p>	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The scale, bulk, height and alignment of the proposed residential flat building at 4 storeys with a footprint of 35m x 26m and total FSR of 1.2:1 is generally consistent with that of surrounding residential flat development, and in compliance with the maximum FSR standard in SLEP 2012 and building setback controls in the ADG and SDCP No. 20.</p> <p>The proposal has a maximum height above ground level of 12m which contravenes the 11m height limit in SLEP 2012 by up to 1m or 9%. The height is justified and considered reasonable in the circumstances particularly as the top storey has a substantial setback from the main building wall that minimises its visual scale and bulk and in particular makes it barely visible from the street front.</p> <p>The proposed residential flat building has a good level of modulation in form and articulation with different building elements, materials and finishes in its facades that breaks up the visual scale and bulk of the building wall and adds design character as shown above in Figure 10 of this report.</p> <p>The development presents a residential address to its Courallie Avenue frontage with landscaped setback, legible pedestrian and vehicle access points, and clear definition between the public and private domains consistent with the residential character of the streetscape.</p> <p>The design provides a good level of internal amenity in terms of unit sizes, outlook, solar access, natural ventilation, privacy, communal and private open space, storage, and safety & security as described in further below under the</p>

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Principle	Objective	Proposed
		Apartment Design Guide.
3. Density	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>The proposed development complies with the maximum FSR density standard of 1.2:1 in SLEP 2012.</p> <p>The design provides a good level of internal amenity in its unit sizes, outlook, solar access, natural ventilation, privacy, communal and private open space, and storage as described below under the Apartment Design Guide.</p> <p>The proposed density is consistent with the strategic vision of the medium density residential zone in SLEP 2012 and is acceptable.</p>
4. Sustainability	<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>A BASIX Certificate is submitted with the DA confirming the proposed development meets water and energy efficiency targets.</p> <p>The proposed development includes other reasonable sustainable design measures including natural cross ventilation and solar access in units, deep soil zones in the landscape area, and space for recyclable waste bins.</p>

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Principle	Objective	Proposed
<p>5. Landscape</p>	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p> <p><i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i></p>	<p>The DA includes a landscape plan with landscaped areas and planting that provides for landscaped setbacks on the street front and around the site perimeter consistent with the character of the neighbourhood and streetscape. The landscape design also provides for a good level of amenity, visual privacy and passive solar design, useable common open space and private open space at ground level, and is co-ordinated with stormwater infiltration and management.</p>
<p>6. Amenity</p>	<p><i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i></p> <p><i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i></p>	<p>The design provides a good level of internal amenity in terms of unit sizes, outlook, solar access, privacy, natural ventilation, communal and private open space, storage and safety & security as described further below under the Apartment Design Guide.</p>
<p>7. Safety</p>	<p><i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</i></p> <p><i>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit</i></p>	<p>The proposed apartment building design provides for a safe and secure premises with access controls to pedestrian and vehicle access points, passive surveillance of the street and common areas, clear lines of site along access paths, clear definition between public private and common areas, and ongoing active management and maintenance of the property.</p>

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Principle	Objective	Proposed
	<i>and visible areas that are easily maintained and appropriate to the location and purpose.</i>	
8. Housing diversity and social interaction	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p> <p><i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>The proposed development provides a mix of apartments including 8 x 1 bedroom units, 20 x 2 bedroom units, and 4 x 3 bedroom units which include 5 adaptable units.</p> <p>Communal open space is included in the proposal with landscape treatments for amenity and facilities including barbeque, tables and seating for social interaction.</p>
9. Aesthetics	<p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</i></p> <p><i>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>The proposed residential apartment building has a built form and visual aesthetic with good proportions and balance of design elements that suitably address the street frontage and reflect the residential use and internal layout. The proposed building has a good balance of modulation in form and articulation with different building elements, materials and finishes in its facades that breaks up the visual scale and bulk of the building wall in the streetscape and adds design aesthetic.</p> <p>The proposed landscaping also provides a good level of amenity and aesthetic to the development.</p>

Design Criteria/Guidance	Required	Proposed	Compliance
2E – Building Depth	Max. building depth 12-18m	Building depth is 26m which is suitable for site dimensions and reasonable as internal apartment depths are predominantly 7-8m from glass line in compliance with maximum unit depths.	No, however acceptable on merit as proposal achieves compliant solar access and does not result in significant overshadowing of adjoining properties.
3B – Orientation	2 hours solar access retained to neighbouring buildings.	Neighbouring buildings retain 2 hours solar access.	Yes.
3C – Public Domain	Direct street entry to ground	Ground floor apartments use	Yes.

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Design Criteria/Guidance	Required	Proposed	Compliance
Interface	floor apartments.	common building access path off Courallie Avenue which is consistent with all four other residential flat buildings recently developed nearby in this part of the street and therefore considered reasonable in the circumstances.	
	Balconies/windows oriented to overlook the public domain.	Balconies/windows overlook the public street domain.	Yes
	Front fence design is permeable.	Front fence is permeable.	Yes
	Opportunities for concealment minimised.	Common areas are subject to passive surveillance and access paths have clear straight lines of sight.	Yes
	Services concealed.	Services are concealed in the building and with landscaping.	Yes
	Access ramps minimised.	Access ramps are minimised.	Yes
3D – Communal Open Space	Min. 25% of site area	30% (580sq.m)	Yes
	Min. 2h solar access to 50% of communal open space at mid-winter.	2 hours of solar access to 50% of common open space is achieved in mid-winter.	Yes
3E – Deep Soil Zones	Min. 7% of site area 3m min. dimension	27% (525sq.m) deep soil area with greater than 3m dimension around landscaped site perimeter.	Yes
3F – Visual Privacy	One to four storeys: 6m between habitable rooms/balconies and boundary. 3m between non-habitable rooms and boundary.	Boundary setbacks are 6m or greater on all sides on all levels above ground.	Yes
3G – Pedestrian Access and Entries	Entry addresses public domain. Clearly identifiable.	Common entry path is readily identifiable and provides a connection with the public street and address for the building.	Yes
3J – Bicycle and Car Parking	Vehicle access is integrated into building design, minimum width and provides adequate sight lines. RMS parking rates apply within 800m of a railway station. Bicycle parking to be	Vehicle access is integrated into building design, minimum width and provides adequate sight lines. Site is further than 800m from rail station and car parking complies with SDCP 20. Bicycle parking	Yes

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Design Criteria/Guidance	Required	Proposed	Compliance
	provided.	space is provided in the basement.	
4A – Solar and Daylight Access	Min. 70% (22) receive 2 hours solar access. Max. 15% units have no solar access	72% (23 units) of units receive two (2) hours solar access. 15.6% (5 units) receive no solar access.	Yes No, however acceptable on merit given the minor nature of the non-compliance
4B – Natural Ventilation	Min. 60% (19) are naturally cross ventilated in first 9 storeys.	69% (22 units) have cross ventilation.	Yes
4C – Ceiling Heights	Habitable: 2.7m Non-habitable: 2.4m	2.7m throughout.	Yes
4D – Apartment Size and Layout	Studio: 35m ² 1 bed: 50m ² 2 bed: 70m ² 3 bed: 90m ² Habitable room depths max. 2.5 x ceiling height. Open plan layout: max. 8m from a window. Master bed: min. 10m ² Other bedroom: min. 9m ²	Apartments range in size as follows: One bed: 50-54sq.m Two bed: 70-74sq.m Three bed: 90sq.m Predominantly 7-8m Complies throughout	Yes Yes Yes
4E – Private Open Space and Balconies	Studio: 4m ² 1 bed: 8m ² , min. depth 2m 2 bed: 10m ² , min. depth 2m 3 bed: 12m ² , min depth 2.4m Min. dimension 2m.	Apartment balconies / terraces range in size as follows: One bed: 13-21sq.m Two bed: 15-24sq.m Three bed: 46-53sq.m, and all comply with minimum depths.	Yes.
4F – Common Circulation and Spaces	Max. 8 apartments off a single core.	Max. 5 apartments off single core.	Yes
4G – Storage	Studio: 4m ³ 1 bed: 6m ³ 2 bed: 8m ³ 3 bed: 10m ³ At least 50% within the basement	Complies.	Yes.
4H – Acoustic Privacy	Orientate building away from noise sources. Party walls limited or insulated, like rooms together. Noise sources (e.g. garage doors, driveways) located at least 3m from bedrooms.	Site is located away from any significant noise sources. Design provides for like rooms reasonably together and bedrooms away from driveway.	Yes

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Design Criteria/Guidance	Required	Proposed	Compliance
4J – Noise and Pollution	Site building to maximise noise insulation. Noise attenuation utilised where necessary.	A specialist acoustic report submitted with the DA recommends certain glazing and noise standards be achieved in detailed design of mechanical plant. A condition of consent is recommended to ensure implementation of the measures in the acoustic report.	Yes
4K – Apartment Mix	Variety of apartment types Appropriate apartment mix Different apartments distributed throughout the building.	Acceptable unit mix: 25% (8) x1 bedroom 62.5%(20) x2 bedroom 12.5% (4) x3 bedroom	Yes
4L – Ground Floor Apartments	Direct street access. Casual surveillance whilst providing privacy.	The proposed apartment building has living areas and balconies / terraces on all levels providing casual surveillance of the street. The ground floor apartments use a common building access path off Courallie Avenue consistent with all four other residential flat buildings recently developed nearby in this part of the street. Given the above circumstances, the access is considered reasonable.	Yes.
4M – Facades	Composition of building elements Defined base, middle and top Building services integrated into the façade.	Façade has modulated and articulated elements that present a defined base, middle and top. Services are integrated into building.	Yes
4N – Roof Design	Roof design integrated into the building. Incorporates sustainability features. May include common open space.	Roof design is integrated into building.	Yes
4O – Landscape Design	Responsive to streetscape. Viable and sustainable.	Landscape plan submitted with the DA is viable and sustainable.	Yes
4P – Planting on Structures	Appropriate soil profiles and structural design. Irrigation and drainage systems.	Details are provided on landscape plan.	Yes
4Q – Universal Design	At least 20% of units to achieve silver level universal design requirements for adaptability.	15.6% of apartments (5) are adaptable units.	No, however condition of consent requiring a minimum 20% of units be provided as adaptable.
4U – Energy Efficiency	Adequate natural light to habitable areas. Adequate natural ventilation.	BASIX Certificate submitted demonstrating compliance with energy efficiency target. Solar	Yes

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Design Criteria/Guidance	Required	Proposed	Compliance
	Screened areas for clothes drying. Shading on northern and western elevations.	access and natural cross ventilation meet guidelines. Recessed balconies on western elevation will assist in shading.	
4V – Water Management and Conservation	Efficient fixtures/fittings. WSUD integrated. Rainwater storage and reuse.	BASIX Certificate submitted demonstrating compliance with water conservation target. Stormwater management plan accepted by Council's development engineer.	Yes
4W – Waste Management	Minimise impact on streetscape, building entry and amenity.	Waste storage areas are within building and not visible from the street. Loading bay is behind front building line.	Yes
4X – Building Maintenance	Material selection reduces ongoing maintenance costs.	Mix of render and face brick.	Yes

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2) Aims	Complies
(a) <i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	Yes
(b) <i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(c) <i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	Yes
(d) <i>To provide opportunities for economic growth that will enhance the local community</i>	Yes
(e) <i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	Yes
(f) <i>To identify and protect environmental and cultural heritage</i>	Yes
(g) <i>To promote opportunities for social, cultural and community activities</i>	Yes
(h) <i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes

Comments: The proposed development is a well-articulated residential flat building that suitably integrates with the desired medium residential density of the streetscape. The proposed development provides housing options within an accessible area. Further, the subject site is not subject to flooding and a Phase 2 assessment accompanied the development application concluding that the site is suitable for the proposed residential purpose. As such, the proposed development is considered to be consistent with the aims of the Strathfield Local Environmental Plan 2012.

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Permissibility

The site is zoned R3 Medium Density Residential under the Strathfield Local Environmental Plan (SLEP) 2012. Residential flat buildings are permissible with consent in the R3 Zone and is defined under SLEP 2012 as follows:

“residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing”

The proposed development for the purpose of a residential flat building is consistent with the definition above and is permissible within the R3 Medium Density Residential zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the R3 – Medium Density Residential Zone is included below:

Objectives	Complies
➤ To provide for the housing needs of the community within a medium density residential environment.	Yes
➤ To provide a variety of housing types within a medium density residential environment.	Yes
➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes

Comments: The proposed development provides a mixture of 1,2 and 3 bedroom residential units in an accessible location. Further, the building provides both private open space and communal open space for the residents. Accordingly, the proposal is consistent with the objectives of the R3 Medium Density Residential zone.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Cl.	Development	Zone	Min Lot Size	Lot Size	Complies
4.1 A	Residential Flat Building	R3 Medium Density Residential	1,000m ²	1,932m ²	Yes

Objectives	Complies
(1) The objective of this clause is to achieve planned residential density in certain zones.	Yes

Comments: The subject site comprises of the consolidation of four (4) residential allotments resulting in a total site area of 1,932m², exceeding the 1,000m² minimum lot size required for a residential flat building.

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	11m	12m	No

Objectives	Complies

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(a)	To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area	Yes
(b)	To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area	Yes
(c)	To achieve a diversity of small and large development options.	Yes

Comments: The proposal seeks to construct a four (4) storey residential flat building with a maximum building height of 12m, exceeding the maximum by 1m or 9% under Clause 4.3 SLEP 2012. A Clause 4.6 variation accompanied the application and the height non-compliance is considered as acceptable (refer discussion below). Overall the proposal will result in a built form that is consistent with the scale and character of the streetscape, particularly in terms of adjoining residential flat buildings.

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	1.2:1 (2,318.4m ²)	1.2:1 (2,318m ²)	Yes
Objectives				Complies
(a)	To ensure that dwellings are in keeping with the built form character of the local area			Yes
(b)	To provide consistency in the bulk and scale of new dwellings in residential areas			Yes
(c)	To minimise the impact of new development on the amenity of adjoining properties			Yes

Comments: The proposed development complies with the maximum FSR under Clause 4.4 of SLEP 2012 and presents a built form that complements the future character of the surrounding streetscape as a medium density residential area. Design features in the proposed development are consistent with the character of existing residential flat buildings, such as the communal entrance of the building being centrally located.

Clause 4.6 Exceptions to Development Standards

Under Clause 4.6 of the SLEP 2012, the consent authority may consider a variation, where that variation would achieve a better outcome.

As demonstrated in the table above, the proposed development fails to comply with the maximum 11m building height development standard permitted under Clause 4.3 of the SLEP 2012. The area of non-compliance relates to the roof and lift overrun.

Clause 4.6(3) of the SLEP 2012 states the following:

“Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has provided a written request that seeks to justify the proposed contravention of the building height development standard on the following grounds:

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- The proposed development complies with the maximum FSR of 1.2:1 under Clause 4.4 of the SLEP 2012.
- The proposed development presents a building scale and height of four (4) storeys that is generally consistent with the 3-4 storey residential flat buildings within the immediate streetscape.
- The proposed height variation is up to 1m or 9% and is considered relatively modest.
- The main external wall height of the proposed building including in particular the street frontage wall height presents as 3 storey and is well below the 11m height standard. The fourth storey extending above the 11m height limit is substantially setback from the street front so as to be barely visible, reducing the bulk of the building from the streetscape.
- The contravention of the building height standard particularly with the upper storey setbacks does not result in significant additional impact on neighbouring properties in terms of amenity, visual scale, solar access, views, ventilation or privacy;

Clause 4.6(4) of the SLEP 2012 states the following:

“Development consent must not be granted for a development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3)”

The applicant's written request to justify the contravention of the building height standard adequately addresses the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is considered to provide sufficient substantive information on the environmental planning grounds relating to streetscape, bulk, scale, form and amenity.

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The proposal is considered to be consistent with the objectives of the building height development standard in that:

- The proposed development presents a building scale and height (4 storeys) that is generally consistent with 3-4 storey residential flat buildings found in the surrounding streetscape;
- the consolidation of four (4) properties provides for the proposed height to be sustainable for the area;
- it contributes to diversity in development options.

(b) the concurrence of the Secretary has been obtained.”

Council may assume the concurrence of the Director-General under the Planning Circular PS 08-003 issued in May 2008.

In conclusion, the applicant's written request to justify the contravention of the building height development standard is considered to be well founded in that the applicant has satisfactorily demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

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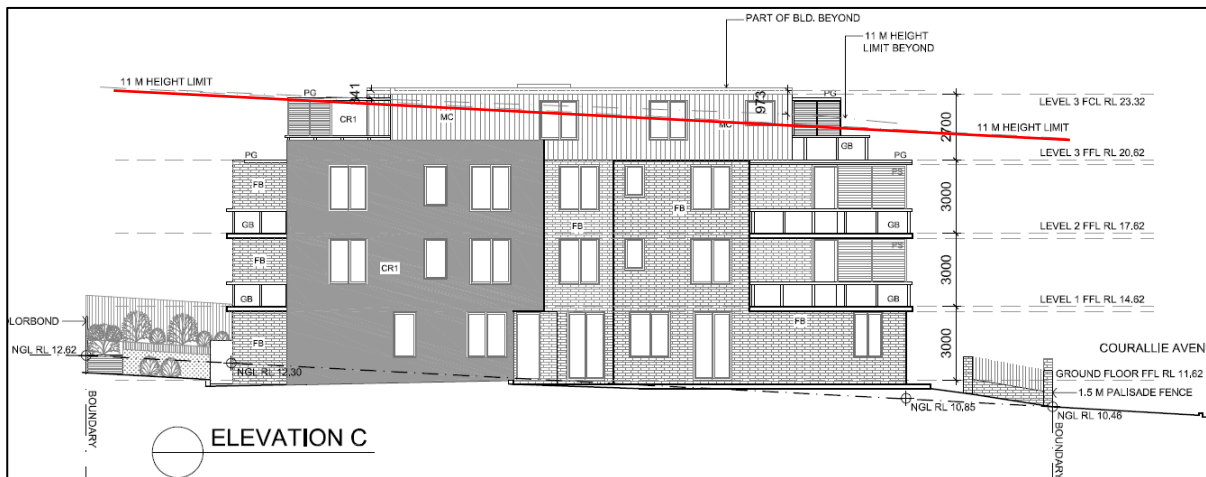


Figure 5: Eastern elevation of proposed development showing extent of height breach.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.9 Preservation of trees or vegetation

Consent is sought for tree removal in the DA in accordance with clause 5.9 of SLEP 2012. An arborist report is submitted with the DA and finds there are a total of 14 trees on the site and on the street front of which 10 are species exempt from Council's TPO or dead. The 4 trees that are subject to Council's TPO and not dead are assessed as being of low to medium significance in the arborist report, and 3 of these 4 trees require removal to facilitate the proposed development. The arborist report recommends a tree protection zone around the tree being retained and replacement planting for the trees proposed for removal as included in the landscape plan submitted with the DA.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulphate soils

The site is identified as being Class 5 land under clause 6.1 of SLEP 2012. The proposed development does not require an Acid Sulfate Soils Management Plan under clause 6.1 of SLEP 2012 as it does not involve works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on Class 1, 2, 3 or 4 land.

6.2 Earthworks

Excavation and associated impacts under clause 6.2 of SLEP 2012 are addressed and managed by the Geotechnical Investigation Report, Sedimentation and Erosion Control Plan, and Waste Management Plan lodged with the DA and implemented in recommended conditions. Other recommended conditions of consent include a dilapidation report on neighbouring buildings and construction traffic management plan.

6.4 Essential services

Essential utility services are available at the site in satisfaction of clause 6.4 of SLEP 2012.

79C(1)(a)(ii) any draft environmental planning instruments

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There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Section	Development Control	Required	Proposed	Compliance
2.2	Basement setbacks	Basements shall comply with setbacks in this section (min.5m front setback applies.)	Basement is setback 3.5m from front boundary. Extent of basement is acceptable as proposal exceeds ADG guidelines for minimum area of deep soil landscaping.	No, however acceptable on merit
2.3	Building height	No height limit applies to the site in the DCP.	SLEP prevails	N/A
2.4	Built form	<p>Comply with built form guidelines in Figure 17.</p> <p>Front setback 5m.</p> <p>Avg. building width 16m.</p> <p>Cantilevered balconies <1.5m into front setback.</p> <p>Basement to extend no more than 27m into site from front boundary.</p> <p>Enclosed balconies to rear extend no more than 2.5m from building.</p>	<p>6m front setback</p> <p>Building depth is 26m which is suitable for site dimensions, consistent with adjacent apartment buildings, and reasonable as internal apartment depths are predominantly 7-8m from glass line complying with maximum unit depths in ADG.</p> <p>Recessed balconies are proposed.</p> <p>Basement extends 33m into site from street front which is considered acceptable as proposal meets and exceeds ADG guidelines for minimum area of deep soil landscaping.</p> <p>Enclosed balconies extend no more than 2.5m from building.</p>	<p>Yes</p> <p>Acceptable on merit</p> <p>Yes</p> <p>Acceptable on merit</p> <p>Yes</p>
	Minimum unit sizes	1 bed: 75m ² , 2 bed: 85m ² , 3 bed: 100m ²	ADG prevails.	N/A
2.5	Roof form	Lift and service plants to be concealed within roof structures.	No roof top plant is proposed other than minor lift overruns of approx. 300mm above the roof line	Acceptable on merit

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Section	Development Control	Required	Proposed	Compliance
		Roof design should consider generating interesting skyline.	<p>which have no significant visual impact.</p> <p>A flat roof is proposed which is reasonable in the circumstances of a top storey with setbacks that adds design interest, minimising building height, and being consistent with flat roofs in recently constructed apartment buildings on the adjoining property to the rear of the site and at 6-12 Courallie Avenue.</p>	
2.6	Façade composition	<p>Distinguishable entrance to building.</p> <p>Human scale at street level.</p> <p>Materials and finishes should blend together with min. 30% to incorporate face brickwork.</p>	<p>Pedestrian and vehicle access paths off Courallie Ave are clear.</p> <p>Façade articulation, access paths, landscaping and fence contribute to human scale at street level.</p> <p>Combination of materials and finishes blend well and includes approx.30% face brick on all facades.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
2.8	Visual and acoustic privacy	<p>Visual privacy provided by separation or screening.</p> <p>Main living areas oriented to street or rear garden.</p> <p>Acoustic privacy must be considered in relation to proposal and surrounding environment.</p>	<p>ADG prevails.</p> <p>Main living areas and balconies are generally orientated towards street front and rear.</p> <p>An acoustic report is submitted with the DA and recommends certain glazing and noise standards be achieved in detailed design of mechanical plant which is in recommended condition of consent.</p>	<p>N/A</p> <p>Yes</p> <p>Yes</p>
2.9	Private open space	<p>Deep soil min. 35% of site area.</p> <p>Retain and protect existing significant trees.</p>	<p>ADG prevails.</p> <p>One significant tree is retained. Removal of three significant trees is needed to facilitate development and justified in arborist report.</p>	<p>N/A</p> <p>Yes</p>

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Section	Development Control	Required	Proposed	Compliance
		<p>Each contiguous landscape area shall provide large trees.</p> <p>Trees and pergolas to shade external areas and control sunlight into buildings.</p> <p>Common open space equal to 10% of site area or 100m², whichever is greater with min. dimension of 7m.</p> <p>Balconies min. size: 12m² for up to 2 bedroom dwelling and 15m² for 3 or more bedroom dwelling.</p> <p>Front fence height: generally 1.2m for residential streets or 1.8m where 50% transparent.</p>	<p>Large trees are provided in contiguous landscape areas.</p> <p>Trees and pergolas provide shade.</p> <p>ADG prevails.</p> <p>ADG prevails</p> <p>1.5m front fence with 600m masonry brick and 900mm palisade.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p> <p>Yes</p>
2.10	Energy Efficiency and Water Conservation	<p>Thermally efficient building envelope: min. House Energy Rating of 3.5 stars.</p> <p>NatHERS assessment submitted for each residential unit plan with unique solar orientation.</p> <p>Solar access: main living area and at least 50% of principal private open space of each unit shall achieve at least 3 hours sunlight between 9am and 3pm at mid-winter.</p> <p>Solar access to windows of habitable rooms and majority of private open space of adjoining properties must be substantially maintained.</p>	<p>BASIX Certificate submitted and prevails. NatHERS assessment also submitted.</p> <p>ADG prevails.</p> <p>ADG prevails.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>
2.11	Stormwater, sewerage and drainage	All drainage works to be in accordance with Council's stormwater management code.	A stormwater management plan is submitted with the DA which is acceptable to Council's Development Engineer subject to conditions.	Yes
2.12	Access for people with mobility	At least one main entrance with convenient, barrier-free access.	Convenient, barrier-free access is provided off Courallie Ave.	Yes

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Section	Development Control	Required	Proposed	Compliance
	disabilities	Min. 15% of units must be adaptable.	5 units (15.6%) are adaptable. A specialist access report for people with disabilities is submitted with the DA demonstrating the proposal can achieve compliance with the access provisions of the BCA, SEPP 65 and Australian Standards.	Yes
2.13	Vehicular access and car parking	On-site parking as follows: 1 space per 1 & 2 bedroom unit. 1.5 spaces per 3 or more bedroom unit. 1 space per 5 units for visitor parking. Vehicular access governed by road safety consideration. Loading facilities must be provided via rear lane or side street where such access is available. Ramp dimensions: Min. width: 3m Max. transition zone gradient: 1:10 Max. transition zone length 2m Max. ramp gradient: 1:5	The proposal has (53) car parking spaces which is (13) more than required in SDCP 20. Vehicular access meets Australian standards and provides good sight lines for traffic safety. Loading facility is provided off internal driveway. There is no rear lane or side street. 5m width, and gradients of 1 in 20 transition zone, and 1 in 8 to 1 in 5 ramp.	Yes Yes Yes Yes
2.14	Site Facilities and Services	Garbage: Refer to Part H of Consolidated DCP 2005. Dedicated waste storage area provided. Letterbox provision; master TV antenna provided; clothes drying facilities provided.	Garbage facilities provided in accordance with Part H of SDCP 2005. Refer to discussion below. Dedicated waste storage area provided. Letterbox provided by main entrance. No details provided for other items.	Yes Yes Yes.
2.16	Excavation	Comply with BCA and submit dilapidation report for all adjoining development.	A BCA compliance report is submitted with the DA which finds that compliance with the deemed to satisfy provisions of the BCA is achievable. A condition of	Yes, subject to conditions.

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Section	Development Control	Required	Proposed	Compliance
			consent is recommended for a dilapidation report.	

PART H - WASTE MANAGEMENT

The proposal provides onsite waste management facilities including internal bin storage rooms in the basement and an at grade waste collection bay adjacent to the basement entry ramp. The loading bay meets the minimum dimensions of 10m x 3.6m and required height clearance of 3.6m. A waste management plan is submitted with the DA.

The proposed development includes waste storage room with sufficient space for a minimum of six (6) x 660L bins for general waste and sixteen (16) x 240L bins for recyclable waste to meet the waste generation rates of 120L/unit/week for general waste and 60L/unit/week for recyclable waste in Part H of the SCDCP 2005.

79C(1)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are recommended to ensure the prescribed conditions of consent including compliance with the *Building Code of Australia* and insurance requirements under the *Home Building Act 1989* are met.

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

The proposed development is not located on a site that is subject to flooding attributed to either Powell's Creek or Cook's River and is therefore not required to be considered under the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Visual privacy

The proposed apartment building has potential to raise overlooking and visual privacy issues with neighbouring residences to the sides and in particular from habitable room windows and sides of balconies on the side elevations of Levels 1 and 2. Special conditions of consent are therefore recommended for windows on side elevations on Levels 1 and 2 to be either opaque glass or have external fitted privacy screens, and for the sides of balconies on Levels 1 and 2 to be fitted with privacy screens.

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

The subject site is located in an area transitioning from low density to medium density residential pre-dominantly in the form of residential flat buildings. The proposed development presents an overall bulk, height and scale which is consistent with other residential flat buildings found within the surrounding streetscape. There are no environmental constraints of significance as to restrict the development.

79C(1)(d) *any submissions made in accordance with this Act or the regulations*

The application and plans were notified in accordance with Part L of the Strathfield Consolidated DCP 2005 from 13 December 2016 to 16 January 2017. Four (4) written submissions have been received. The concerns raised in the submissions are outlined and discussed below.

1. Increase in traffic and inadequate parking and road width

Concern was raised in relation to increases in traffic and inadequate parking from apartment developments and narrow road width.

Assessing officer's comments: The vehicle access driveways and car park design in the proposed development are legible and comply with SDCP 20 and relevant Australian Standards according to the specialist traffic engineer's report submitted with the DA.

The proposed number of car parking spaces (53) exceeds the number of spaces required in SDCP No. 20 (41) and is therefore more than adequate.

Traffic generation is projected to be relatively minor using standard traffic generation rates for residential flat buildings and will not have any unacceptable traffic implications for road network capacity according to the specialist traffic engineer's report submitted with the DA.

2. Overlooking and visual privacy

Concern was raised in relation to overlooking of adjacent residences on the opposite side of Courallie Avenue and the neighbouring residences to the north and south sides of the property.

Assessing officer's comments: The dwelling houses on the opposite side of Courallie Avenue are separated from the proposed apartment building by over 30m which meets minimum building separation standards in the ADG, and landscaping proposed for the front setback will provide adequate visual screening.

The neighbouring residences to the side of the proposed apartment building have potential to be significantly impacted by the proposed apartment building in terms of overlooking and visual privacy. Special conditions of consent are therefore recommended for windows on the side elevations on Levels 1 and 2 to be either opaque glass or have external fitted privacy screens, and for the sides of balconies on Levels 1 and 2 to be fitted with privacy screens.

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3. Construction impacts

Concern was raised in relation to construction impacts including construction traffic, dust, noise, vibration on neighbouring properties and resident health.

Assessing officer's comments: Construction impacts are addressed with conditions of consent for a construction site traffic management plan, works zone, dilapidation report of adjacent properties, geotechnical report, waste management plan, erosion and sediment control plan, demolition standards and fences.

4. Driveway impacts on neighbours

Concern was raised in relation to impacts of noise and light from cars using the proposed driveway on the habitable areas of the neighbouring residential properties to the south.

Assessing officer's comments: A special condition of consent is recommended for solid fencing to be provided along the southern side boundary of the property to mitigate noise and light impacts on neighbouring properties from cars using the driveway in the proposed apartment development.

5. Bin collection area noise and odour

Concern was raised in relation to noise and odour from waste collection area and its impact on neighbouring property to the south.

Assessing officer's comments: The proposed waste bin storage area is inside the proposed building. Noise and odour from waste collection will be the same as existing domestic waste collection services in the street. A special condition of consent is recommended for solid fencing to be provided along the southern side boundary of the property to mitigate any impact.

6. Overshadowing and solar access

Concern was raised over the front setback being 7m meaning no solar access at all on the neighbouring property to the south which will cause mould and ill health.

Assessing officer's comments: Shadow diagrams submitted with the DA demonstrate that the neighbouring property to the south will receive solar access across substantial parts of the front and rear yards all day from 10am in the morning and across the whole front of the dwelling house all afternoon in mid-winter and all year round. Solar access is reasonable and exceeds minimum guidelines in the ADG and SDCP.

7. Materials and finishes

Concern was raised in relation to colour of rendered finishes and in particular the colour orange.

Assessing officer's comments: The proposed materials and finishes are acceptable in terms of contributing to an appropriate level of articulation of building elevations that break up the visual scale of building walls into defined and legible components, and providing an appropriate residential amenity consistent with orange/clay tones that reflect traditional clay brick and tile materials historically used in residential development in Sydney.

8. Asbestos in existing buildings

Concern was raised in relation to potential asbestos in the existing buildings on the site proposed for demolition.

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Assessing officer's comments: Asbestos is addressed in the environmental site assessment report submitted with the DA which states that a total of 14 primary soil samples have been subject to laboratory analysis for asbestos, and there were no exceedances of the human health or ecological site assessment criteria.

79C(1)(e) the public interest

The public interest is best served by the consistent application of relevant Environmental Planning Instruments, Development Control Plans and Council policies. As discussed throughout this report, the proposed development has been assessed against the relevant statutory provisions and is satisfactory. Therefore approval of the proposal would not be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution, or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030 as follows:

Provision of Community Facilities	\$ 64,147.79
Provision of Major Open Space	\$291,858.70
Provision of Local Open Space	\$123,459.51
Provision Roads and traffic Management	\$ 17,047.12
Administration	\$ 5,530.68
TOTAL	\$502,043.80

CONCLUSION

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2013 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

The proposed development is permissible in the R3 Medium Density Zoning and is generally consistent with the relevant provisions and objectives of SLEP 2012 (other than building height), SEPP 65 and the ADG, and SDCP NO. 20 with sufficient justification where inconsistent.

The proposal will provide a good level of amenity to future residents without unreasonably impacting the amenity of surrounding properties or the environment subject to recommended conditions of consent.

RECOMMENDATION

In considering the written request made by the applicant pursuant to Clause 4.6 of the Strathfield Local Environmental Plan 2012, the consent authority is satisfied that compliance with the

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development standard contained in Clause 4.3 of the SLEP 2012 is well founded and that there are sufficient environmental planning grounds to justify contravening the development standard.

Accordingly it is recommended that Development Application No. 2016/180 for the demolition of existing structures and construction of a four (4) storey residential flat building containing (32) units comprised of eight (8) x 1 bedroom, (20) x 2 bedroom and four (4) x 3 bedroom units over two (2) levels of basement at 22-28 Courallie Avenue, Homebush West be **APPROVED**, subject to the following conditions:

Special Conditions (DASP)**DASP001 Side Boundary Fence**

A 1.8m high solid fence is to be maintained or provided along the southern side boundary of the property to a distance of 2m from the front of the property. A 1m high solid fence is to be provided along the southern side boundary to a distance of 2m from the front of the property.

Details of the above measures shall be annotated on the plans and submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate.**

(Reason: To maintain the amenity of adjoining properties)

DASP002 Fencing Damage During Construction

The existing fence along the northern side boundary is to remain in place and be repaired or reinstated as needed after completion of construction to match its condition prior to construction.

(Reason: To ensure any fencing damaged during construction is repaired)

DASP003 Visual Privacy

All windows on the side (north and south) elevations of the building on Levels 1 and 2 are to be either opaque glass to a height of 1.7m from the finished floor level or have external fitted privacy screens. This comprises windows in Units 11, 13, 17, 19, 20, 22, 26 and 28.

Details of the above measures shall be annotated on the plans and submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate.**

(Reason: To maintain visual privacy)

DASP004 Visual Privacy

All the balcony edges on the side (north and south) elevations of the building on Levels 1 and 2 are to be fitted with floor to ceiling privacy screens with maximum 25mm apertures (gaps). This comprises the balconies in Units 11, 13, 17, 19, 20, 22, 26 and 28.

Details of the above measures shall be annotated on the plans and submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate.**

(Reason: To maintain visual privacy)

General Conditions (DAGC)**DAGC001 Approved plans and reference documentation**

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/180:

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
1001	Basement 2 Floor Plan	Moderinn Pty Ltd	C	7 February 2017
1002	Basement 1 Floor Plan	Moderinn Pty Ltd	D	7 February 2017
1003	Ground Floor Plan	Moderinn Pty Ltd	D	7 February 2017
1004	Level 1 & 2 Floor Plan	Moderinn Pty Ltd	B	6 December 2016
1005	Level 3 Floor Plan	Moderinn Pty Ltd	B	6 December 2016
1006	Roof/Site Plan	Moderinn Pty Ltd	B	6 December 2016
1007	Adaptable Floor Plan	Moderinn Pty Ltd	A	6 December 2016
1008	Elevations 1	Moderinn Pty Ltd	B	6 December 2016
1009	Elevations 2	Moderinn Pty Ltd	B	6 December 2016
1010	Sections	Moderinn Pty Ltd	B	6 December 2016
C01 (sheet 1)	Concept Stormwater Drainage	Development Engineering Solutions	03	29 March 2017
C02 (sheet 2)	Concept Stormwater Drainage	Development Engineering Solutions	03	29 March 2017
C03 (sheet 3)	Concept Stormwater Drainage	Development Engineering Solutions	03	29 March 2017
160009	Waste Management Plan	Moderinn Pty Ltd	B	7 February 2017
C03	Sedimentation & Erosion Control	Development Engineering Solutions	A	7 February 2017
5000	Finishes Schedule	Moderinn Pty Ltd	A	6 December 2016
DP	Demolition Plan	Moderinn Pty Ltd	A	6 December 2016
LPDA17-029 Page 1	Landscape Plan	Conzept	July 2016	6 December 2016
LPDA17-029 Page 2	Specification & Detail	Conzept	July 2016	6 December 2016

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/180:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Waste Management Plan	Moderinn Pty Ltd	7 February 2017	7 February 2017
Work Method Statement	Moderinn Pty Ltd	Issue A	7 February 2017
BASIX Certificate	No. 754782M	3 November 2016	6 December

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			2016
Acoustic Assessment	SLR Global Environmental Solutions	V.10 / 14 September 2016	6 December 2016
Geotechnical Investigation Report	Alliance Geotechnical	14 July 2016	6 December 2016
Arboricultural Assessment	Arboreport	9 September 2016	6 December 2016
BCA Report	Essential Certifiers	18 November 2016	6 December 2016
Stage 2 Environmental Assessment	Alliance Geotechnical	11 July 2016	6 December 2016
Access Report	Accessible Building Solutions	29 September 2016	6 December 2016
Traffic and Parking Assessment Report	Varga Traffic Planning	10 October 2016	6 December 2016

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. However, the conditions of this consent shall prevail to the extent of any inconsistency.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

DAGC005 Building height (maximum RL to be complied with)

The height of the building measured to Australian Height Datum (AHD) must not exceed Relative Level (RL) 24.02AHD.

(Reason: To ensure the approved building height is complied with)

DAGC007 Construction hours

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners)

DAGC008 Construction within boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site).

DAGC009 Demolition (generally)

Alteration and demolition of the existing building is limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is not shown to be altered or demolished.

(Reason: To ensure compliance with the approved development)

DAGC011 Demolition (site safety fencing)

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

- (i) payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- (ii) provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety)

DAGC017 Landscaping (irrigation of common and private landscape areas)

All common and private landscape areas including all planters are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance)

DAGC021 Lighting

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety)

DAGC022 Materials (external materials and reflectivity)

All external materials, colours and finishes including windows and doors and roofing materials must be of high quality and compatible with those of the surrounding streetscape and locality. All external materials and colours shall be of low glare and reflectivity. Details demonstrating compliance with this condition, shall be provided to the Principal Certifying Authority, prior to the issue of any Construction Certificate.

(Reason: To ensure a positive contribution to the streetscape and to minimise excessive glare and reflectivity)

DAGC023 Materials (schedule of external materials, finishes and colours)

The external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent)

DAGC024 Principal certifying authority (PCA) identification sign

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

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- (i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- (ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- (iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement)

DAGC025 Privacy (screen planting to side and rear boundaries)

Evergreen shrubs with a minimum 5 litre container size achieving a minimum mature height of 3m shall be planted along the side and rear boundaries to provide suitable privacy screening. Screen planting shall be maintained at all times. Details of the selected plants shall be submitted to and approved by the Principal Certifying Authority. Compliance with this condition shall be certified by the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To maintain privacy amenity to neighbouring residences)

DAGC027 Site management (during demolition and construction works)

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (x) All waste must be contained entirely within the site.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be maintained and cleared of

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obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.

- (xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Any work must not prohibit or divert any natural overland flow of water.
- (xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
- (xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DAGC028 Stormwater management plan (certification requirement)

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded)

DAGC029 Sydney water (stamped plans prior to commencement)

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

For Quick Check agent details please refer to the web site www.sydneywater.com.au (see Building Developing and Plumbing then Quick Check) or telephone 13 20 92. The consent authority or a Certifying Authority must ensure that a Quick Check agent/Sydney Water has stamped the plans before the commencement of work.

(Reason: Compliance with Sydney Water requirements)

DAGC030 Utilities and services (protection of)

Any footings or excavation to be located or undertaken adjacent to Council's stormwater must be designed to address the following requirements:

- (i) all footings and excavation must be located wholly within the site and clear of any easement boundaries;
- (ii) all footings and excavation must be located a minimum of 1000mm from the centreline of the pipeline or 500mm from the outside of the pipeline, whichever is the greater distance from the centreline; and
- (iii) footings must extend to at least the depth of the invert of the pipeline unless the footings are to be placed on competent bedrock.

If permanent excavation is proposed beneath the overtop of the pipeline, suitable means to protect the excavation and proposed retaining structures from seepage or other water flow from the pipeline and surrounding subsoil, must be provided. The design must be prepared by a qualified practicing Structural/Civil Engineer.

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Construction plans must be approved by the appropriate utility's office (e.g. council, Sydney Water Corporation) to demonstrate that the development complies with the utility's requirements.

The applicant must provide written evidence (e.g. compliance certificate, formal advice) of compliance with the requirements of all relevant utility providers (e.g. Water, Energy, Telecommunications, Gas)

(Reason: To ensure protection of Council assets)

DAGC031 Waste (trackable)

Removal of trackable waste (as defined by the NSW Environment Protection Authority) from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005 for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed on land without permission of the land owner and must with the provisions of the Protection of the Environment and Operations Act 1997.

Reason: To ensure compliance with legislation)

Conditions to be satisfied prior to the issue of a Construction Certificate (DACC)**DACC001 Access (access for people with disabilities)**

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC007 BASIX commitments

The approved BASIX Certificate shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate.

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Principal Certifying Authority and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the Environmental Planning and Assessment Act 1979.

All commitments in the BASIX Certificate must be shown on the plans accompanying the Construction Certificate.

(Reason: Statutory compliance)

DACC008 Bicycle storage provision

On-site provision for bicycle storage facilities shall be in accordance with the Strathfield Consolidated Development Control Plan 2005. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

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(Reason: Compliance with SCDCP 2005 and to encourage sustainable transport options)

DACC010 Building code of Australia (compliance with)

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000)

DACC011 Car parking (basement car parking requirements)

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

- (i) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
- (ii) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
- (iii) Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
- (iv) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development)

DACC012 Car parking (disabled car parking spaces)

6 (5 for residents and 1 for visitors) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 3.2m wide x 5.5m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability)

DACC013 Car parking

The following car parking and service vehicle requirements apply:-

- (i) 53 car spaces shall be provided on the development site. This shall consist of:
 - 1 car wash bay
 - 45 residential spaces (including 5 disabled);
 - 7 visitor spaces (including 1 disabled);
- (i) All car spaces shall be allocated and marked according to this requirement.
- (ii) Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.

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- (iii) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.
- (iv) The parking bays shall be delineated by line marking.
- (v) Visitor spaces shall be clearly line marked and/or signposted and shall only be used by persons visiting residents of the property or commercial/business/retail premises located within the development. Visitor spaces shall not be allocated as permanent residential parking spaces. Access to visitor parking spaces shall not be restricted without development approval and a sign shall be erected at the vehicular entrance indicating the availability of visitor parking.
- (vi) The following traffic control measures shall be implemented on site:-
 - Signage indicating 'Entry Only' shall be prominently displayed at the entrance to the development.
 - Signage indicating 'Exit Only' shall be prominently displayed at the exit to the development.
 - One-Way directional arrows shall be painted on the driveway pavement to indicate the required vehicular directional movement through the car parking area.

Details demonstrating compliance with this condition shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure car parking provision in accordance with this consent)

DACC015 Car parking (vehicular access ramps)

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

- (i) Longitudinal section along the extreme wheel paths of each driveway/access ramp at a scale of 1:25 demonstrating compliance with the scraping provisions of AS/NZS 2890.1:2004. It shall include all levels and grades, including those levels stipulated as boundary levels, both existing and proposed. It shall extend from the centre-line of the roadway through to the parking area.
- (ii) Sections showing the clearance to the underside of any overhead structure (minimum headroom requirements 2200mm minimum for standard headroom clearance or 2400mm where disabled access provisions are to be provided) demonstrating compliance with the provisions of AS/NZS 2890.1:2004.
- (iii) Longitudinal section along the gutter line showing how it is intended to transition the vehicular crossing into the existing kerb and gutter. Boundary levels shall generally run parallel with the kerb levels.
- (iv) Location of verge trees, street furniture and service installations.
- (v) Superimposition of vehicle turning circles for access into parking spaces.
- (vi) Certification that the design complies with AS/NZS 2890.1:2004 by a Qualified Engineer.

The certification referred to in (vi) above shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate (for the design) and to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the 'as-built works'.

(Reason: To ensure adequate vehicular access can be achieved)

DACC016 Car parking (compliance with AS/NZS 2890.1:2004)

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure compliance with Australian Standards relating to parking of vehicles)

DACC017 Car parking (vehicular circulation, aisle and ramp widths)

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The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and ASNZS 2890.1:2004 - Off-Street Car Parking Code.

Vehicular manoeuvring paths are to be prepared demonstrating that all vehicles can enter or depart the site in a forward direction without encroaching on required car parking spaces.

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles)

DACC019 Commencement of works (no works until a CC is obtained)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions)

DACC020 Construction and environmental management plan

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- (i) Detailed information on any approvals required from other authorities prior to or during construction.
- (ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- (iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- (iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- (v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- (i) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- (ii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;

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- measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- (iii) Asbestos management procedures:
- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - the full name and license number of the asbestos removalist/s; and
 - the telephone number of WorkCover's Hotline 13 10 50
 - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment)

DACC021 Dilapidation report (pre-commencement)

Subject to access being granted, a pre-commencement Dilapidation Report is to be undertaken on all adjoining properties, which in the opinion of a suitably qualified engineer, could be potentially affected by the construction of the project. The Dilapidation Report shall be carried out prior to the issue of a Construction Certificate.

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of

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those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs)

DACC022 Driveway width (multi-unit development)

The internal driveway must be a minimum 5.50m wide (clear width) for the first 6 metres inside the property so as to allow entering & exiting vehicles to pass within the site. Should the driveway narrow after this point it is then to be designed with a minimum 1.5m x 1.5m splay to allow the passing to work. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior the issue of a Construction Certificate.

(Reason: Safety and traffic management)

DACC023 Driveway design (speed hump and stop sign on exit)

The applicant shall install a stop sign and a speed hump at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards. The building plans shall indicate compliance with this requirement, prior to the issue of a Construction Certificate.

(Reason: Traffic safety and management)

DACC024 Erosion and sedimentation control plan

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

- (i) Compliance with the approved Soil and Water Management Plan.
- (ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- (iii) All uncontaminated run-off is diverted around cleared or disturbed areas.
- (iv) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
- (v) All erosion and sediment controls are fully maintained for the duration of demolition/development works.
- (vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
- (vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- (viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the *Australian Water Quality guidelines for Fresh and Marine Waters*.
- (ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Principal Certifying Authority and the controls being in place on the site.

(Reason: Environmental protection)

DACC025 Excavation (affecting adjoining land)

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety)

DAGC026 Excavation (dewatering)

Any de-watering from the excavation or construction site must comply with the Protection of the Environment Operations Act 1997 and the following:

- (i) Ground water or other water to be pumped from the site into Council's stormwater system must be sampled and analysed by a NATA accredited laboratory or Council for compliance with ANZECC Water Quality Guidelines.
- (ii) If tested by NATA accredited laboratory, the certificate of analysis issued by the laboratory must be forwarded to Council as the appropriate regulatory authority under the Protection of the Environment Operations Act 1997, prior to the commencement of de-watering activities.
- (iii) Council will grant approval to commence site de-watering to the stormwater based on the water quality results received.
- (iv) It is the responsibility of the applicant to ensure during de-watering activities, the capacity of the stormwater system is not exceeded, there are no issues associated with erosion or scouring due to the volume of water pumped; and turbidity readings must not at any time exceed the ANZECC recommended 50ppm (parts per million) for receiving waters.

(Reason: To ensure compliance with legislation and to protect the surrounding natural environment)

DAGC027 Excavation (shoring)

Where any shoring for excavation is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings and specifications certifying the shoring will be adequate for their intended purpose and must be submitted to the Council/Principal Certifying Authority for approval with the Construction Certificate. The documentation prepared and certified by an appropriately qualified and practicing structural engineer is to show all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements. A copy of this documentation must be provided to the Council for record purposes at the time of Construction Certificate application.

(Reason: To ensure the protection of existing public infrastructure and adjoining properties)

DACC036 Hoardings

A Hoarding Application for the erection of a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained.

The relevant application form shall be submitted to Council with a footpath occupancy fee based on

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the area of footpath to be occupied according to Council's Schedule of Fees and Charges, and the application shall be approved before the commencement of work.

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy also provided to Council.

The Policy is to note Council as an interested party. The copy is to be provided to Council, prior to the issue of a Construction Certificate.

(Reason: Public safety)

DACC038 Landscaping (maintenance strategy)

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival)

DACC039 Landscaping (on slab)

To ensure the site landscaping thrives, the on slab landscaping shown on the approved landscaping plan is to be designed to include a minimum soil depth of 650mm for shrubs and trees; and 300mm for grass and ground covers. Adequate drainage provision and a permanent, automatic irrigation system conforming to Sydney Water requirements shall be included. Details demonstrating compliance shall be submitted to the Principal Certifying Authority with the Construction Certificate application.

(Reason: Ensure landscape survival)

DACC040A Landscaping – Trees for retention

The trees listed below shall be retained at all times:

<u>Tree</u>	<u>Height/ Spread (m)</u>	<u>Location</u>	<u>Protection Zone (m)</u>	<u>Structural Root Zone (m)</u>
Tristaniopsis laurina (Water Gum)	6m x 7m	Nature strip	2.9m	2.0m

and protected by the establishment of a **protection zone** (in accordance with Australian Standard AS4970-*Protection of trees on development sites*) before any site works begin (including any demolition/excavation). The protection zone shall be maintained for the duration of works and implemented as follows:

- A minimum 1.8m high barrier (Chain wire mesh panels, plywood or wooden paling fence panels: refer to AS4687-*Temporary fencing and hoardings* for fencing requirements) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20mm and be located clear of roots. The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.
- Signs identifying the Protection Zone should be installed on the fencing and be visible from within the development site. Lettering should comply with AS4970-2009: *Protection of Trees on*

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)*Development Sites.*

- (c) No concrete slurry or wash, building materials, builders' rubble, excavation soil or similar shall be placed or stored within the tree protection zone.
- (d) The whole of the tree protection zone shall be mulched to a minimum depth of 75mm.
- (e) The tree protection zone shall be regularly watered.
- (f) Any major structural roots which are encountered shall be pruned by a qualified Arborist.
- (g) **No excavation or construction shall be carried out** within the stated *Structural Root Zone* distances from the base of the trunk surface.
- (h) Only permeable surfaces (e.g. decomposed granite, gravel, turf pave, permeable paving systems or soft landscaping) are permitted within the canopy spread of the trees to be protected.

DACC040B Landscaping – Trees for removal

The following listed trees are permitted to be removed to accommodate the proposed development:

<u>Tree</u>	<u>Height/ Spread (m)</u>	<u>Location</u>
Plumeria rubra (Frangipani)	8m x 5m	Within development footprint
Lagerstroemia indica (Crepe Myrtle)	9m x 4m	Within development footprint
Lophostemon confertus (Brush Box)	7m x 10m	Within development footprint

DACC042 Noise and vibration management plan

Prior to the issue of a Construction Certificate, a Noise and Vibration Management Plan is to be prepared by a suitably qualified person addressing the likely noise and vibration from demolition, excavation and construction of the proposed development and provided to Council or the Principal Certifying Authority.

The Plan is to identify amelioration measures to ensure the noise and vibration levels will be compliance with the relevant legislation and Australian Standards. The report that itemises equipment to be used for excavation works. The Plan shall address, but shall not be limited to, the following matters:

identification of activities carried out and associated noise sources;
 identification of potentially affected sensitive receivers, including residences, churches, commercial premises, schools and properties containing noise sensitive equipment;
 determination of appropriate noise and vibration objectives for each identified sensitive receiver;
 noise and vibration monitoring, reporting and response procedures;
 assessment of potential noise and vibration from the proposed demolition, excavation and construction activities, including noise from construction vehicles;
 description of specific mitigation treatments, management methods and procedures to be implemented to control noise and vibration during construction;
 construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency;
 procedures for notifying residents of construction activities likely to affect their amenity through noise and vibration; and
 contingency plans to be implemented in the event of non-compliances and/or noise complaints. A register should be kept of complaints received, and the action taken to remediate the issue.

(Reason: To protect acoustic amenity of surrounding properties and the public)

DACC045 Privacy (obscure glazing in wet areas)

All bathroom, ensuite and toilet windows shall be installed with obscure glazing. Plans shall be notated accordingly and details demonstrating compliance submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Privacy amenity)

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DACC050 Section 94 contributions (direct contributions plan)

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Community Facilities	\$ 64,147.79
Provision of Major Open Space	\$291,858.70
Provision of Local Open Space	\$123,459.51
Provision Roads and traffic Management	\$ 17,047.12
Administration	\$ 5,530.68
TOTAL	\$502,043.80

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development)

DACC052 Security payment (damage deposit for council infrastructure)

A security payment of **\$5,254.00** in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply) shall be paid to Council prior to the issue of a Construction Certificate. The security payment is GST inclusive and comprises the following:

Refundable tree protection bond	\$1,000.00
Refundable works bond	\$4,000.00
Non-refundable administration fee (\$127/bond)	\$ 254.00
TOTAL	\$5,254.00

The security payment covers the following matters and will be released upon satisfactory completion of these items:

- (i) road and stormwater drainage works in roadways and public areas;
- (ii) installation and maintenance of sediment control measures for the duration of construction activities;
- (iii) tree final inspection to ensure that Council's street trees have been retained, protected or replanted in accordance with conditions of consent and/or Arborists' report for the post final inspection twelve (12) month period; and
- (iv) inspection that no damage has occurred to or building debris/materials have been left on Council land including the footpath, nature strip, kerb and gutter.

Note: The security bond may be used to recover the costs incurred by Council in cleaning and restoring the land to its original condition.

(Reason: Protection of Council infrastructure)

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)**DACC053 Stormwater (rainwater re-use)**

A rainwater re-use system shall be provided in accordance with either the BASIX minimum requirements, any relevant Council Rainwater Policy and/or specification of the management of stormwater, whichever is applicable. A detailed stormwater plan showing the proposed re-use system shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance and amenity)

DACC054 Stormwater (silt arrestors and gross pollutant traps)

Silt and gross pollutant traps shall be fitted in all new stormwater pits and designed in accordance with Council's specification for the management of stormwater. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Environmental protection)

DACC059 Works permit

A Works Permit shall be obtained from Strathfield Council at least five (5) working days prior any work (including demolition, excavation and the erection of site fencing/hording). The approved Works Permit and any approved Construction Traffic Management Plan must be complied with at all times until all demolition, building, engineering and construction work associated with the development has been completed. The permit must be retained on site at all times.

(Reason: Council requirement)

DACC060 Works (within the road reserve)

Detailed drawings including long and short sections and specifications of all works within existing roads (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage) shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and all fees and charges paid, prior to the issue of a Construction Certificate.

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.

Upon completion of the works, the Applicant is to provide to Council with electronic copies of 'Work as Executed Plans'. The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor.

The Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works.

All civil engineering works adjacent/near/outside 22-28 Courallie Avenue are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work, after it has been completed and approved. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

(Reason: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works)

DACC061 Traffic (construction traffic management plan)

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

The following matters should be addressed in the CTMP (where applicable):

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- (i) description of the demolition, excavation and construction works;
- (ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- (iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- (iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- (v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- (vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- (vii) proposed hours of construction related activities and vehicular movements to and from the site;
- (viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- (ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
- (x) measures to maintain public safety and convenience;
- (xi) any proposed road and/or footpath closures;
- (xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- (xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- (xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- (xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- (xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- (xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
- (xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- (xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period)

DACC062 Utilities and telecommunications (electricity connection)

Provision must be made for connection to future underground distributions mains. This must be achieved by installing:

- (i) an underground service line to a suitable existing street pole; or
- (ii) sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre).

Note: A limit of one (1) pole per site will apply.

Any costs associated with the relocation of the above are at the requestor's expense. Any disturbance to public land as a result of the undergrounding of services shall be restored at no cost to Council.

Details are to be submitted to the Principal Certifying Authority with the Construction Certificate Application.

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(Reason: Environmental amenity)

DACC063 Utilities and telecommunications (electricity substation)

Any required electricity substation must be located within the boundaries of the site. Documentary evidence of compliance with the energy authority's requirements, including correspondence from the energy authority is to be provided to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Where an electricity substation is required but no provision has been made to place it within the approved building or its site and no details are provided on the approved development consent plans, a section 96 application is required to be submitted to Council for approval of an appropriate location for the required electricity substation.

(Reason: Access to utility)

DACC064 Utilities and telecommunications (telecommunications assets)

Provision must be made for relocation of telecommunications network assets including underground placement of any existing aerial cables and infrastructure. Any costs associated with the relocation of the above are at the requestor's expense. Any disturbance to public land as a result of the undergrounding of services shall be restored at no cost to Council.

Details are to be submitted to the Principal Certifying Authority with the Construction Certificate application.

(Reason: To ensure suitable relocation of telecommunications infrastructure if required)

DACC065 Vehicular crossings (works permit for construction of)

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the footpath at the entrance(s) and/or exit(s) to the site and designed in accordance with Council's guidelines and specifications. In this regard, a Works Permit is to be obtained (available from Council's Customer Services Centre or downloaded from Council's website), and the appropriate fees and charges paid, prior to the lodgement of a Construction Certificate.

(Reason: To ensure appropriate access to the site can be achieved)

DACC066 Ventilation systems (mechanical)

The mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;
- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

Details demonstrating compliance with the above are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the mechanical ventilation system complies with the relevant requirements/standards).

DACC067 Waste Management Plan

The approved Waste Management Plan (WMP) is to be implemented during demolition, construction and on-going use of the premises.

(Reason: To ensure appropriate management of waste)

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

DACC069 Waste (garbage rooms or grease arrestor rooms)

Garbage rooms or grease arrestor rooms must be constructed of solid material: cement rendered and steel trowelled to a smooth even surface. The door to the garbage room is to be designed and constructed to ensure the room is vermin proof and can be opened from the inside at all times. The garbage room is to be ventilated to the external air by natural ventilation or an approved air handling exhaust system.

(Reason: To keep garbage rooms in a clean and sanitary condition to protect public health)

DACC071 Water sustainability (generally)

Water collected in the rainwater tank must comprise roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:

- (i) toilet flushing;
- (ii) clothes washing;
- (iii) garden irrigation;
- (iv) car washing and similar outdoor uses;
- (v) filling swimming pools, spa pools and ornamental ponds; and
- (vi) fire fighting.

(Reason: To promote sustainable water management practices)

DACC072 Water heating systems (location of)

Water heating systems shall be located so as not to be visible from public places and the ground level of adjoining properties. Details (type and location) of the water heaters shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To maintain streetscape character)

DACC073 Works zone (approval by council's traffic committee)

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement)

Conditions to be satisfied prior to the commencement of works (DAPC)

DAPC001 Appointment of a Principal Certifying Authority

No work shall commence in connection with this Development Consent until:

- (i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
- (ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

will carry out the building work as an owner/builder, if that is the case.

- (iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and
 - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (v) The person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

(Reason: Statutory requirement)

DAPC002 Home building compensation fund

No residential building work within the meaning of the *Home Building Act 1989* may commence until:

- (i) A contract of insurance in accordance with Part 6 of the Home Building Act 1989 is entered into and in force, where such a contract is required under that Act (this is a prescribed condition of consent pursuant to clause 981(b) *Environmental Planning and Assessment Regulation 2000*).
- (ii) The PCA is satisfied that the principal contractor for the work is the holder of the appropriate licence and is covered by the appropriate insurance, in each case if required by the Home Building Act 1989 (unless the work is to be carried out by an owner-builder).
- (iii) If the work is to be carried out by an owner builder, that the owner builder is the holder of any owner-builder permit required under the *Home Building Act 1989*.
- (iv) Written notice of the following information has been provided to Council (this is a prescribed condition of consent pursuant to clause 98B of the *Environmental Planning and Assessment Regulation 2000*):
 - In the case of work for which a principal contractor is required to be appointed:
 - the name and licence number of the principal contractor; and
 - the name of the insurer by which the work is insured under Part 6 of the *Home Building Act 1989*.
 - In the case of work to be done by an owner-builder:
 - the name of the owner-builder; and
 - if the owner-builder is required to hold an owner-builder permit under the *Home Building Act 1989*, the number of the owner-builder permits.

Where Council is not the PCA, the PCA is responsible for notifying Council of the above matters.

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

Note: Where arrangements for doing residential building work change while the work is in progress so that the above information becomes out of date, the PCA (where not the Council) must provide Council with written notice of the updated information.

(Reason: Statutory requirement)

DAPC003 Notice of commencement

No work shall commence until the following details are submitted to Council:

- (i) a Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to commence works associated with the Development Consent;
- (ii) details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
- (iii) details of the name, address and licence details of the Builder.

(Reason: Statutory requirement)

Conditions to be satisfied during demolition and building works (DADW)**DADW001 Contaminated land unexpected finds**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements)

DADW002 Fill material

The only waste derived material which may be received at the development site is:

- (i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- (ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any (b)-type material received at the development site must be accompanied by documentation certifying by an appropriately qualified environmental consultant the materials compliance with the exemption conditions; and this documentation must be provided to the Principal Certifying Authority on request.

(Reason: To ensure imported fill is of an acceptable standard for environmental protection purposes)

DADW006 Obstruction of public way (not permitted during works)

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

(Reason: To maintain public access and safety)

DADW007 Public infrastructure and services

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services)

DADW010 Site requirements during demolition and construction

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- (x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (xiii) Details as to the method and location of disposal of demolition materials (weight docketts, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- (xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DADW011 Survey report of approved levels (during and post construction)

A Survey Certificate to Australian Height Datum shall be prepared by a Registered Surveyor as follows:

- (i) At the completion of the first structural floor level prior to the pouring of concrete indicating the level of that floor and the relationship of the building to the boundaries.
- (ii) At the completed height of the building, prior to the placement of concrete form work, or the laying of roofing materials.
- (iii) At the completion of the development.

Progress certificates in response to points (1) through to (3) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed until such survey information is submitted to and approved by the Principal Certifying Authority.

(Reason: To ensure compliance with the approved plans)

Conditions to be satisfied prior to the issue of an Occupation Certificate (DAOC)

DAOC003 Car parking (surplus vehicular crossings)

All surplus vehicular crossings and/or kerb laybacks must be removed and reinstated with concrete kerb and gutter or to the existing edging profile as specified by Council. The nature strip is to be restored and the footpath area reinstated. All of the above are to be restored to the satisfaction of Council's Engineer and at full cost to the applicant, prior to the issue of any Occupation Certificate.

(Reason: Maintenance of public infrastructure)

DAOC004 Car parking (visitor car parking signage)

A sign shall be erected in a suitable location on the property near the driveway entrance indicating where visitor parking is available on the site. Signage shall also be erected above the visitor parking itself. Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: Adequate access and egress)

DAOC006 Engineering works (certification of)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- (i) the stormwater drainage system; and/or
- (ii) the car parking arrangement and area; and/or
- (iii) any related footpath crossing works; and/or
- (iv) the proposed basement pump and well system; and/or
- (v) the proposed driveway and layback; and/or
- (vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management)

DAOC007 Fire Safety (certification)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- (i) has been assessed by a properly qualified person; and
- (ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the *Environmental Planning & Assessment Regulation 2000*.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the *Environmental Planning & Assessment Regulation 2000*.

A copy of the fire safety certificate and fire safety schedule shall be:

- (i) submitted to Strathfield Council;
- (ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
- (iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement)

DAOC011 Landscaping (arborist's follow up report of tree/s to be retained)

As part of the on-going assessment of the tree/s to be retained, the consulting arborist engaged by the applicant is to assess their health and any impacts suffered by them as a result of the proposed approved development, prior to the issue of an Occupation Certificate. Findings are to be compiled in a detailed report and submitted to the Principle Certifying Authority, which documents the following:

- (i) methods of excavation or construction used to carry out the works;
- (ii) any damage sustained by the tree/s as a result of the works;
- (iii) any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage; and
- (iv) any future or on-going remedial work required to be carried out to ensure the long term retention of the tree/s.

(Reason: To ensure the survival of trees to be retained)

DAOC013 Occupation of building

22-28 Courallie Avenue, Homebush West - Lots 11 to 14 DP 11427 (Cont'd)

A person must not commence occupation or use (*or change of use where an existing building*) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- (i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- (ii) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement)

DAOC014 Rainwater tanks

Rainwater tanks must be installed on residential properties by a suitably qualified and licensed plumber and in accordance with the following:

- (i) Australian/New Zealand Standard AS/NZS 3500:2003;
- (ii) NSW Code of Practice Plumbing and Drainage, 2006 produced by Committee on Uniformity of Plumbing and Drainage Regulations in NSW (CUPDR); and
- (iii) Council's rainwater tank policy.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To protect public health and amenity)

DAOC017 Stormwater (certification of the constructed drainage system)

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

(Reason: Adequate stormwater management)

DAOC018 Stormwater (covenant and restriction as to user for stormwater controlled systems)

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E of the Conveyancing Act shall be created on the title of the property detailing the :

- (a) On-site stormwater detention

Where any drainage line or service conduit is to traverse any property other than that which it serves, an appropriate easement will be required. In this case, the applicant shall register an easement no less than 1200mm wide over the proposed drainage line or service concurrently with any subdivision registration.

The wording on the 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can be obtained from Council's Specification for the Management of Stormwater document.

(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard)

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DAOC019 Subdivision (evidence of consolidation)

The existing allotments shall be consolidated into a single lot. Evidence that the plan of consolidation has been registered as a deposited plan with the Land and Property Information Office must be submitted to Council, prior to occupation of the site.

(Reason: Proper management of land)

DAOC021 Ventilation systems (mechanical)

The mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;
- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

At the completion of the installation of the mechanical exhaust ventilation system, a certificate from a practising mechanical engineer shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate demonstrating compliance with the above.

(Reason: To ensure the mechanical exhaust ventilation system complies with the relevant requirements/standards)

DAOC022 Ventilation systems (natural)

The natural ventilation system shall be designed, constructed and installed in accordance with the provisions of:

- (i) The Building Code of Australia; and
- (ii) Protection of the Environment Operations Act 1997.

Details demonstrating compliance with this condition shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate.

(Reason: To ensure any natural ventilation systems comply with the relevant regulations/standards)

Conditions to be satisfied prior to the issue of a Subdivision Certificate (DASC)

DASC005 Separate application (for strata subdivision)

This consent does not imply approval to create a separate title, by subdivision or otherwise. Should it be intended to subdivide the approved development into strata title allotments, Council will require the lodgement of a separate development application for consideration.

(Reason: To ensure compliance with the consent)

Conditions to be satisfied during ongoing use of the premises (DAOU)

DAOU006 Fire Safety (annual statement)

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

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A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

- (i) Forwarded to the Commissioner of the New South Wales Fire Brigade; and
- (ii) Prominently displayed in the building.

(Reason: Fire safety)

DAOU019 Noise (compliance with acoustic assessment report)

All recommendations contained in the approved Acoustic Assessment Report prepared by SLR Consulting dated 14 September 2016 shall be adopted, implemented, and adhered to.

The Principal Certifying Authority (PCA) shall obtain a statement from an appropriately qualified acoustic consultant, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to the issue of any Occupation Certificate.

Any changes made to the proposal that would alter the acoustic assessment will require a further acoustic assessment and a copy of this further report shall be provided to Council for approval prior to the commencement of works and any recommendations adopted, implemented, and adhered to.

(Reason: Noise control and amenity)

DAOU036 Visitor parking restriction

All visitor parking spaces must not at any time be allocated sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation.

(Reason: Compliance with approved visitor parking provision)

DAOU037 Waste and recycling (collection hours)

The collection of waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

Garbage and recycling must not be placed on the kerbside for collection more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one (1) hour of collection and returned to the designated garbage storage area(s).

The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the food premises.

All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

(Reason: To regulate noise and garbage collection arrangements)

ATTACHMENTS

1. Plans
2. Map

22-28 COURALLIE AVENUE, HOMEBUSH WEST

DRAWING LIST:
 DA-1009 COVER SHEET DA-1008 ELEVATIONS 1
 DA-1001 SITE CONTEXT DA-1009 ELEVATIONS 2
 DA-1002 ANALYSIS DIAGRAMS DA-2000 SHADOW ANALYSIS
 DA-1003 ANALYSIS DIAGRAMS DA-3000 PERSPECTIVE 2
 DA-1001 BASEMENT 2 FLOOR PLAN DA-3001 PERSPECTIVE 1
 DA-1002 BASEMENT 1 FLOOR PLAN DA-4000 VENTILATION DIAGRAM
 DA-1003 GROUND FLOOR PLAN DA-4001 SOLAR ACCESS DIAGRAM
 DA-1004 LEVEL 1 & 2 FLOOR PLAN DA-5000 FINISHES SCHEDULE
 DA-1005 LEVEL 3 FLOOR PLAN DP WASTE MANAGEMENT PLAN
 DA-1007 ADAPTABLE FLOOR PLAN DP DEMOLITION PLAN

SITE AREA: 1,832 m²
FLOOR SPACE CALCULATIONS:
FLOOR SPACE RATIO 1:2.1
FLOOR SPACE RATIO 1:2.1
MAXIMUM FLOOR AREA 2318.4 m²
PROPOSED FLOOR AREA 2318 m²

APPROXIMATE EGRES:
 1 BED ROOM APARTMENT 50 m² MIN
 2 BED ROOM APARTMENT 70 m² MIN
 3 BED ROOM APARTMENT 90 m² MIN

FLOOR SPACE RATIO:
 TO LINDSAY HEIGHT OF 2.0 METRES
 1 BED ROOM APARTMENT 10 m² MIN
 2 BED ROOM APARTMENT 12 m² MIN
 3 BED ROOM APARTMENT 15 m² MIN

CEILING HEIGHT:
 2.4 METRES MINIMUM CEILING HEIGHT FOR ALL NON HABITABLE ROOMS
 2.4 METRES MINIMUM CEILING HEIGHT FOR ALL HABITABLE ROOMS ON ALL RESIDENTIAL FLOORS
 AT PROPOSED 2.8 METRES IS PERMITTED FOR ALL NON HABITABLE ROOMS

LEVEL	UNIT NO. OR BEDROOM	FLOOR AREA	BALCONY AREA	LOBBY AREA	ASPECT	VIEW	VIEW	SUNLIGHT ACCESS	NATURAL VENTILATION
0	1	2	71 m ²	13 m ²	EAST UNIT	1	YES	YES	YES
1	2	54 m ²	13 m ²		EAST UNIT	1	YES	NO	NO
2	3	59 m ²	21 m ²		NORTH UNIT	1	YES	NO	NO
3	4	21 m ²	23 m ²		NORTH UNIT	1	YES	NO	NO
4	5	62 m ²	19 m ²		WEST UNIT	1	YES	YES	YES
5	6	62 m ²	19 m ²		WEST UNIT	1	NO	NO	NO
6	7	21 m ²	24 m ²		SOUTH UNIT	1	YES	NO	NO
7	8	21 m ²	24 m ²		SOUTH UNIT	1	NO	NO	NO
8	9	62 m ²	19 m ²		WEST UNIT	1	NO	NO	NO
9	10	62 m ²	19 m ²		WEST UNIT	1	YES	YES	YES
10	11	2	23 m ²	27 m ²	EAST UNIT	1	YES	YES	YES
11	12	24 m ²	20 m ²		EAST UNIT	1	YES	YES	YES
12	13	2	21 m ²	22 m ²	NORTH UNIT	1	YES	YES	YES
13	14	2	21 m ²	21 m ²	WEST UNIT	1	YES	YES	YES
14	15	1	59 m ²	14 m ²	WEST UNIT	1	NO	NO	NO
15	16	2	22 m ²	20 m ²	SOUTH UNIT	1	YES	YES	YES
16	17	2	22 m ²	20 m ²	SOUTH UNIT	1	NO	NO	NO
17	18	2	21 m ²	21 m ²	WEST UNIT	1	YES	YES	YES
18	19	2	23 m ²	22 m ²	WEST UNIT	1	NO	NO	NO
19	20	2	23 m ²	22 m ²	WEST UNIT	1	YES	YES	YES
20	21	2	24 m ²	20 m ²	EAST UNIT	1	YES	YES	YES
21	22	2	21 m ²	22 m ²	NORTH UNIT	1	YES	YES	YES
22	23	2	21 m ²	21 m ²	WEST UNIT	1	YES	YES	YES
23	24	1	59 m ²	14 m ²	WEST UNIT	1	NO	NO	NO
24	25	2	22 m ²	20 m ²	SOUTH UNIT	1	YES	YES	YES
25	26	2	22 m ²	20 m ²	SOUTH UNIT	1	NO	NO	NO
26	27	2	21 m ²	21 m ²	WEST UNIT	1	YES	YES	YES
27	28	2	23 m ²	22 m ²	WEST UNIT	1	NO	NO	NO
28	29	3	60 m ²	48 m ²	EAST UNIT	2	YES	YES	YES
29	30	3	60 m ²	48 m ²	EAST UNIT	2	YES	YES	YES
30	31	3	59 m ²	47 m ²	NORTH UNIT	2	YES	YES	YES
31	32	3	59 m ²	47 m ²	NORTH UNIT	2	YES	YES	YES
TOTAL			2203 m ²	115 m ²			27 OF 32 (71.88%)	28 OF 32 (87.5%)	

TOTAL PROPOSED FLOOR SPACE AREA (FLOOR AREA + LOBBY AREA) = 2318 m²
 FLOOR SPACE RATIO = 1:2.1

SUMMARY:
 RESIDENTIAL UNITS: 32
 UNIT TYPE: 1 BERGROOM (26%), 2 BERGROOM (62.5%), 3 BERGROOM (12.5%)
 CAR PARKING: 81 (251.5%)
 DISABLED = 5 (15.6%)
 SUBTOTAL = 86
 VISITOR (0.4 = 1)
 TOTAL = 87

ADAPTIVE PARKING PROVIDED: 7

TOTAL LANDSCAPE AREA 906 m² (50% OF SITE AREA)
 70.36% (698m²) OF LANDSCAPED AREA IS SOFT SOIL
 TOTAL DEEP SOIL AREA 525 m² (54.34% OF TOTAL LANDSCAPE AREA)
 TOTAL G.O.S AREA 980 m² (53% OF TOTAL SITE AREA)

DAYLIGHT ACCESS:
 THE PROPOSAL PROVIDES 21 OF 32 RESIDENTIAL APARTMENTS 71.88% OF APARTMENTS RECEIVE IN EXCESS OF 2 HOURS SUNLIGHT ON THE WINTER SOLSTICE.

NATURAL VENTILATION:
 THE PROPOSAL PROVIDES 26 OF 32 RESIDENTIAL APARTMENTS 81.3% OF APARTMENTS ARE NATURALLY CROSS VENTILATED.

ADAPTIVE PARKING:
 ADAPTIVE PARKING IS PROVIDED FOR 5 (15.6%) OF THE TOTAL UNITS TO BE ADAPTABLE ON GROUND FLOOR UNIT 2 (LEVEL 3, UNIT 29, 30, 31, 32)

PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT
 22-28 COURALLIE AVENUE
 HOMEBUSH WEST

CLIENT:
 FUSION SYDNEY HOME
 PTY LTD

ARCHITECT:
 MODERINN PTY LTD
 48/11-21 Underwood Road, HOMEBUSH NSW 2140
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 Email: oroback@moderinn.com.au

ISSUE:
 DATE:

DRAWING TITLE:
 COVER PAGE

NOTES:
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 REFER TO LANDSCAPE ARCHITECT DRAWING FOR PLANT SCHEDULE, PLANTING DETAILS, AND OTHER LANDSCAPING DETAILS.

DATE: NOV 2016
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BY: DA-100
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APPROVED BY:



Thermal Spots

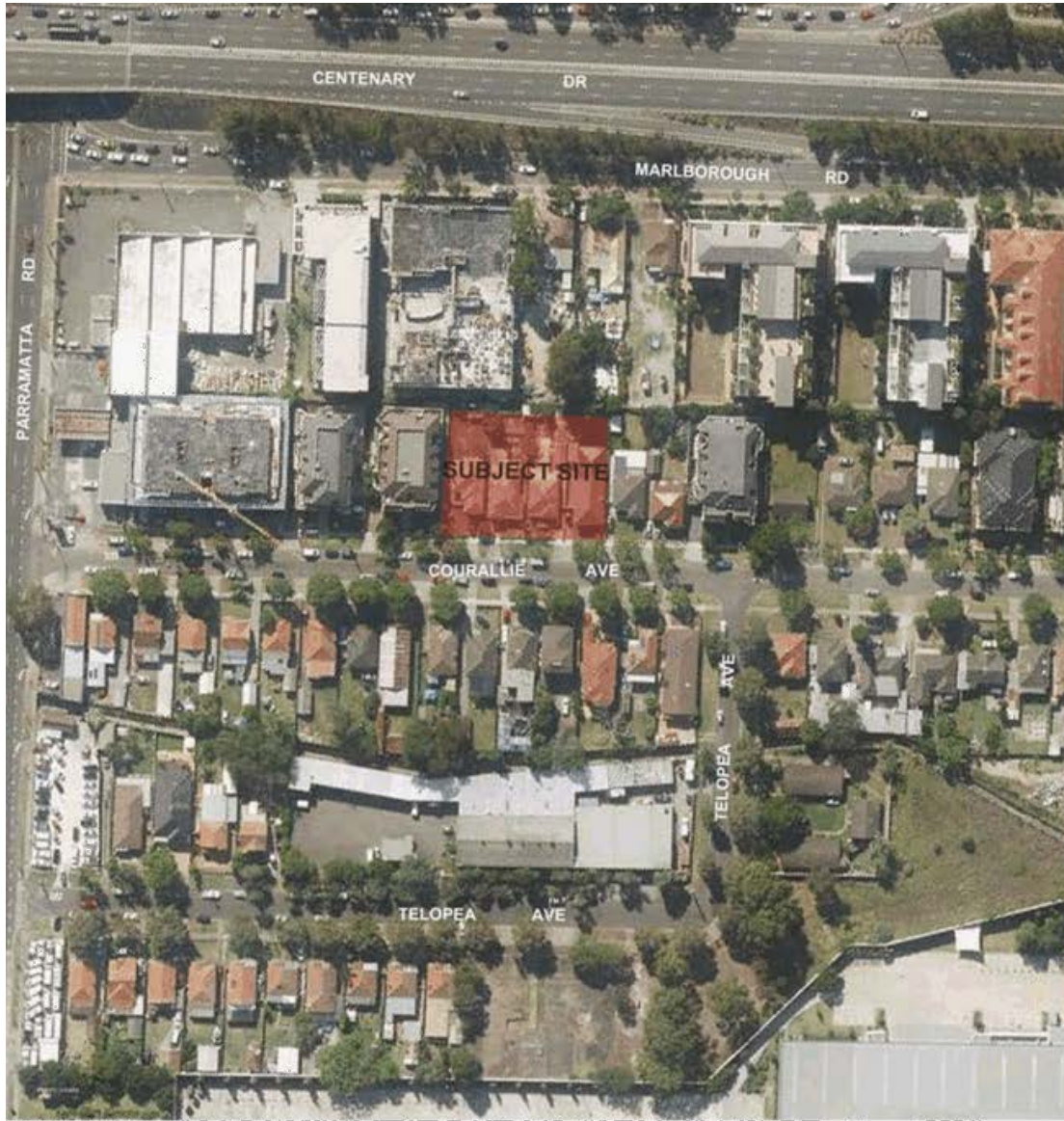
Spotting No.	Area (m ²)	Area (m ²)	Area (m ²)
1	792	104	174
2	501	113	113
3	213	137	137
4	165	152	152
5	603	173	173
6	432	173	173
7	497	173	173
8	424	173	173
9	615	173	173
10	148	173	173
11	87	173	173
12	338	173	173
13	141	173	173
14	145	173	173
15	382	173	173
16	280	173	173
17	425	173	173
18	134	173	173
19	259	173	173
20	87	173	173
21	305	173	173
22	130	173	173
23	154	173	173
24	207	173	173
25	217	173	173
26	217	173	173
27	217	173	173
28	217	173	173
29	217	173	173
30	217	173	173
31	217	173	173
32	217	173	173

Common area landscaping

Project name	Common area (m ²)	Common area (m ²)	Common area (m ²)
1	792	104	174
2	501	113	113
3	213	137	137
4	165	152	152
5	603	173	173
6	432	173	173
7	497	173	173
8	424	173	173
9	615	173	173
10	148	173	173
11	87	173	173
12	338	173	173
13	141	173	173
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15	382	173	173
16	280	173	173
17	425	173	173
18	134	173	173
19	259	173	173
20	87	173	173
21	305	173	173
22	130	173	173
23	154	173	173
24	207	173	173
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Common area ventilation system

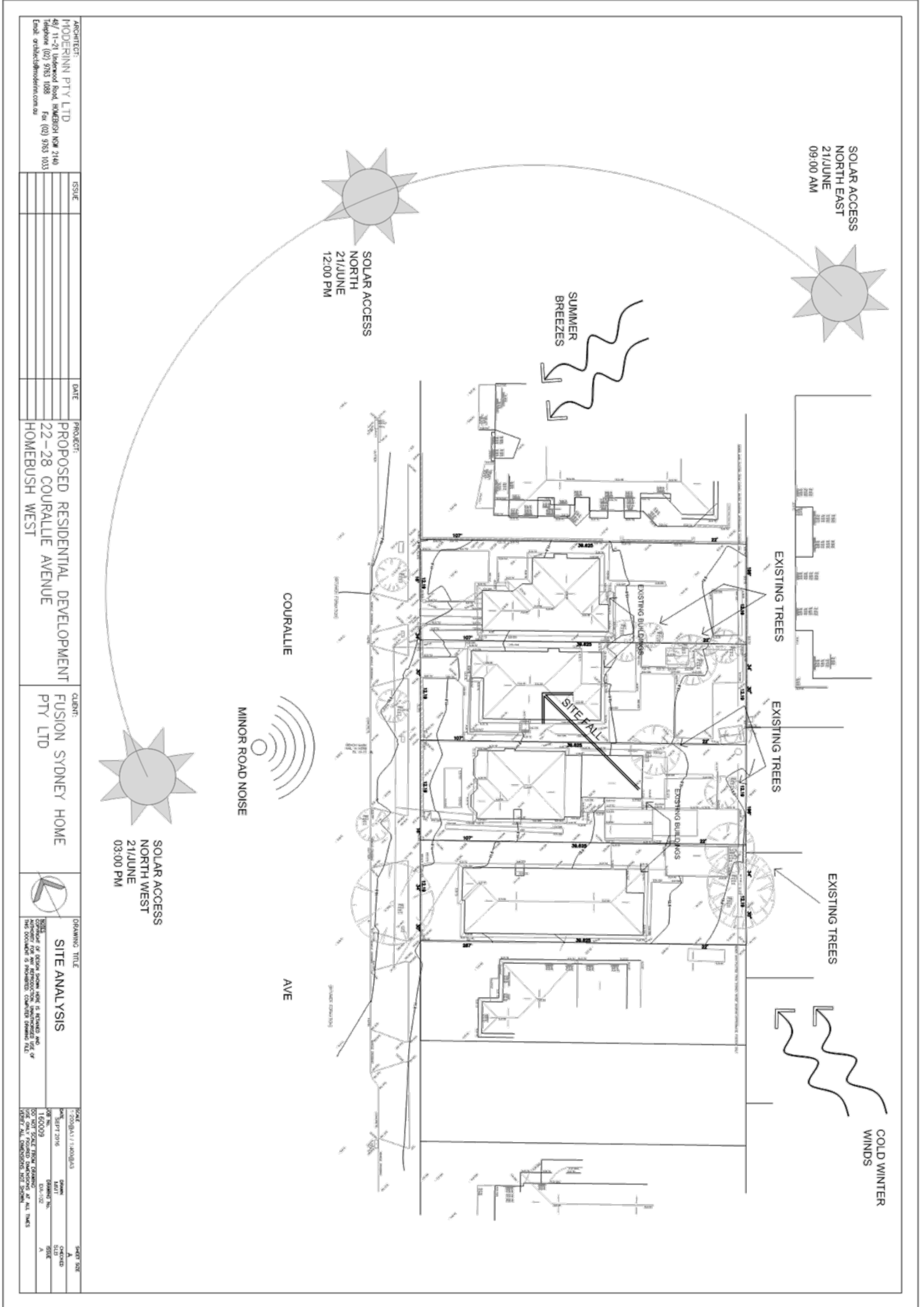
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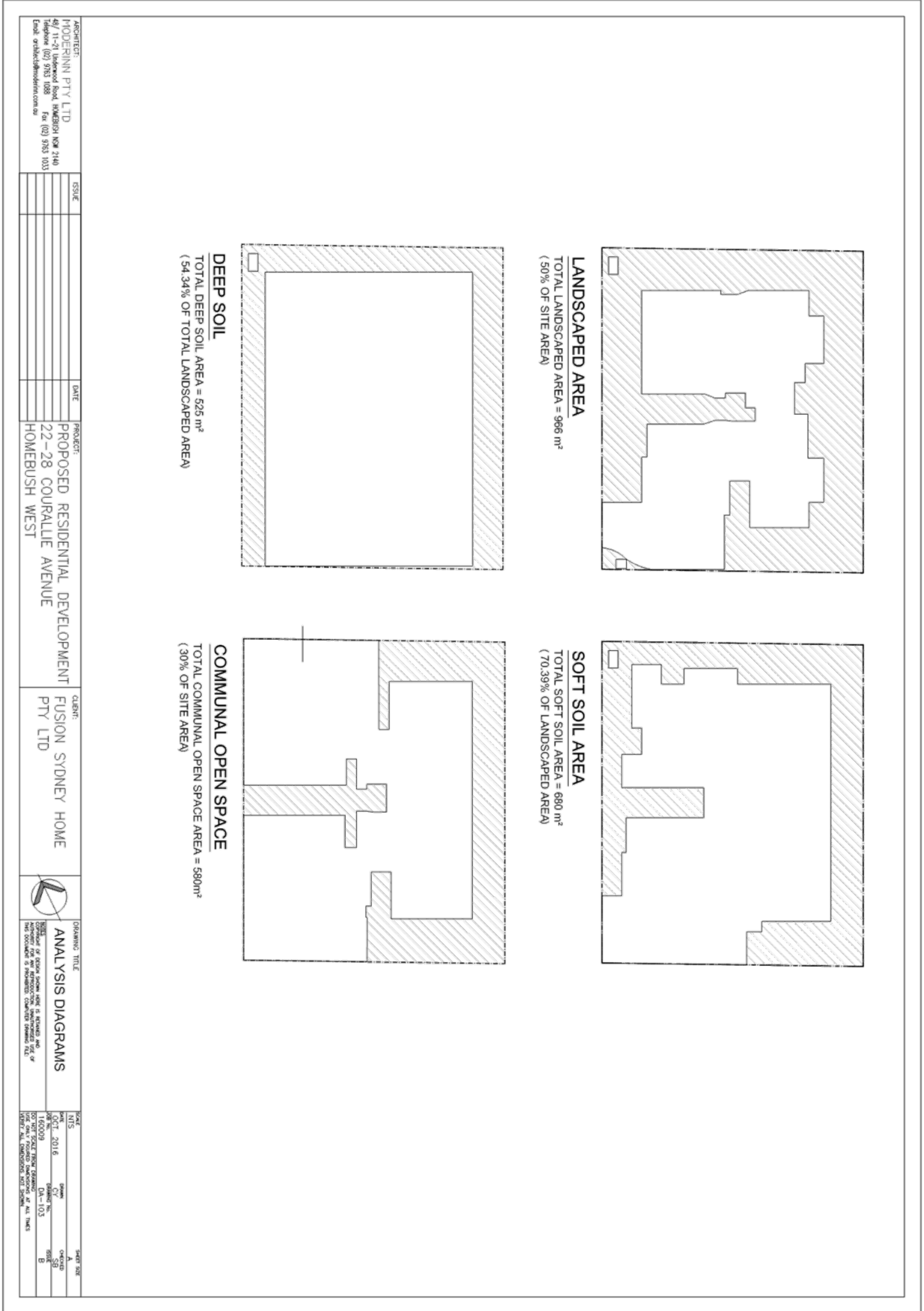


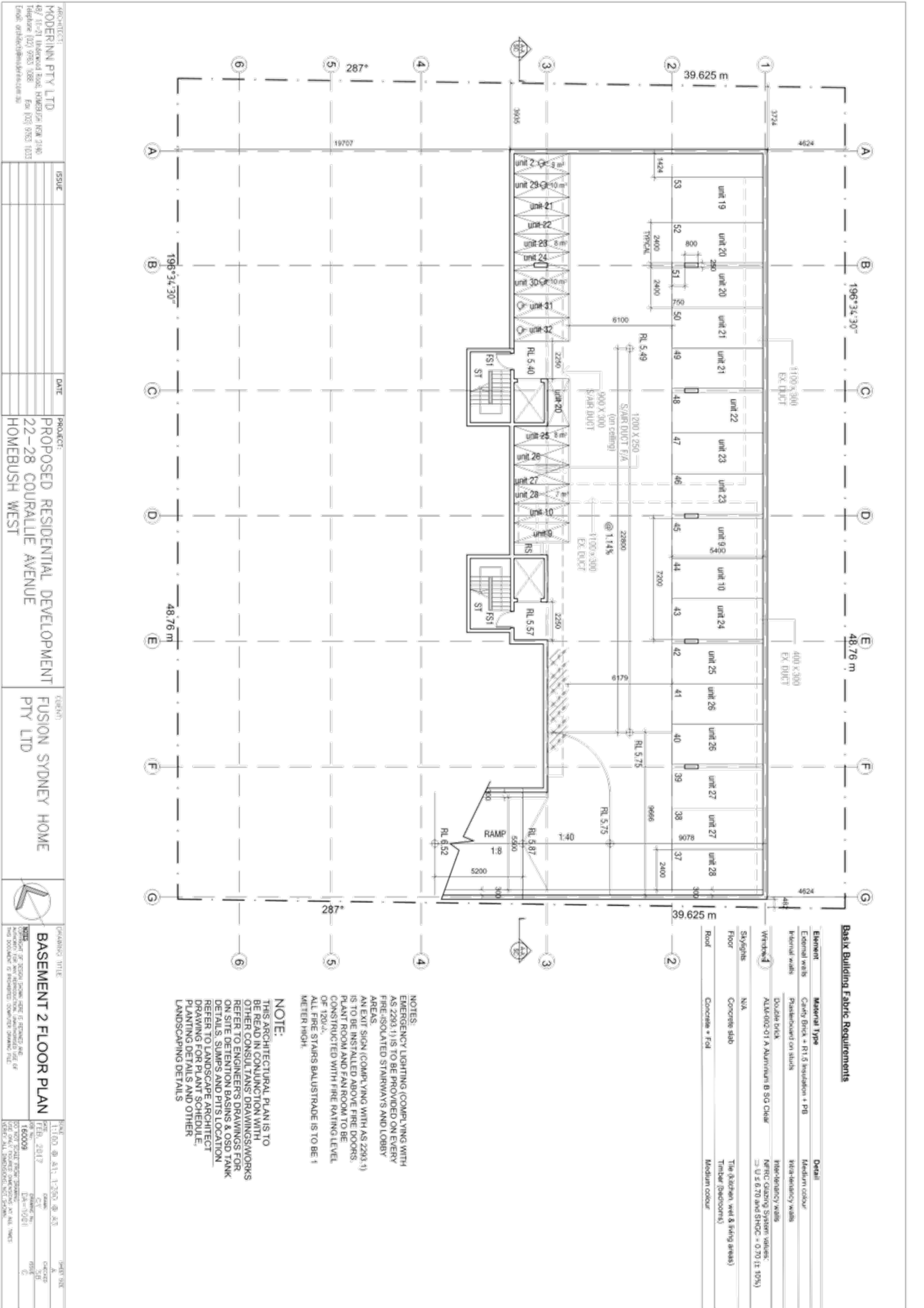
**AERIAL VIEW OF SUBJECT SITE:
22-28 COURALLIE AVENUE, HOMEBUSH**

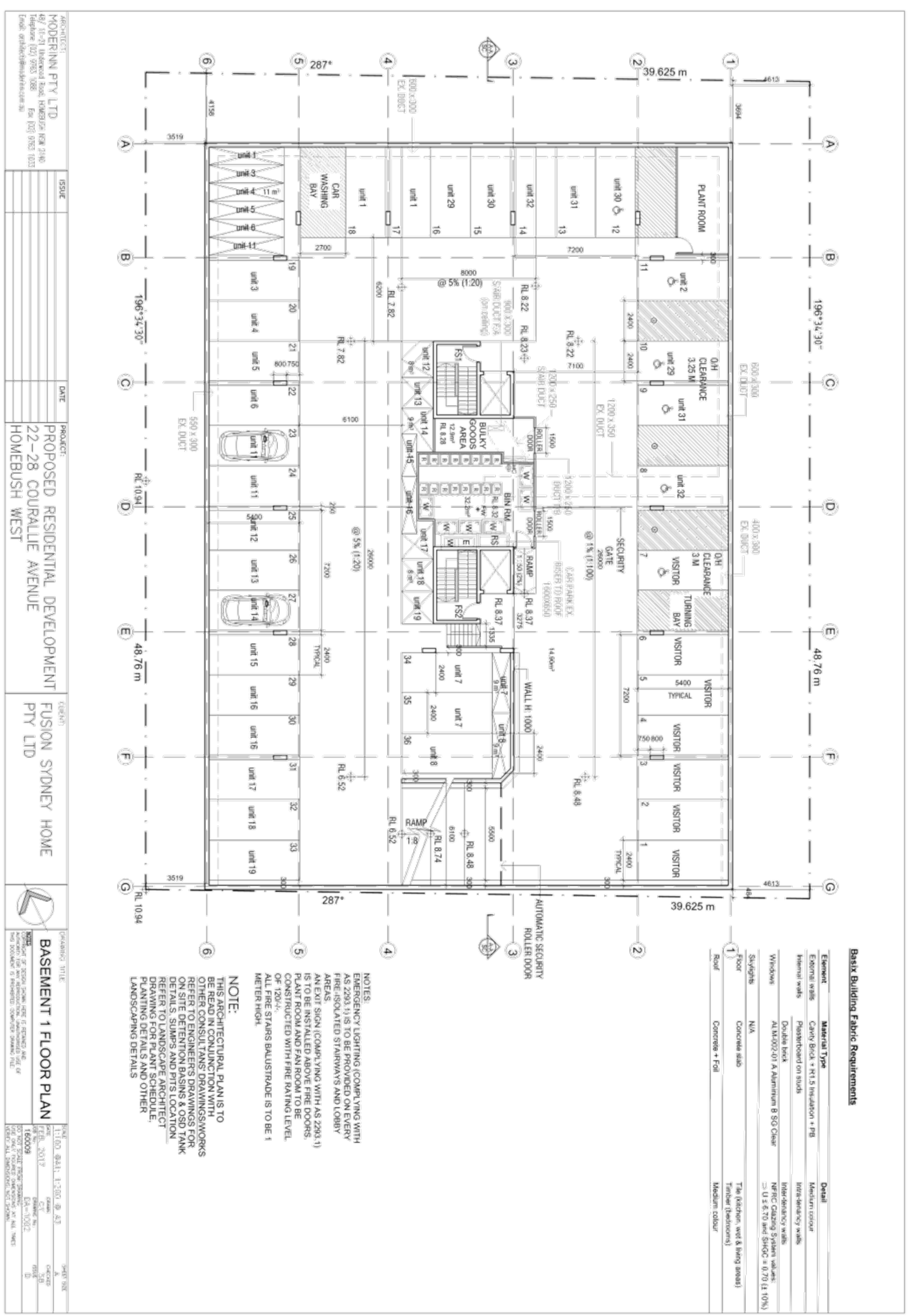
SOURCE: SIX MAPS

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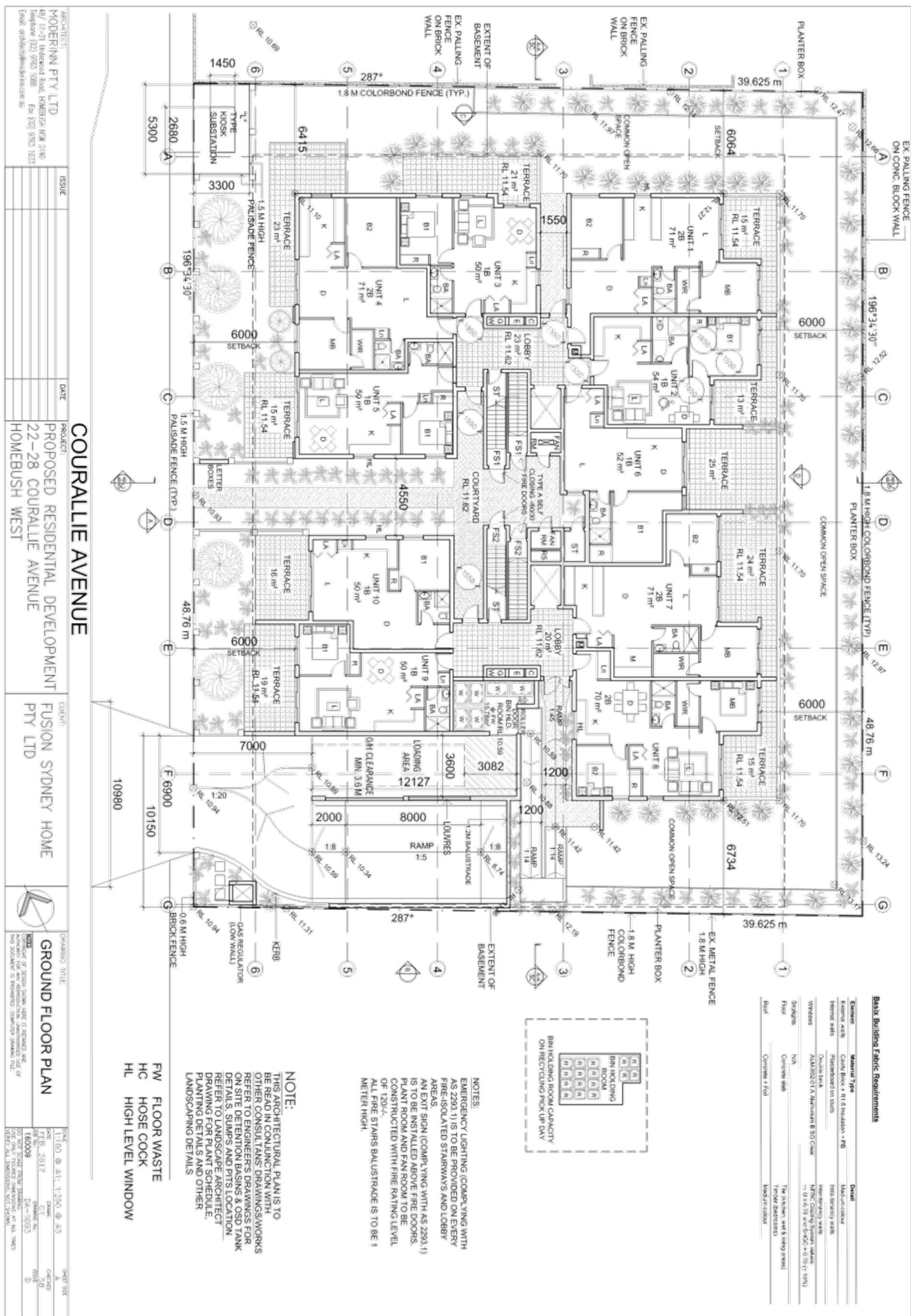
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
22-28 COURALLIE AVENUE
HOMEBUSH WEST

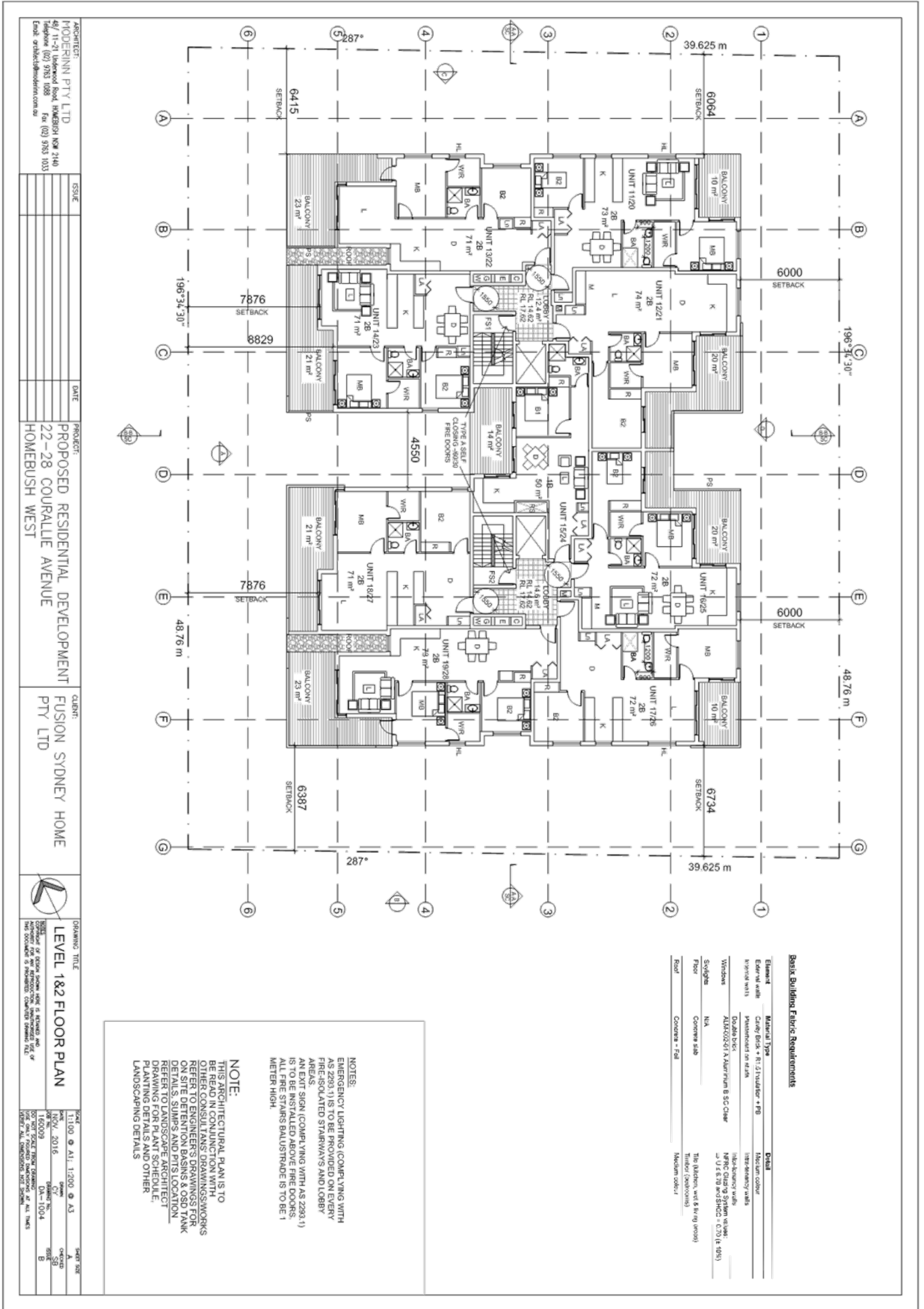
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DRAWING TITLE:
BASEMENT 1 FLOOR PLAN

SCALE	DATE	BY	CHECKED
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1:100	04/11/17	AS	AS





Basic Building Fabric Requirements

Element	Material Type	Detail
External walls	Crack Brick + R1.5 Insulator + PB	Medium colour
Internal walls	Plasterboard on studs	Inter-tenancy walls
Windows	Double glaze ALUM-002/1 A Aluminium B SC Clear	Inter-tenancy walls NFRB Glazing System (min. U & R 0.18 and SHGC = 0.70 (± 10%))
Floor	Concrete slab	Timber (bedroom) Tile (bathroom, wet & living areas)
Roof	Concrete + Foli	Medium colour

NOTES:
EMERGENCY LIGHTING (COMPLYING WITH AS 2293.1) IS TO BE PROVIDED ON EVERY FIRE-ISOLATED STAIRWAYS AND LOBBY AREAS.
AN EXIT SIGN (COMPLYING WITH AS 2293.1) IS TO BE INSTALLED ABOVE FIRE DOORS.
ALL FIRE STAIRS BALUSTRADE IS TO BE 1 METRE HIGH.

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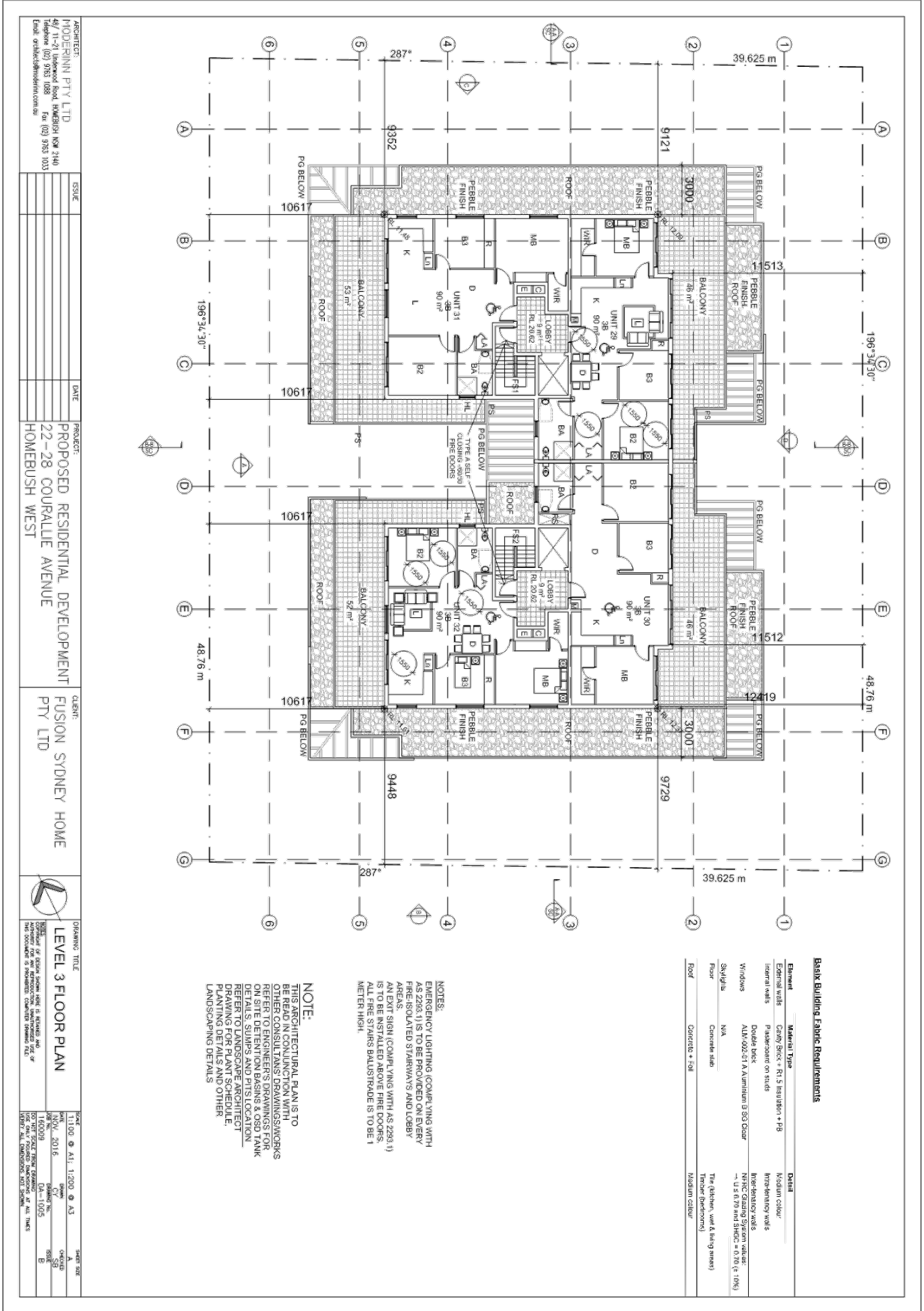
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PROPOSED RESIDENTIAL DEVELOPMENT
22-28 COURALLIE AVENUE
HOMEBUSH WEST

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DRAWING TITLE:
LEVEL 1&2 FLOOR PLAN

Scale	Date	Drawn	Checked
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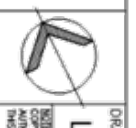


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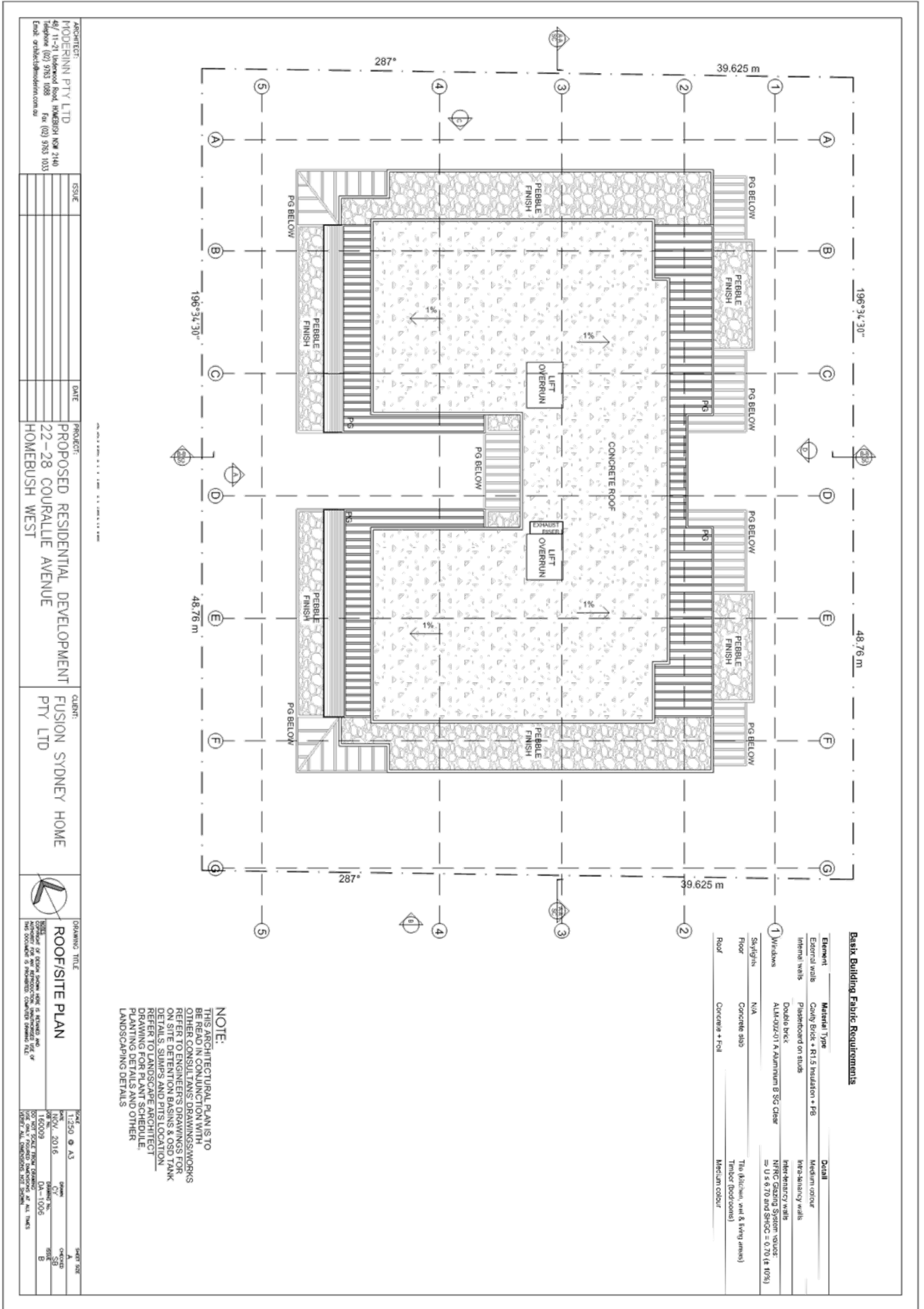
PROJECT:
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 22-28 COURALLIE AVENUE
 HOMEBUSH WEST

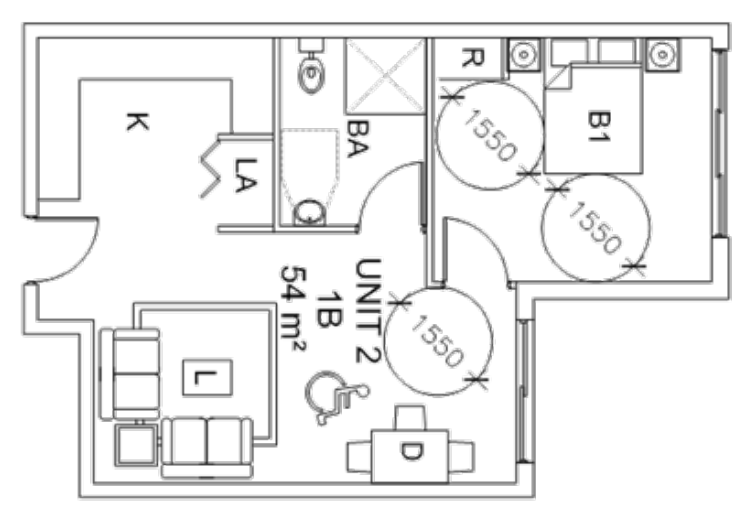
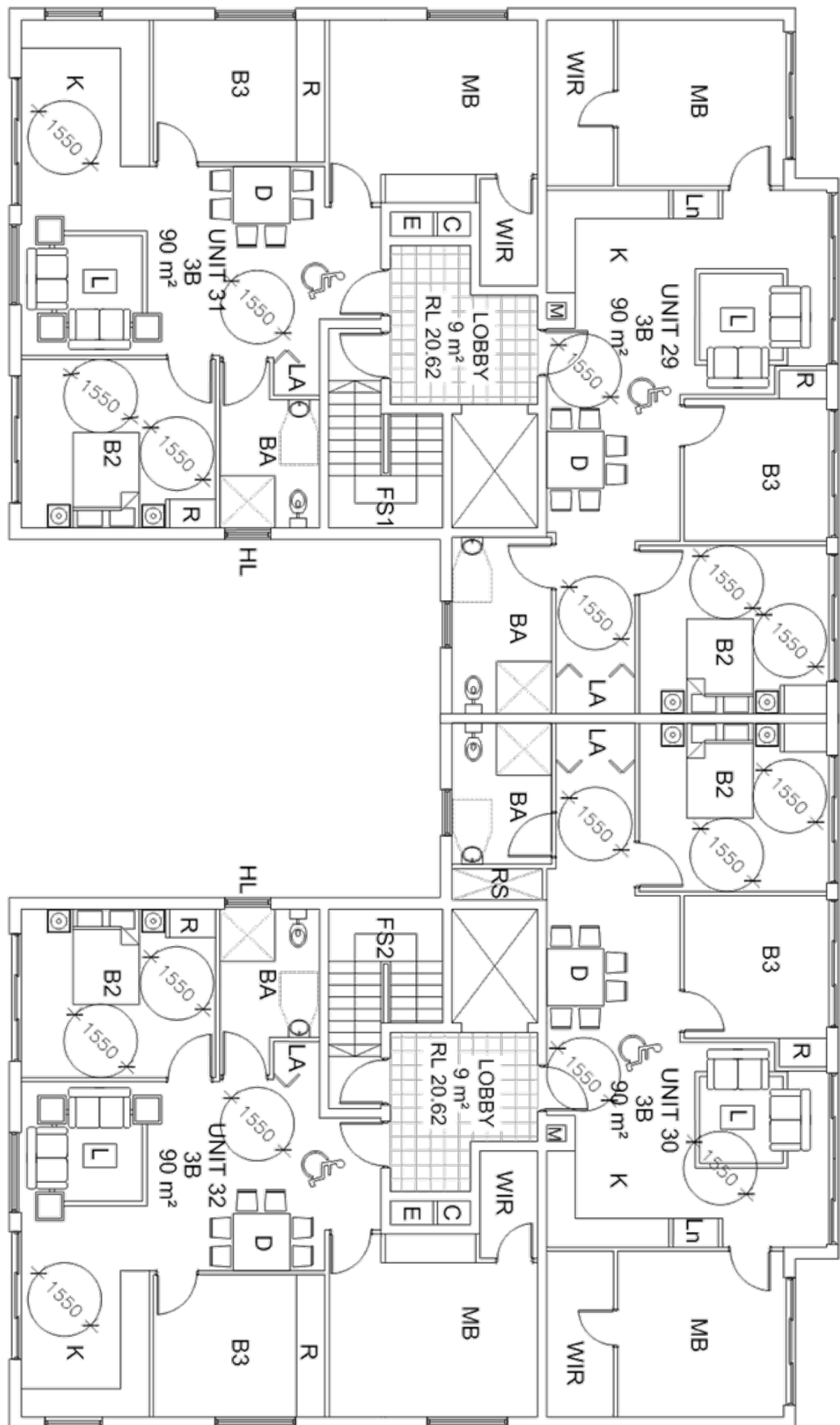
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DRAWING TITLE
LEVEL 3 FLOOR PLAN

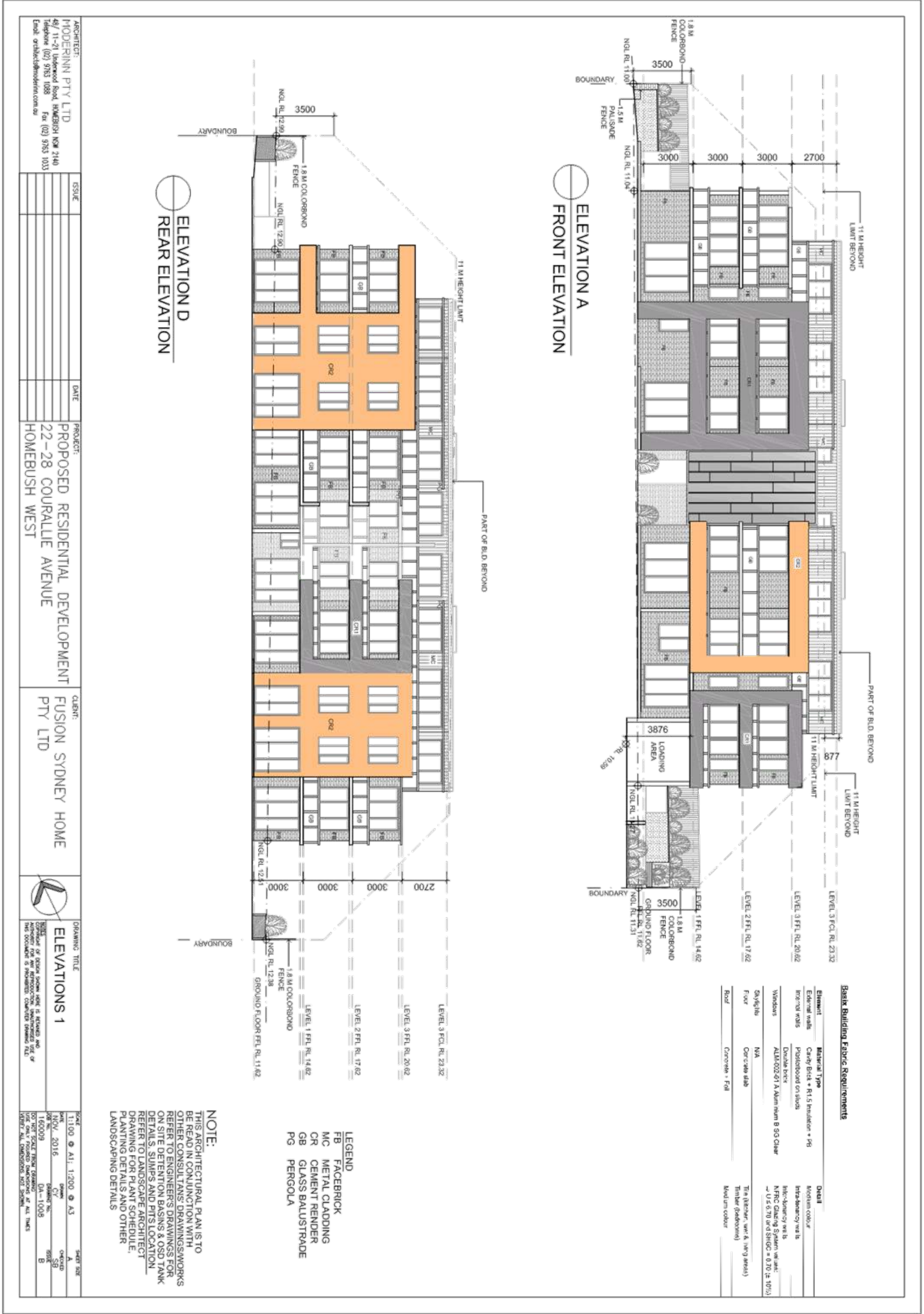
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ISSUE	DATE	DRAWING TITLE			
		ADAPTABLE FLOOR PLAN			
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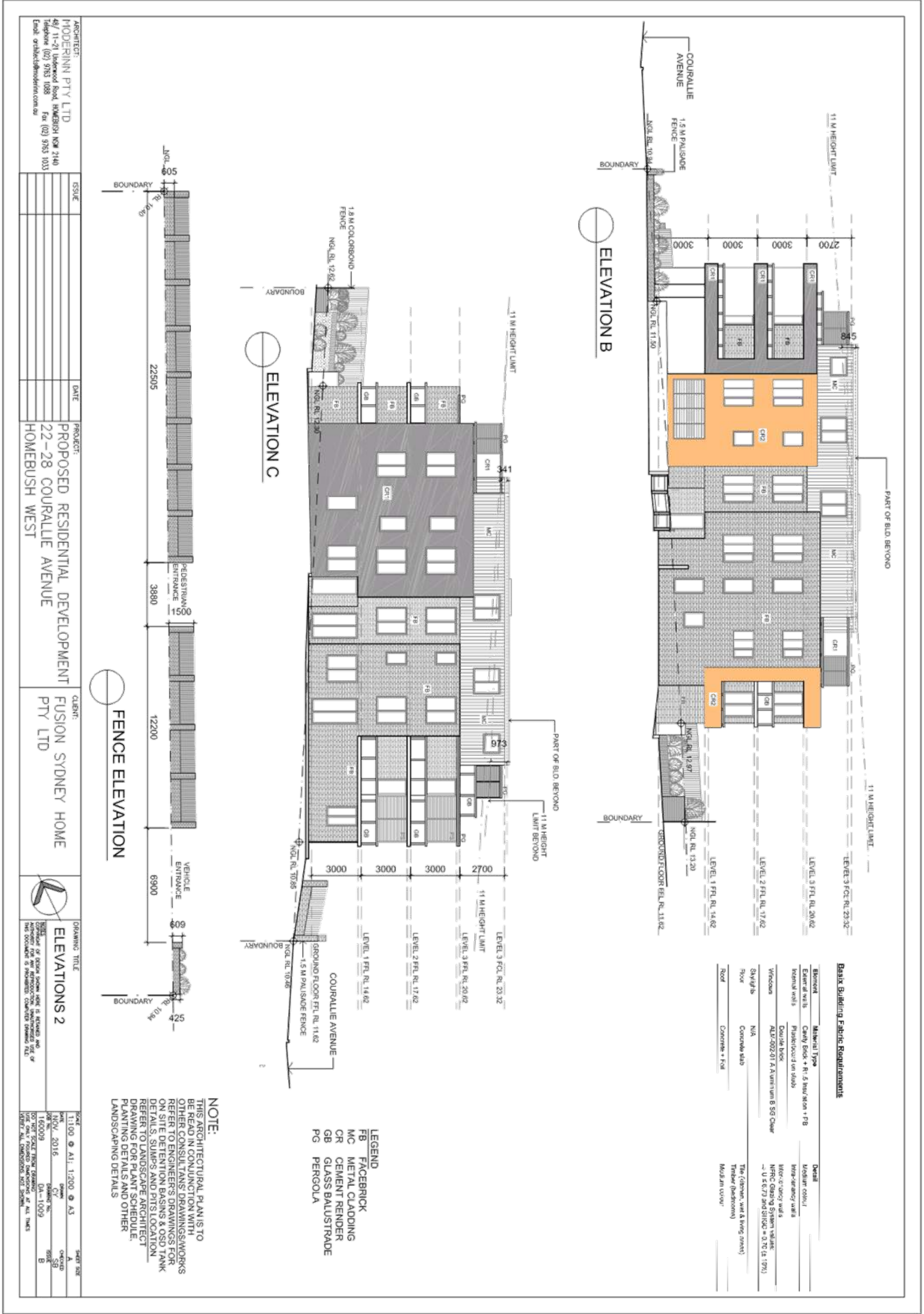
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
22-28 COURALLIE AVENUE
HOMEBUSH WEST

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DRAWING TITLE
ELEVATIONS 1

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Scale	Date	Sheet No.	Sheet Size
1:100	NOV 2016	A1	A3
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1:100	NOV 2016	A3	A3



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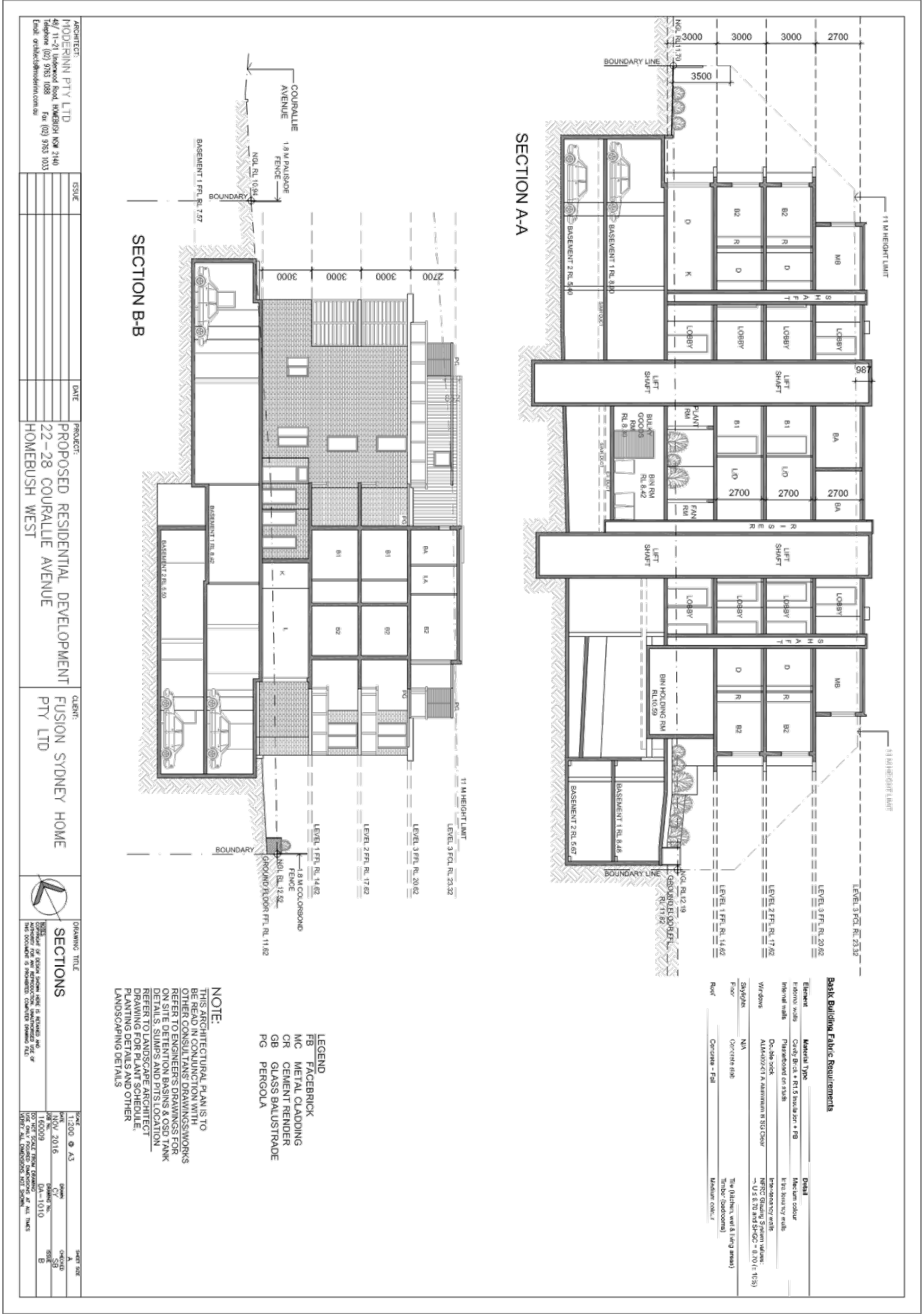
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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
22-28 COURALLIE AVENUE
HOME BUSH WEST

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ELEVATIONS 2

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050 NOT SCALE DRAWING	



Basic Building Fabric Requirements

Element	Material Type	Detail
External walls	Carb. Brck + R1.5 Insulation + PG	Medium colour
Internal walls	Plasterboard on studs	White/berry walls
Windows	Dec.ble stick ALUM-4000-KIT A Aluminium R 512 Door	Intra-glazing with InRSC Glazing System values: U = 5.8, T0 and S-HQC = 0.70 (t = 16.3)
Skylights	N/A	Timber (bedrooms, well & living areas)
Floor	Concrete slab	Timber (bedrooms)
Roof	Cercrete - Fall	Medium colour

- LEGEND**
- FB FACEBRICK
 - MC METAL CLADDING
 - CR CEMENT RENDER
 - GB GLASS BALUSTRADE
 - PG PERGOLA

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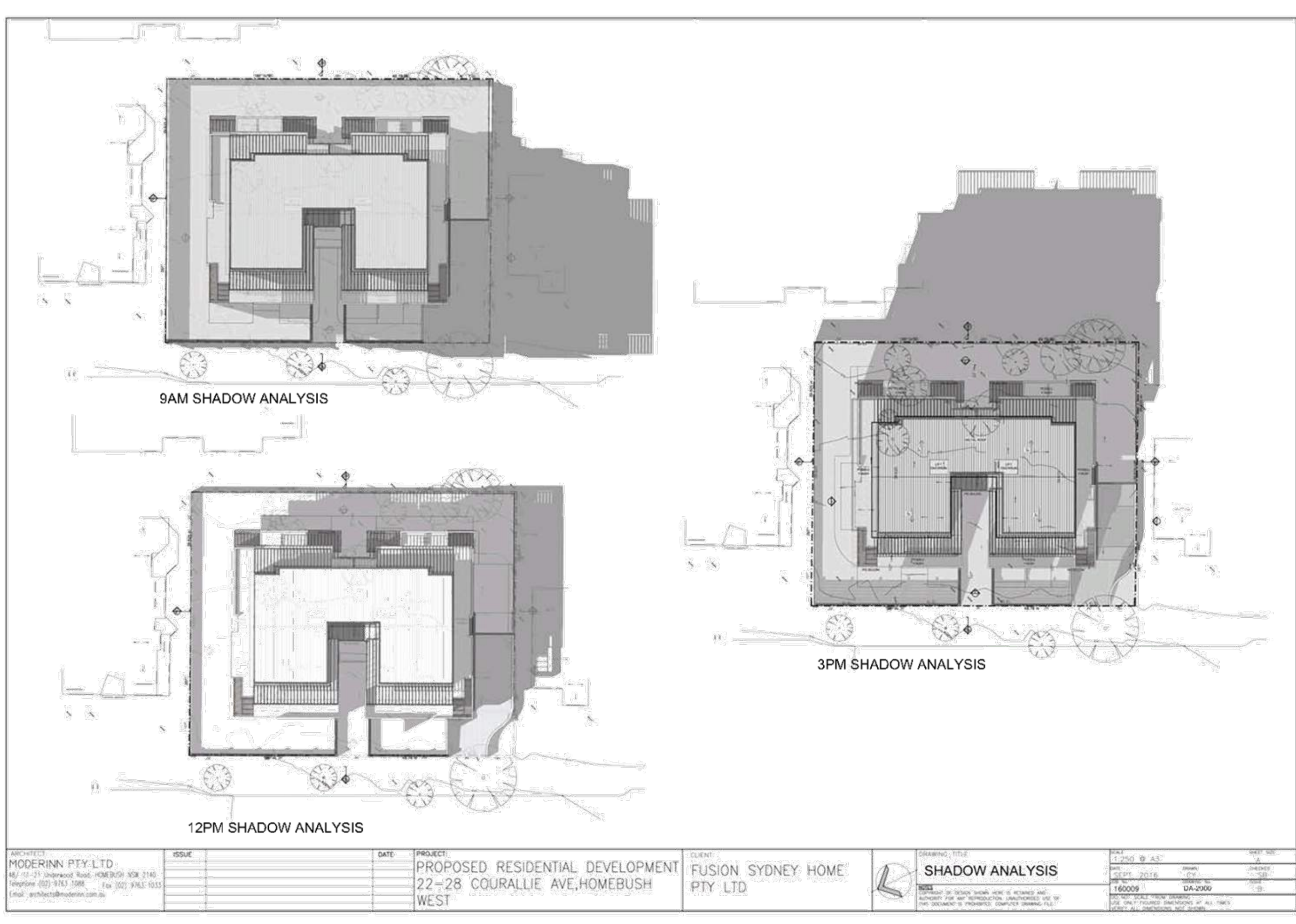
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT
 22-28 COURALLIE AVENUE
 HOMEBUSH WEST

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SECTIONS

Scale	Date	Sheet	Checked
1:200 @ A3	NOV 2016	A	SB
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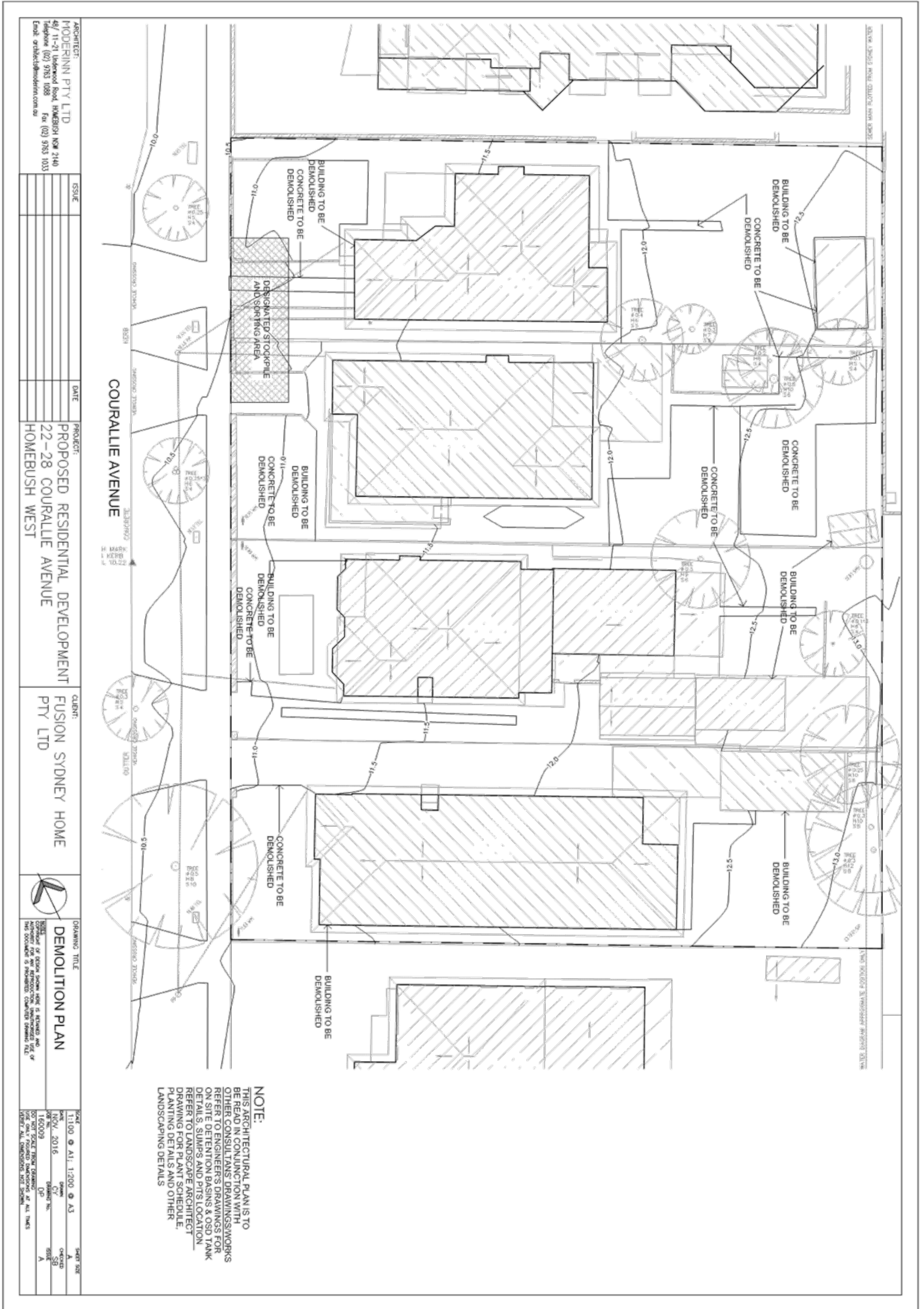
FINISHES SCHEDULE

22-28 COURALIE AVENUE, HOMEBUSH WEST

<p>CR1</p>	<p>CEMENT RENDER DULUX TIMELESS GREY</p>	<p>CR2</p>	<p>CEMENT RENDER PORCELAIN PINK HALF</p>	<p>FB</p>	<p>AUSTRAL BRICK EVERYDAY LIFE ENGAGE</p>
<p>MC</p>	<p>VERTICAL METAL CLADDING COLORBOND IRONSTONE</p>	<p>GB</p>	<p>TRANSLUCENT GLASS BALUSTRADE</p>		



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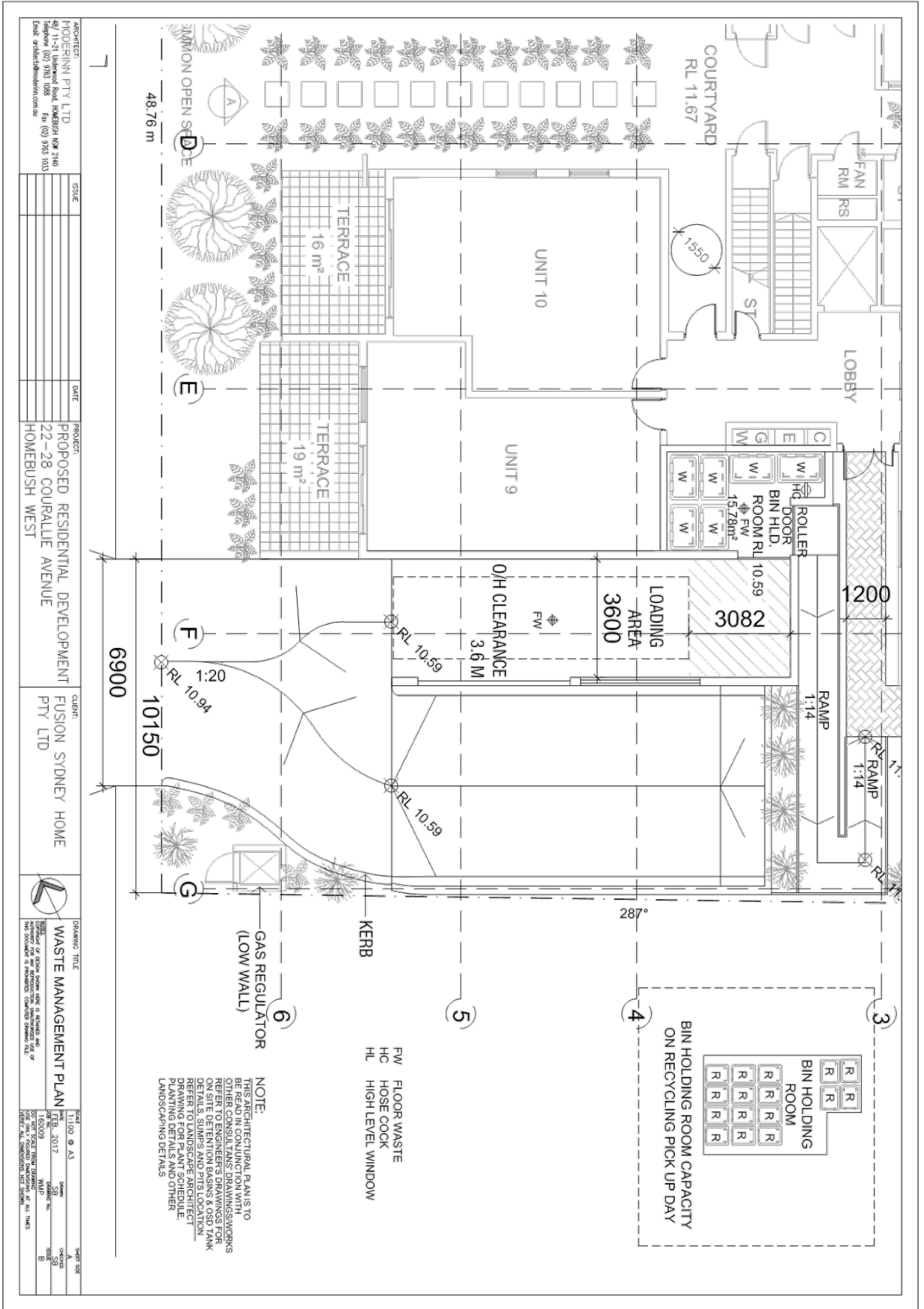
ISSUE	DATE	PROJECT
		PROPOSED RESIDENTIAL DEVELOPMENT
		22-28 COURALLIE AVENUE
		HOME BUSH WEST

CLIENT:
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DRAWING TITLE
DEMOLITION PLAN

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16/0009	DP		SB
			A



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 22-28 COURALLIE AVENUE
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DRAWING TITLE
WASTE MANAGEMENT PLAN

DATE	SCALE	BY	CHECKED
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16/00/09		WMP	

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- FW FLOOR WASTE
- HC HOSE COCK
- HL HIGH LEVEL WINDOW



TO: Strathfield Independent Hearing and Assessment Panel Meeting - 4 May 2017
REPORT: SIHAP – Report No. 4
SUBJECT: 131 PARRAMATTA ROAD, HOMEBUSH - LOT 1 DP 232265
DA NO. 2016/143

SUMMARY

Proposal: Mixed Use (Residential / Commercial) Development
Applicant: Open Bridge Pty Ltd
Owner: Open Bridge Pty Ltd
Date of lodgement: 16 September 2016
Notification period: 27 September 2016 to 28 October 2016
Submissions received: NIL
Assessment officer: LP
Estimated cost of works: \$10,833,440
Zoning: B4 – Mixed Use - SLEP 2012
Heritage: N/A
Flood affected: No
Is a Clause 4.6 variation proposed? Yes – Building height
Extent of the variation supported? 1.1% (240mm) at its maximum
Peer review of Clause 4.6 variation: A peer review of the Clause 4.6 variation has been undertaken and the assessment officer's recommendation is supported.

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

- 1.0 This application seeks approval for the demolition of existing structures and construction of a seven (7) storey mixed use development comprising (40) residential units over four (4) ground floor commercial tenancies and four (4) levels of basement parking.
- 2.0 The application and plans were notified in accordance with of Part L of the Strathfield Consolidated Development Control Plan 2005 from 27 September 2016 to 28 October 2016. No written submissions were received.
- 3.0 The proposal provides a floor space ratio (FSR) of 3.12:1 (3641.86m²), which complies with the maximum permissible FSR of 3.15:1 (3669m²) under Clause 4.4A of the Strathfield Local Environmental Plan 2012 (SLEP 2012). The proposal seeks a minor departure of 240mm or 1.1% from the maximum permissible building height of 22m under Clause 4.3A of the SLEP 2012 to provide a maximum building height of 22.24m. The areas of non-compliance relate to a portion of the lift overrun structure and a parapet wall element along the structures northern elevation. The proposed height variation is considered to be acceptable as the building does not exceed the required residential density and no additional overshadowing or visual privacy impacts are generated as a result of the additional building height.

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

- 4.0 The proposal adopts a contemporary built form that is consistent with Councils Draft Key Site Control, is responsive to the irregular shape of the site and adopts darker earthy tones that complement the built form of recent approvals for residential flat buildings in the surrounding area.

The proposal results in acceptable building separation to all property boundaries and achieves a high level of residential amenity with the building meeting the minimum requirements for solar access and natural cross ventilation in accordance with the Apartment Design Guide (ADG).

- 5.0 The application is Integrated Development under Section 91 of the Environmental Planning and Assessment Act 1979 as the application is an aquifer interface activity requiring authorisation under the Water Management Act 2000. The General Terms of Approval (GTA) were provided on 3 November 2016 and have been included as conditions of consent.

It is recommended that the Development Application be approved subject to conditions.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the north-western side of the intersection of Parramatta Road and Park Road adjacent to the intersection of Park Road and Powell Street. The subject site is irregular in shape with a curved frontage to the intersection of Parramatta Road and Park Road with the boundaries then splaying to the west to provide a total site area of 1149m² (Refer Figure 1).

The site currently operates as a car yard with the entirety of the site being paved and a small two (2) office structure located in the centre of the site. A council stormwater main currently traverses through the centre of the subject site.

The surrounding streetscape is currently undergoing a process of change with a number of mixed use developments similar to that proposed under construction. A nine (9) storey mixed use development was recently completed on the adjoining site to the west (131A Parramatta Road) including the provision of a blank wall with a nil setback to the subject site's western boundary.

The subject site forms the entirety of Key Site 21 under the Strathfield Local Environmental Plan 2012.

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Figure 1: Aerial Photograph of subject site and surrounding development.



Figure 2: View of the No. 131 Parramatta Road, Homebush and No. 131A in the background.

PROPERTY BURDENS AND CONSTRAINTS

A council stormwater main currently traverses through the centre of the subject site.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the demolition of existing structures and construction of a seven (7) storey mixed use development comprised of:

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

- Four (4) levels of basement carparking accessed from Park Road;
- Four (4) ground floor commercial tenancies;
- (40) residential units consisting of:
 - Six (6) x studios;
 - (27)x 2 bedroom; and
 - Seven (7) x 3 bedroom.
- Relocation of Council's Stormwater main;
- Removal of two (2) x *Cinnamomum camphora* (Camphor laurel) trees; and
- Associated stormwater drainage and landscaping works.



Figure 3: Streetscape Elevation (Parramatta Road/ Park Road)

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Engineer has commented on the proposal as follows:

While initial concerns were raised over the compatibility of the proposed waste collection bay with Council's stormwater drainage infrastructure, the application was subsequently amended. Upon receipt of amended plans no objection was raised subject to conditions of consent.

Council's Drainage Engineer has commented on the proposal as follows:

"No objection subject to conditions of consent."

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Waste Comments

Council's Waste Officer has commented on the proposal as follows:

"The proposed development provides for basement level bin storage until collection from an onsite waste collection area. As such, no objection is raised subject to conditions of consent."

Landscaping Comments

Council's Tree Coordinator has commented on the proposal as follows:

"While retention of one (1) of the two (2) existing *Cinnamomum camphora* (Camphor laurel) was proposed the tree is of average health, is not a desirable species and is likely to conflict with the proposed onsite waste collection measures. As such a condition of consent is recommended that the tree be removed and replaced with a new canopy tree from Council's recommended tree list."

Environmental Health Comments

Council's Environmental Health Officer has commented on the proposal as follows:

"No objection subject to compliance with the recommendations of the Stage 2 Detailed Site Investigation prepared by Geo-Environmental Engineering."

EXTERNAL REFERRALS

Urban Design

In recognition of the prominent location of the subject site comments were sought from an external Urban Design Consultant. While generally supportive of the proposal a number of recommendations were made relating to the provision of a tree avenue along the site's Park Road frontage, additional treatment and emphasis of the corner element and the use of a light weight link to the adjoining development on Parramatta Road. The development was subsequently amended to incorporate these measures.

Roads and Maritime Services (RMS) NSW

The application was referred to RMS. The following comments have been received.

"The application was forwarded to the Road and Maritime Services (RMS). The General Terms of Approval (GTA) were provided on 31 October 2016 and are included as conditions of consent."

Water NSW

The development is classified as Integrated Development under Section 91 of the *Environmental Planning and Assessment Act 1979* as it requires an approval under The Water Management Act 2000. Accordingly, the application was referred to Water NSW.

General Terms of Approval (GTA) were provided on 3 November 2016 and are included as conditions of consent.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:

- (i) any environmental planning instrument**

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STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

In accordance with the BASIX SEPP all new housing in NSW is required to meet a designated target for energy and water reduction.

A BASIX Certificate was submitted as part of the application which indicates that the proposal meets the required reduction targets. An appropriate condition of consent will be imposed to ensure future compliance with these targets.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is suitable in its current state or following the completion of remediation works for the purpose for which development consent is being sought. The site is not located in an area of investigation under Part K of the Strathfield Consolidated DCP 2005 (SCDCP 2005) which identifies past known landfill and potentially contaminated sites in the Strathfield local government area.

The initial application was accompanied by a Stage 1 Preliminary Investigation prepared by Geo-Environmental Engineering. The report identified that as a result of historical land uses upon the site and in recognition of the proposed residential land uses a Stage 2 detailed assessment was required for the proposed development.

The applicant subsequently provided a Stage 2 Detailed Site Investigation prepared by Geo-Environmental Engineering. This report identified that the subject site is suitable in its current state for the purposes of the proposed development and that no remediation works are required to accommodate for the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE)

The subject site fronts a classified road (Parramatta Road). Clause 101 of SEPP Infrastructure requires for development fronting a classified road that were possible vehicular access be obtained from a road other than the classified road and that the development not impact upon the safety, efficiency and ongoing operation of the classified road. The proposed development obtains vehicular access from Park Road and involves no actions likely to impact upon the ongoing operations of Parramatta Road. As such the proposed development satisfies the requirements of Clause 101 of SEPP Infrastructure.

Clause 104 of SEPP (Infrastructure) identifies certain development as traffic generating development and requires such development to be referred to the NSW Roads and Maritime Service (RMS) for comment. The subject application being identified as traffic generating development was referred to RMS for comment. No objection was raised to the proposed development subject to conditions of consent. These conditions have been included in the recommended conditions below.

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL FLAT BUILDINGS

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65) aims to improve the design quality of residential flat development in New South Wales. SEPP 65 recognises that the design of residential apartments is of significance due to the economic, environmental, cultural and social benefits of high quality design.

Strathfield Council does not have a design review panel referred to under Clause 28 however an assessment of the design quality of the development against the design principles of the SEPP and the relevant design criteria of the Apartment Design Guide has been undertaken in the table below:

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Principle	Objective	Proposed
Context and neighbourhood character	<p><i>Responding to context involves identifying the desirable elements of an area's existing or future character.</i></p> <p><i>Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The area surrounding the subject site is undergoing a transition from commercial development dominated by car yards, to high density residential as a result of the gazettal of the SLEP 2012.</p> <p>The proposed design responds to the desired future character of the locality as envisaged by the SLEP 2012 by providing a high quality mixed use development that incorporates ground floor commercial tenancies providing an active street level and a suitable mix of apartments above to accommodate a variety of family types.</p> <p>The proposed design will be consistent with the built form of recent developments within the locality including the recently completed nine (9) storey mixed use development to the west of the site (131A Parramatta Road).</p>
Built form and scale	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The proposed development places the bulk of the proposed structure on the site's Parramatta Road frontage in accordance with Council's draft Key Site Controls. Further the proposed ground level commercial tenancies and large outdoor dining area provide for an active street frontage and allow for visual connectivity to be retained to Park Road giving a sense of openness.</p> <p>Atrium structures and changes in building material clearly define the interface of the public and private domain on the site.</p>
Density	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population.</i></p> <p><i>Appropriate densities can be sustained by existing or</i></p>	<p>The proposal achieves a high level of residential amenity to each unit in terms of solar access (72.5% of units receive a minimum of 2hr solar access) and cross ventilation (70% of units are cross ventilated), compliant unit sizes, and the provision of sufficient open space. Further, the development is of an appropriate density as demonstrated through the proposed FSR of 3.12:1 which complies with the maximum</p>

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Principle	Objective	Proposed
	<i>proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i>	FSR of 3.15:1. The proposed density is consistent with the strategic vision of the SLEP 2012. The site is located within close proximity to employment and education facilities and is well supported by public transport infrastructure to support the proposed density.
Sustainability	<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>The proposed development employs the use of natural cross ventilation to reduce the dependency of the building on mechanical ventilation.</p> <p>Further, the building provides compliance with the minimum solar access requirements to reduce the buildings dependency on artificial lighting.</p> <p>The application is supported with a BASIX Certificate.</p>
Landscape	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p> <p><i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i></p>	<p>The proposal is designed with a well-considered landscape plan providing opportunities for dense plantings in the ground level rear (northern) area of communal open space and a number of raised planter boxes in the area of communal open space located at level 6 provide enjoyable areas for private recreation.</p> <p>25.26% (294.3m²) of the total site area provided as communal open space incorporating various areas/zones that can be used simultaneously by different residents whilst still providing a sense of privacy through landscaped treatments and the provision of in-built utilities such as BBQs.</p>

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Principle	Objective	Proposed
Amenity	<p><i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i></p> <p><i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i></p>	As discussed, the proposal achieves a high level of residential amenity through the provision of a large area of communal open space, compliance with the minimum solar access (72.5%) and cross ventilation (70%) requirements and compliance with the minimum unit size requirements.
Safety	<p><i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</i></p> <p><i>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	The proposed development provides outdoor dining/ seating areas and an open atrium structure that provides for active street frontages to the sites Parramatta Road and Park Road frontages. Proposed ground floor commercial tenancies with full height glazed elements allow for passive surveillance of the public domain.
Housing diversity and social interaction	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>The proposal provides the following housing mix:</p> <ul style="list-style-type: none"> • (6) x studios; • (27) x 2 bedroom; and • (7) x 3 bedroom units. <p>The proposed housing mix is considered acceptable and provides for a variety of housing types.</p> <p>The large central area of communal open space and secondary roof top area provide different areas of communal open space defined through landscaping treatments that allow flexibility in the use of the communal areas.</p>
Aesthetics	<i>Good design achieves a built form that has good proportions</i>	The proposal achieves a strong built form that has appropriate

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Principle	Objective	Proposed
	<p><i>and a balanced composition of elements, reflecting the internal layout and structure.</i></p> <p><i>Good design uses a variety of materials, colours and textures. The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>proportions as envisaged by the draft Key Site building footprint controls and suitably addresses both street frontages.</p> <p>Further, the building composition is balanced through material treatment and articulation in the form of screened and textured elements.</p>

APARTMENT DESIGN GUIDE

Design Criteria	Required	Proposed	Compliance
2E - Building Depth	12m – 18m	Varies from 8.9m to a maximum of 18.86m	Acceptable on merit.
3B – Orientation	<p><i>Responsive to streetscape and site. Designed to optimise solar access and minimise overlooking.</i></p> <p><i>2 hours solar access retained to neighbouring buildings or does not further reduce solar access by more than 20%</i></p>	<p>Responsive to corner nature of the site.</p> <p>The proposed development retains a minimum 2 hour solar access to all neighbouring properties.</p>	<p>Yes.</p> <p>Yes.</p>
3C – Public Domain Interface	<p><i>Balconies/windows orientated to overlook the public domain</i></p> <p><i>Services concealed</i> <i>Access ramps minimised</i></p>	<p>The proposed development incorporates balconies on both of the site's street frontages providing opportunities for passive surveillance.</p> <p>Services integrated within building design. The proposed pedestrian access ramp from Park Road is suitably concealed through landscape treatments.</p>	<p>Yes.</p> <p>Yes.</p>
3D – Communal Open Space	<p><i>Min. 25% (291.25m²)</i> <i>Min 2h to 50% communal open space at mid-winter</i> <i>Consolidated area</i> <i>Min dimension of 3m</i> <i>Equitable access</i></p>	25.26% (294.3m ²) of the total site area provided as communal open space. 100% of the communal open space receives more than 2 hours solar access.	Yes.
3E – Deep Soil Zones	<p><i>Min. 7% (81.55m²)</i> <i>650m² to 1,500m²</i> <i>3m min. dimension</i></p>	8.5% (98.98m ²) of the total site area provided as deep soil landscaped area.	Yes.
3F – Visual Privacy	<p><i>Up to 4 storeys:</i></p> <ul style="list-style-type: none"> • <i>12m between habitable rooms/balconies</i> • <i>9m between habitable and non-habitable rooms</i> 	The proposed development features a part nil setback to all boundaries in accordance with Council's draft key Site Controls.	No, Refer discussion.

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Design Criteria	Required	Proposed	Compliance
	<ul style="list-style-type: none"> 6m between non-habitable rooms Up to 8 storeys: 9–18m 18m between habitable rooms/balconies 12m between habitable and non-habitable rooms 9m between non-habitable rooms 	Bathroom windows of Units 103, 204, 304, 404, and 504 fail to achieve compliant separation to the bedroom windows of units 104,205,305,405,505.	
3G – Pedestrian Access and Entries	<p><i>Entry addresses public domain</i></p> <p><i>Clearly identifiable</i> <i>Steps and ramps integrated into building design</i></p>	<p>The proposed entries are clearly identifiable through the use of material treatments and scale.</p> <p>Steps and ramps and well integrated within the landscape design.</p>	<p>Yes.</p> <p>Yes.</p>
3H – Vehicle Access	<p><i>Integrated into façade</i> <i>Visual impact minimised.</i> <i>Entry behind the building line or from secondary frontage.</i> <i>Clear sight lines.</i> <i>Garbage collection screened</i> <i>Pedestrian and vehicle access separated</i></p>	Proposed vehicular access points from secondary frontage (Park Road). A screened temporary bin storage area is provided at ground level however is appropriately treated with landscape plantings and fencing to minimise visual impact.	Yes.
3J – Bicycle and Car Parking	<p><i>Within 800m Railway station:</i> <i>Min. RMS Rate Applies:</i> <i>1 bedroom: 0.6 spaces (3.6 spaces)</i> <i>2 bedroom: 0.9 spaces (24.3 spaces)</i> <i>3 bedroom: 1.4 spaces (9.8 spaces)</i> <i>Visitor 1 per 5 units (8 spaces)</i> <i>Commercial (DCP 20): 1 space per 50m² (6 spaces)</i></p> <p>Total requirement = 52 spaces</p> <p><i>Parking facilities for motorbikes and bicycles</i></p>	<p>54 spaces comprised of:</p> <ul style="list-style-type: none"> Resident: 38 spaces; Visitor: 8 spaces; and Retail: 8 spaces 	Yes.
4A – Solar and Daylight Access	<p><i>Min. 70% (28 units) receive 2 hours solar access</i></p> <p><i>Max. 15% units have no solar access</i></p> <p><i>Light wells, skylights and highlight windows are only to be a secondary source where sunlight is limited</i> <i>Design incorporates shading and glare control</i></p>	<p>72.5% (29) of units receive 2 hours solar access.</p> <p>12.5% (5) of units receive no direct solar access.</p>	Yes.
4B – Natural Ventilation	<i>Min. 60% (24 units) are cross ventilated in first 9 storeys</i>	70% (28 units) are cross ventilated.	Yes.

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Design Criteria	Required	Proposed	Compliance
	<i>Cross-over/Cross-through Max 18m depth. Light wells are not the primary source of ventilation for habitable rooms. Single aspect units have limited depth to maximise ventilation</i>		
4C – Ceiling Heights	<i>Habitable: 2.7m Non-habitable: 2.4m 2 storey apartments: 2.7m main living area, 2.4m mezzanine Mixed Use: 3.3m ground floor</i>	Minimum 2.7m ceiling height to units and 3.5m ceiling height to commercial tenancies.	Yes.
4D – Apartment Size and Layout	<i>Studio: 35m² 1 bed: 50m² 2 bed: 70m² 3 bed: 90m² Additional bathrooms +5m² Each habitable room must have a window > 10% floor area of the room. Habitable room depths =max 2.5 x ceiling height Or if open plan layout =max 8m from a window Master bed: min 10m² Other bedroom: min 9m² Living room min. width: Studio and 1 bed: 3.6m 2 and 3 bed: 4m Crossover/through: min 4m</i>	The proposal provides compliant unit sizes as follows: <ul style="list-style-type: none"> • Studio: 50m² • 2 bed: 75.05m² • 3 bed: 96m² An additional 5m ² is provided for all units with additional bathrooms.	Yes.
4E – Private Open Space and Balconies	<i>Studio: 4m² 1 bed: 8m², min depth 2m 2 bed: 10m², min depth 2m 3 bed: 12m², min depth 2.4m</i>	The proposal provides compliant open space as follows: <ul style="list-style-type: none"> • Studio: 10m² • 2 bed: 10m² • 3 bed: 15.18m² 	Yes.
4F – Common Circulation and Spaces	<i>Max 8 apartments off a single core max 40 units/lift</i>	Maximum seven (7) units off a single core. Maximum 40 units/lift	Yes. Yes.
4G – Storage	<i>Studio: 4m³ 1 bed: 6m³ 2 bed: 8m³ 3 bed: 10m³ At least 50% within the basement</i>	Storage area within basement and units.	Yes, areas to be conditioned.
4H – Acoustic Privacy	<i>Orientate building away from noise sources Party walls limited or insulated, like rooms together Noise sources (e.g. garage doors, driveways) located at least 3m from bedrooms</i>	Like rooms located adjacent to like rooms. Acoustic treatments proposed between party walls.	Yes.
4J – Noise and	<i>Site building to maximise noise</i>	The subject application as	Yes.

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Design Criteria	Required	Proposed	Compliance
Pollution	<i>insulation Noise attenuation utilised where necessary</i>	accompanied by an acoustic report recommending the use of certain noise attenuation measures. A condition of consent is recommended requiring the implementation of the measures within the report.	
4K – Apartment Mix	<i>Variety of apartment types Appropriate apartment mix Different apartments distributed throughout the building</i>	The proposal provides the following housing mix: <ul style="list-style-type: none"> • (6) x studios; • (27) x 2 bedroom; and • (7) x 3 bedroom units The proposed housing mix is considered acceptable and provides for a variety of housing types.	Yes.
4M – Facades	<i>Composition of building elements Defined base, middle and top Building services integrated into the façade</i>	Incorporates a defined base, middle and top element through change in materials, and scale.	Yes.
4N – Roof Design	<i>Roof design integrated into the building. Incorporates sustainability features. May include common open space.</i>	The proposed flat roof design is integrated within the structure.	Yes.
4O – Landscape Design	<i>Responsive to streetscape Viable and sustainable</i>	The proposed development incorporates opportunities for canopy tree plantings and incorporates a number of raised planter boxes and at grade garden beds throughout the site.	Yes.
4Q – Universal Design	<i>Variety of adaptable apartments</i>	A condition of consent is recommended requiring 20% of units be provided as adaptable apartments.	Yes, subject to condition.
4S – Mixed Use	<i>Active street frontage Separate residential and commercial entries and parking areas</i>	Separate entries are provided to each of the ground floor commercial tenancies and the residential component of the development.	Yes.
4U – Energy Efficiency	<i>Adequate natural light to habitable areas. Adequate natural ventilation. Screened areas for clothes drying. Shading on northern and western elevations.</i>	Compliant with BASIX Certificate requirements	Yes.
4V – Water Management and Conservation	<i>Efficient fixtures /fittings. WSUD integrated. Rainwater storage and reuse</i>	Compliant with BASIX Certificate requirements	Yes
4W – Waste	<i>Minimise impact on streetscape,</i>	Basement bin storage with	Yes.

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Design Criteria	Required	Proposed	Compliance
Management	<i>building entry and amenity</i>	ground level on-site collection proposed.	
4X – Building Maintenance	<i>Material selection reduces ongoing maintenance costs</i>	The proposal incorporates a mix of precast textured cement panels, painted render, metal cladding, metal screening and glazed elements. The proposed material selection is considered appropriate and will reduce the ongoing maintenance costs of the building.	Yes.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2) Aims	Complies
(a) <i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	Yes
(b) <i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(c) <i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	Yes
(d) <i>To provide opportunities for economic growth that will enhance the local community</i>	Yes
(e) <i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	Yes
(f) <i>To identify and protect environmental and cultural heritage</i>	Yes
(g) <i>To promote opportunities for social, cultural and community activities</i>	Yes
(h) <i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes

Comments: The proposed development is a well-articulated contemporary built form that is consistent with the future streetscape envisaged in Councils Draft Key Site Controls and complements residential flat buildings found in the surrounding area. The proposed development provides for additional housing and employment opportunities within an accessible area. As such, the proposed development is considered to be consistent with the aims of the Strathfield Local Environmental Plan 2012.

Permissibility

The site is zoned B4 Mixed Use under the Strathfield Local Environmental Plan (SLEP), 2012.

Mixed use developments comprised of commercial premises and residential apartments are permissible within the B4 Mixed Use Zone with consent and are defined under the SLEP 2012 as follows:

“mixed use development means a building or place comprising two or more different land uses”

The proposed development is consistent with the definition above and is permissible within the B4 Mixed Use Zone.

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Zone Objectives

An assessment of the proposal against the objectives of the B4 Mixed Use Zone is included below:

Objectives	Complies
➤ To provide a mixture of compatible land uses.	Yes
➤ To integrate suitable business, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	Yes
➤ To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.	Yes
➤ To provide local and regional employment and live and work opportunities.	Yes

Comments: The proposal seeks approval for a mixed use development comprising of commercial tenancies and residential units thereby providing job opportunities and housing options in an accessible location. As such, the proposal is consistent with the objectives of the B4 Mixed Use Zone.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below.

Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Cl.	Development	Zone	Min Lot Size	Lot Size	Complies
4.1 A	Residential Flat Building	B4 Mixed Use	1,000m ²	1,149m ²	Yes

Objectives	Complies
(1) The objective of this clause is to achieve planned residential density in certain zones.	Yes

Comments: The proposed development exceeds the minimum 1,000m² site area required under Clause 4.1A of the SLEP 2012.

Exceptions to height of buildings (Parramatta Road Corridor)

Cl.	Key site number	Controls	Proposed	Complies
4.3A	21	22m	22.24m	No

Comments: Whilst the proposed development exceeds the maximum building height by 0.24m or 1.1%, the majority of the development complies with the 22m height pursuant to Clause 4.3A of the SLEP 2012 with the height breach contained to a small portion of the lift over run structure and sections of parapet wall along the structures northern elevations. A Clause 4.6 variation accompanied the application and the height non-compliance is considered acceptable. Note: the proposed development includes an architectural roof feature over the corner element of the structure that extends 500mm above the maximum 22m height limit. This matter is discussed further below.

Exceptions to floor space ratio (Parramatta Road Corridor)

Cl.	Key site number	Controls	Proposed	Complies
4.4A	21	3.15:1 (3,669m ²)	3.12:1 (3,641.86m ²)	Yes

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Comments: The proposed development complies with the maximum FSR under Clause 4.4A of SLEP 2012 and presents a built form that complements the future character of the Parramatta Road Corridor.

Clause 4.6 Exceptions to Development Standards

Under Clause 4.6 of the SLEP 2012, the consent authority may consider a variation, where that variation would achieve a better outcome.

As demonstrated in the table above, the proposed development fails to comply with the maximum building height development standard permitted under Clause 4.4A of the SLEP 2012. The area of non-compliance relates specifically to the encroachment of the lift over run and portions of parapet wall with the remainder of the building positioned below the maximum building height limit (see Figure 4 below).



Figure 4: View of northern elevation noting the extent of the proposed building height variation.

Clause 4.6(3) of the SLEP 2012 states the following:

“Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has provided a written request that seeks to justify the proposed contravention of the building height development standards shown in the above table on the following grounds:

- The proposed building height is consistent with surrounding development including the approved development to the west of the site (131A Parramatta Road) which features a nil setback to the subject site’s western boundary. As such the proposed building including the additional building height is of a consistent bulk and scale with existing development in the streetscape;

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- The non-compliance allows for a 3.3m ceiling height to be provided to ground floor commercial tenancies to allow for flexibility in future uses in accordance with the objectives of Section 4C of the Apartment Design Guide;
- As the additional building height is isolated to the northern portion of the site, the non-compliance will not result in any adverse impacts on neighbouring properties in terms of overshadowing; and
- The additional building height results in no additional opportunities for overlooking.

Clause 4.6(4) of the SLEP 2012 states the following:

“Development consent must not be granted for a development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3)

The applicant’s written request to justify the contravention of the building height standard has adequately addressed the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is considered to provide sufficient substantive information on the environmental planning grounds relating to streetscape, bulk, scale, form and function.

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The proposed development is considered to be consistent with the objectives of the building height standard in that:

- The structures that exceed the maximum permitted building height will not contribute towards the scale and bulk of the development and would achieve the objectives of the height control without adversely impacting upon the amenity of surrounding residences.

The site is zoned part B4 Mixed Use under the Strathfield Local Environmental Plan (SLEP), 2012. The proposal provides for a mixed commercial and residential use in an accessible location and is generally consistent with the objectives of B4 Mixed Use zone in that:

- The proposed development contains both commercial and residential land uses providing for employment opportunities and housing options in an accessible location.

(b) the concurrence of the Secretary has been obtained.”

Council may assume the concurrence of the Director-General under Planning Circular PS 08-003 issued in May 2008.

The applicant’s written request to justify the contravention of the building height standard contained within Clause 4.3 of the SLEP 2012 is considered to be adequate in that it has successfully demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case and that there are sufficient environmental planning grounds to justify

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contravening the development standard. Further, the variation is considered to be in the public interest given that the height noncompliance results in a development that is consistent with the planned density for the area as established under the FSR controls of the SLEP 2012 and by retaining a bulk and scale that is consistent with existing developments within the streetscape without compromising the amenity of surrounding residences.

Part 5: Miscellaneous Provisions**5.3 Architectural Roof Feature**

Clause 5.3 of the SLEP 2012 identifies that the decorative roof features exceeding the maximum height limit may be considered where the feature consists of a decorative element that does not include floor space area.

In accordance with the recommendations of the external Urban Design comments a feature element exceeding 500mm above the maximum 22m height is incorporated above the portion of the structure fronting the corner of Parramatta Road and Park Road. The roof element provides visual interest to the corner of the site and includes no additional floor space area. As such the proposed roof feature is considered to be acceptable.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulphate soils

The subject site is identified as having Class 5 soils and is located within 500m of Class 1, 2, 3 or 4 soils, and the proposed development involves works below 5m AHD. As such, the subject application requires consideration of Clause 6.1 of the SLEP 2012. The subject application was accompanied by a detailed Geotechnical Report prepared by Geo-environmental Engineering to assess the impact of the development upon ground water and areas of Class 1, 2, 3 and 4 soils. The report identifies that as a result of the geological formation beneath the subject site and its very low permeability, the proposed development is unlikely to have any significant impacts upon ground water and therefore will not reduce the water table by more than 1m in surrounding areas of Class 1, 2, 3 or 4 soils. Therefore, the proposed development was not required to be accompanied by an Acid Sulfate Soils Management Plan and has satisfied the requirements of Clause 6.1 of the SLEP, 2012.

6.2 Earthworks

Clause 6.2 of the SLEP 2012 requires consideration be given to the impacts of the proposed ancillary earthworks may have upon drainage within the locality, the future redevelopment of the site, adjoining development and any environmentally sensitive areas. The proposed development involves no earthworks considered likely to result in any significant impacts upon drainage within the locality, any future redevelopment of the site, adjoining development or any environmentally sensitive areas. Nonetheless, conditions of consent are recommended requiring the implementation of appropriate shoring and erosion and sediment control measures throughout the proposed excavation works so as to mitigate any potential impacts.

6.3 Flood planning

Clause 6.3 of the SLEP 2012 requires consideration to be given to the compatibility of development on flood prone land with the flood hazard of the land. The subject site is marginally affected by an overland flow path along the site's Parramatta Road frontage from Powell's Creek. The subject application as referred to Council's Drainage Engineer for Comment. In recognition of the minimal extent of affectation and commercial nature of the proposed ground floor tenancies Council's Drainage Engineer raised no objection to the proposed development subject to condition

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of consent requiring the finished floor levels of the ground floor commercial tenancies amended to a minimum of RL9.85m.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The proposed development is located within a well serviced area and features existing water and electricity connections, direct vehicular access and frontage to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

6.9 Additional provisions for development in Parramatta Road Corridor

Clause 6.9 of the SLEP 2012 encourages development in the Parramatta Road Corridor to have a mix of residential and non-residential land uses in an integrated built form. The proposed development comprises of a seven (7) storey building with four (4) commercial tenancies on the ground floor and (40) residential units on the floors above that integrates well with existing development in the Parramatta Road Corridor. As such, the proposed development satisfies the requirements of Clause 6.9 of the SLEP 2012.

79C(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan**STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005**

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

STRATHFIELD DEVELOPMENT CONTROL PLAN NO. 20 – PARRAMATTA ROAD CORRIDOR

DCP – 20 is of relevance to the assessment of an application for a residential flat building within the Parramatta Road Corridor Area and as such applies to the subject application.

Clause 6A of SEPP 65 confirms that in the event of any inconsistency between the controls of the ADG and Council's Development Control Plan, the objectives, design criteria and design guidance set out in the ADG prevail.

This confirms that if a development control plan contains provisions that specify requirements, standards or controls in relation to the following matters, those provisions are of no effect:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation, and
- (h) storage.

These matters, as of relevance to the Application, have been addressed in the ADG assessment above where it has been determined that the proposal is satisfactory.

The remaining matters of relevance provided in the DCP are addressed in the table below:

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Section	Development Control	Required	Proposed	Compliance
2.2	Built form/footprint	<i>Proposal to conform to the building footprint shown in figure 9.</i>	The building footprint generally accords with the Draft Key Sites Map.	N/A
	Land Consolidation	<i>Proposal to conform to the consolidation pattern identified in figure 12.</i>	Conforms with consolidation pattern of SLEP 2012 (Key Site 21)	N/A
2.3	Building Height	<i>Proposal to conform to building height identified in figure 12, which requires max. 3 storeys.</i>	SLEP 2012 prevails	N/A
	Minimum Unit Sizes	<i>Proposal to comply to the following min. unit sizes: 1 bed – 70m² 2 bed - 85m² 3 bed - 100m²</i>	ADG Prevails	N/A
2.5	Roof Form	<i>Lift and service plant concealed within roof structure.</i>	The lift overrun is concealed within the centre of the roof structure.	Yes.
		<i>Provide an interesting skyline and enhance views from adjoining developments.</i>	The proposal provides an acceptable roofline that will not disrupt views from adjoining developments.	Yes.
2.6	Façade Composition	<i>Entrance should be distinguishable in the façade.</i>	Entries are distinguishable and do not include opportunities for concealment.	Yes.
		<i>Facades should maintain a human scale to the street by incorporating appropriate architectural features.</i>	The proposal incorporates a large atrium like pedestrian entry that clearly identifies the main building entry and distinguishes the public and private domain.	Yes.
		<i>Materials and finishes should blend together with min. 30% to incorporate face brickwork.</i>	Materials and finishes comprise precast textured concrete, metal cladding, and small areas of render.	Acceptable.
		<i>Consider the use of glass in facades on northern and western elevations in terms of glare impacts.</i>	Complies with BASIX.	Yes.
2.8	Visual and Acoustic Privacy	<i>Visual privacy to be provided by separation or screening.</i>	ADG prevails	N/A
		<i>Main living areas oriented to the street or rear garden to prevent overlooking.</i>	ADG prevails	N/A

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Section	Development Control	Required	Proposed	Compliance
		<i>Acoustic privacy must be considered in relation to proposal and surrounding environment.</i>	Acoustic report submitted. Compliance with construction methodology by way of condition of consent.	Yes, subject to condition.
		<i>Buildings designed and sited to minimize transmission of noise to adjoining developments.</i>	Residential in nature and unlikely to generate unreasonable noise.	Yes.
		<i>Developments adjoining major road or railway line to consider potential noise impacts.</i>	The submitted Acoustic Report has considered the potential noise impacts from Parramatta Road.	Yes.
		<i>Shared pedestrian entries shall be capable of being locked and serve a limited no. of dwellings</i>	Secured entries proposed.	Yes.
		<i>Casual surveillance maintained of public streets and spaces with at least one habitable room window facing that area.</i>	Casual surveillance encouraged through balcony and glazed elements orientation to overlook the public domain on both street frontages.	Yes
2.9	Private Open Space	<i>Proposal to provide 35% deep soil landscape area on the site.</i>	ADG prevails.	N/A
		<i>Retain and protect existing significant trees.</i>	Removal of two (2) existing canopy trees proposed. However this is adequately offset by numerous proposed canopy trees.	Acceptable on merit
		<i>Each contiguous landscape area shall provide large trees.</i>	Numerous canopy trees proposed in the area of communal open space Refer to the Landscape Plan.	Yes.
		<i>Trees and pergolas to shade external areas and control sunlight into buildings.</i>	The areas of communal open space area incorporate numerous pergolas and built in communal facilities including a BBQ area for the enjoyment of the residents.	Yes.
		<i>Proposal to provide common open space to the following dimensions: 10% of site or 100m² (whichever is greater); Min dimensions of 7m; Positioned to receive sunlight, be conveniently located for residents</i>	ADG prevails	N/A

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Section	Development Control	Required	Proposed	Compliance
		<i>with good opportunities for passive surveillance and contain durable children's play equipment. Located behind front setback.</i>		
	Balconies	<i>Dwellings without ground level open space shall have balconies to the following requirements:</i> <ul style="list-style-type: none"> • 12m² up to 2 bed; and • 15m² for 3 or more bed; <i>Min. dimension of 2.0m; Located off living areas and with good solar access; and Balustrades designed to provide privacy and conceal service areas whilst allowing passive surveillance.</i>	ADG prevails.	N/A
		<i>Achieve required BASIX rating.</i>	BASIX satisfied.	Yes.
	Solar Access	<i>Main living and 50% of POS receive min. 3 hours solar access.</i>	ADG prevails	N/A
		<i>Min. 3 hours solar access maintained to habitable rooms and POS of adjoining development.</i>	ADG prevails	N/A
	Stormwater, Sewerage and Drainage	<i>Site to be adequately serviced by stormwater, sewerage and drainage in accordance with Council's Stormwater Management Code.</i>	Stormwater assessed as satisfactory subject to conditions.	Yes.
2.11	Disabled Access	<i>One main entrance barrier free and accessible.</i>	Barrier free access to and from the main entrance.	Yes.
2.12	Vehicle Access and Parking	<i>Accessible parking provided.</i>	To satisfy BCA	Yes.
		<i>15% (6 units) of units designed to allow occupation by older people and people with disabilities.</i>	15% or six (6) units are designated as adaptable.	Yes.
		<i>Car parking to be</i>	ADG prevails	NA

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Section	Development Control	Required	Proposed	Compliance
		<i>provided on the following basis: 1 and 2 bed – 1 space 3 bed – 1.5 spaces required Visitor – 1 space per 5 units</i>		
2.13	Site Facilities and Services	<i>Comply with driveway ramp gradient and dimension requirements.</i>	Condition of consent recommended requiring the driveway ramp be certified by a qualified Traffic Engineer. Maximum grade of 25% proposed.	Yes.
		<i>Electricity and telecommunication supplies shall be undergrounded.</i>	Aerial Bundling of overhead cables required.	Acceptable subject to condition.
2.14		<i>Letterbox provision</i>	The position of the letterboxes is unclear on the plans and in this regard, it is recommended that a condition of consent be imposed to require the letterboxes be positioned in a suitable location adjacent to the building entry.	Yes.
		<i>Master TV antenna provided.</i>	No details provided.	To be imposed by condition of consent.
		<i>Clothes drying facilities provided.</i>	No detail.	Condition of consent to be imposed to provide suitably screened clothes drying facilities.
		<i>Comply with BCA</i>	To be enforced by condition of consent.	Yes, by way of a condition of consent.
2.16		<i>Dilapidation report for all adjoining development.</i>	No details provided.	A dilapidation report will be required to be prepared prior to CC. Compliance will be enforced by way of condition of consent.

Part H – ‘Waste Management’ of the Strathfield Consolidated Development Control Plan (DCP) 2005

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The proposal provides for off street waste collection through the provision of a basement level bin storage room and at grade loading bay. A separate commercial waste room is provided to the rear of the commercial tenancies.

The proposed loading bay has a minimum dimension of 10.14m x 3.86m and a minimum clearance height of 3.6m, which demonstrates compliance with the minimum loading bay dimensions provided by Part H of the SDCP 2005.

In accordance with Part H of the SDCP 2005, waste storage is to be provided at the following rates:

General Waste: 120L/unit/week

Recycling: 120L/unit/fortnight

Having regard to the above rates, a minimum of seven (8) x 660L bins are to be provided for general waste and (20) x 240L bins are to be provided for recycling waste.

The waste storage room provides sufficient space for (20) recycling bins and eight (8) waste bins.

The subject application was accompanied by a Waste Management Plan outlining the proposed measures of minimising waste generation throughout the proposed demolition works, construction works and for the ongoing operation of the site.

79C(1)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are recommended to ensure the prescribed conditions of consent including compliance with the *Building Code of Australia* and insurance requirements under the *Home Building Act 1989* are met.

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

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The proposed development is located on a site that is affected by the existing 1 in 100 year flood event or is likely to be as a result of the planning benchmarks for sea level rise mentioned above. Accordingly, the proposed development has been assessed against the relevant provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

A small portion of the site's northern boundary is affected by overland flow from Powell's Creek. In recognition of the minimal extent of affectation and commercial nature of the proposed ground floor tenancies, Councils Drainage Engineer raised no objection to the proposed development subject to conditions of consent requiring the finished floor levels of the ground floor commercial tenancies amended to a minimum of RL9.85m.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Separation

Whilst the proposed development is generally consistent with the separation requirements of Section 3F of the Apartment Design Guide (ADG), bathroom windows to units 103, 204, 304, 404 and 504 being setback 3m from the bedroom windows of units 104, 205, 305, 405 and 505 fail to comply with the separation requirements of Section 3F of the ADG and result in opportunities for direct overlooking.

In recognition of this noncompliance, a condition of consent is recommended requiring that the western bedroom windows of units 104, 205, 305, 405 and 505 be deleted. With the deletion of these windows the proposed development achieves compliant separation. It should be noted that despite the deletion of windows to units 104, 205, 305, 405 and 505, each unit retains opportunities for cross ventilation through alternate openings.

Further, a condition of consent is recommended requiring that the bathroom windows to units 103, 204, 304, 404, 504 and 604 be provided as highlight windows fitted with obscure glazing to minimise opportunities for overlooking from the adjoining breezeway.

Landscaping

In recognition of the prominent location of the subject site specific consideration was given to the landscaping measures proposed on the site's Park Road frontage. The proposal was amended throughout the assessment process so as to ensure that opportunities for dense plantings and canopy trees were incorporated in the proposal to continue the existing green avenue along Park Road. The implementation of such measures are considered to result in a positive streetscape outcome and will provide suitable amenity to the proposed ground floor communal open space area.

Streetscape

The proposal was been modulated into a series of vertical elements through physical articulation and changes in material finishes. This modulation allows the proposal to present a strong corner element that is emphasized by an oversized roof element and the use of textured concrete paneling that introduces a sense of mass to this portion of the structure. At ground level the proposed development provides for an active street frontage with an open plaza that links from Parramatta Road to Park Road and provides a sense of openness that is further emphasized by the ground level communal open space area. The proposed floor to ceiling glazing elements at ground level provide opportunities for passive surveillance and give a defined base to the structure. Overall, the proposed development is considered to be responsive to the site and existing and likely future development within the streetscape.

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

The proposed development is considered to appropriately respond to the irregular shape of the subject site. Further, the subject site is considered to be suitable in its current state for the purposes of the proposed development.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application and plans were notified in accordance with Part L of the Strathfield Consolidated DCP 2005 from 27 September 2016 to 28 October 2016. No written submissions were received.

79C(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
 - or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030 as follows:

Provision of Community Facilities	\$81,615.33
Provision of Major Open Space	\$352,655.95
Provision of Local Open Space	\$229,974.10
Provision Roads and traffic Management	\$8,961.57
Administration	\$6,664.10
TOTAL	\$679,871.04

CONCLUSION

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2013 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

RECOMMENDATION

The proposed development is permissible in the B4 Mixed Use zone and is generally consistent

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with the relevant provisions and objectives of the State Environmental Planning Policy No. 65, the Apartment Design Guide and the Strathfield Local Environmental Plan, 2012. The subject application was accompanied by a Clause 4.6 objection seeking to vary the maximum building height of 22m established under Clause 4.3A of the SLEP 2012 by 0.24m or 1.1%. The variation was considered to be well founded and is generally supported.

The proposal generally complies with the development controls of the Strathfield Development Control Plan No.20 – Parramatta Road Corridor and the Strathfield Consolidated DCP 2005 and will provide a high level of amenity to future residents without significantly compromising the amenity of adjoining owners.

It is recommended that Development Application No. 2016/143 for the demolition of existing structures and construction of a seven (7) storey mixed use development comprising of (40) residential units and four (4) retail tenancies above four (4) retail tenancies above four (4) levels of basement carparking at 131 Parramatta Road, Homebush be **APPROVED**, subject to the following conditions:

Special Conditions (DASC)**DASP001 Flooding**

As the side of the site is affected by overland flow of stormwater from adjoining properties is commercial in nature the applicant must be made aware of the flood risk they are willing to accept in terms of damage to their business and if they want to raise the floor level, electrical outlets stock, etc. Merits approach presented by the applicant is required with a minimum Flood Planning Level of 1% AEP flood, the proposed development.

(Reason: To ensure compatibility with the flood prone nature of the site)

DASP002 SEPP 65

For residential flat developments which are subject to State Environmental Planning Policy (SEPP) No. 65 – Design Quality of Residential Flat Development and required to be accompanied by a design verification from a qualified designer under Clause 50(1A) of the Environmental Planning and Assessment Act Regulation 2000, a certifying authority must not issue:

- (a) a **Construction Certificate** unless the certifying authority has received a design verification statement from a qualified designer that verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted having regard to the design quality principles set out in Part 2 of SEPP No. 65, in accordance with Clause 143A of the Regulations; and
- (b) an **Occupation Certificate** to authorise a person to commence occupation or use of the residential flat building unless the certifying authority has received a design verification statement from a qualified designer that verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued, having regard to the design quality principles set out in Part 2 of SEPP No. 65, in accordance with Clause 154A of the Regulations.

(Reason: Statutory requirement)

DASP003 Storage

Purpose built storage compartment(s) shall be provided to and within each of the resident car parking bays and/or associated dwellings at the following rates:

- o 6m³ for each one (1) bedroom unit
- o 8m³ for each two (2) bedroom unit, and
- o 10m³ for each unit with three (3) bedrooms or more.

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In order to deter theft, the security compartments shall be designed in a manner to conceal from view and secure their contents i.e. through the use of dense, solid material and a shroud covered padlock (or similar).

Amended plans showing the location and configuration of each of storage compartment(s) shall be submitted to and approved by the Principal Certifying Authority **prior to the issue of the Construction Certificate.**

(Reasons: Statutory requirement and safety)

DASP004 Stormwater (easement)

A 2.5 wide drainage easement in favour of Council shall be created over the drainage pipe along the western boundary of the development site for the purpose of constructing and maintaining stormwater drainage structure. The wording of the dedication shall be submitted for Council's approval prior to lodgement at the Land and Property Information NSW. Proof of lodgement is to be provided to Council **prior to the issue of a construction certificate.**

Proof of registration of the easement shall be furnished to the Principal Certifying Authority prior to completion of the development and **prior to the issue of an Occupation Certificate/use of the building.**

(Reason: To make adequate provision for the existing Council asset)

DASP005 Stormwater Main

A plan and long section of the proposed drainage line along the western boundary of the development site, between the boundary pit on the southern boundary, the new lintel pit in Park Road and between lintel pit and Council's drainage system across Park Road.

(Reason: To make adequate provision for the existing Council asset)

DASP006 Stormwater Main

The proposed pipe shall be the same size as the existing with a minimum of diameter of 525mm, the pipe shall be reinforced concrete spigot and socket with rubber ring joints. Class of the pipe shall comply with the manufacturer's specification and Council's standard requirements. A pit shall be constructed at the property boundary, and at the kerb line.

(Reason: To make adequate provision for the existing Council asset)

DASP007 Utilities

The utility services within the area of effect of the proposed drainage works (i.e. gas, water, sewer, electricity, telephone, etc) shall be physically located and shown on the long section of the proposed drainage line within the site and in Park Road. The relevant authority's written consent for excavation adjacent to their services shall be obtained. Any adjustments required shall be at no cost to Council.

(Reason: To make adequate provision for the existing infrastructure assets)

DASP008 Drainage Pits

The proposed drainage line and pits within the development site and in Park Road shall be constructed **prior to the commencement of building works onsite.**

(Reason: To make adequate provision for stormwater drainage upon the site)

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DASP009 Council Drainage Main

Council's existing drainage pipe within the development site shall not be removed or damaged until construction of the new pipe is completed and drainage works- as-executed plans and engineer's certificate is approved by Council.

(Reason: To make adequate provision for the existing Council asset)

DASP010 Drainage Works

A Works Permit shall be obtained from Council's Customer service Centre shall be obtained **prior to the issue of a construction certificate**, and undertaking any works on public/Council-controlled lands. This includes any work on the nature strip, footpath, driveways, Council's drainage, kerb & guttering and roadways. The works permit shall be obtained.

The applicant or any contractors carrying out works in public or Council's controlled lands shall have public liability insurance cover to the value of \$20 million, and shall provide proof of such cover prior to the issue of Works Permit.

(Reason: Statutory requirement)

DASP011 Drainage Works 2

A Traffic Management Plan shall be submitted for approval to Council's Engineering Works & Services Section, **prior to the commencement of drainage works** in Park Road, Homebush.

(Reason: Statutory requirement)

DASP012 Drainage Bond

A bond of \$50,000 in the form of cash or bank cheque shall be lodged with Council by the applicant **prior to the commencement of drainage works** to relocate Council's pipe. This bond covers road and drainage works and will be released upon satisfactory completion of these items.

(Reason: To make adequate provision for the existing Council asset)

General Conditions (DAGC)

DAGC001 Approved plans and reference documentation

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/143:

<i>Drawing No.</i>	<i>Title/Description</i>	<i>Prepared by</i>	<i>Issue / Revision & Date</i>	<i>Date received by Council</i>
A1110	Demolition Plan	Ghazi Al Ali Architect	A	16 September 2016
A1201	Basement 4	Ghazi Al Ali Architect	A	16 September 2016
A1202	Basement 3	Ghazi Al Ali Architect	A	16 September 2016
A1203	Basement 2	Ghazi Al Ali Architect	A	16 September 2016
A1204	Basement 1	Ghazi Al Ali Architect	C	22 December 2016
A1205	Ground Floor	Ghazi Al Ali Architect	C	22 December 2016
A1206	Level 1	Ghazi Al Ali Architect	A	16 September 2016
A1207	Level 2	Ghazi Al Ali Architect	A	16 September 2016
A1208	Level 3	Ghazi Al Ali Architect	A	16 September 2016
A1209	Level 4	Ghazi Al Ali Architect	A	16 September 2016
A1210	Level 5	Ghazi Al Ali Architect	A	16 September 2016
A1211	Level 6	Ghazi Al Ali Architect	A	16 September 2016

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A1212	Roof Plan	Ghazi Al Ali Architect	A	16 September 2016
A1301	North Elevation	Ghazi Al Ali Architect	B	10 November 2016
A1302	East Elevation	Ghazi Al Ali Architect	B	10 November 2016
A1303	South Elevation	Ghazi Al Ali Architect	B	10 November 2016
A1304	West Elevation	Ghazi Al Ali Architect	A	16 September 2016
A2201	Material Schedule North Elevation	Ghazi Al Ali Architect	C	22 December 2016
A2202	Material Schedule East Elevation	Ghazi Al Ali Architect	B	
A2203	Material Schedule South Elevation	Ghazi Al Ali Architect	B	
A1401	N/S Section AA	Ghazi Al Ali Architect	A	16 September 2016
A1402	E/W Section BB	Ghazi Al Ali Architect	A	16 September 2016
A1403	E/W Section CC	Ghazi Al Ali Architect	A	16 September 2016
LPDA-467/1	Landscape Plan – Ground Floor	Conzept Landscape Architects	July 2016	16 September 2016
LPDA-467/2	Landscape Plan – Level 6	Conzept Landscape Architects	July 2016	16 September 2016
LPDA-467/3	Landscape Plan - Details	Conzept Landscape Architects	July 2016	16 September 2016
SW02	Stormwater Basement Floor	SGC Engineering	D	17 March 2017
SW03	Stormwater Ground Floor	SGC Engineering	D	17 March 2017
SW04	Stormwater Roof	SGC Engineering	D	17 March 2017
SW05	Stormwater Details Sheet	SGC Engineering	D	17 March 2017
SW06	Erosion & Sediment Control	SGC Engineering	D	17 March 2017

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/143:

<i>Title / Description</i>	<i>Prepared by</i>	<i>Issue/Revision & Date</i>	<i>Date received by Council</i>
Noise Assessment	Acoustic Consulting Engineers Pty Ltd	160732-01L-DD	16 September 2016
BASIX Certificate	Sustainable Thermal Solutions	No. 728695M issued on 18 July 2016	16 September 2016
Disability Access Report	Access Solutions NSW Pty Ltd	A	16 September 2016
Traffic & Parking Assessment	Parking & Traffic Consultants	Ref T2-1650,	16 September 2016
Stage 1 Preliminary Environmental Site Investigation	Geo-Environmental Engineering	G16043HOM-R02F 27 June 2016	16 September 2016
Preliminary Geotechnical Investigation Report	Geo-Environmental Engineering	G16043HOM-R01F 7 July 2016	16 September 2016
Geotechnical Investigation	Geo-Environmental Engineering	G16043HOM-R03F 25 August 2016	16 September 2016
Stage 2 Detailed Site Investigation	Geo-Environmental Engineering	G16043HOM-R03F 7 February 2017	15 February 2017
BCA Report	Design Right Consulting	5 July 2016	16 September 2016
Waste Management Plan	Ghazi Al Ali Architect	July 2016	16 September 2016

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. However, the conditions of this consent shall prevail to the extent of any inconsistency.

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(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

DAGC002 Approval (separate approval required)

This consent does not include approval for the fit out and/ or use of the ground floor commercial tenancies. Separate development consent shall be obtained for the fit out and use of the tenancies

(Reason: To control future development of the site)

DAGC005 Building height (maximum RL to be complied with)

The height of the building measured to Australian Height Datum (AHD) must not exceed Relative Level (RL) 32.46AHD to the corner roof element of the building.

(Reason: To ensure the approved building height is complied with)

DAGC007 Construction hours

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners)

DAGC008 Construction within boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site).

DAGC011 Demolition (site safety fencing)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

- (i) payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- (ii) provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety)

DAGC013 Fencing (front fence height)

Solid fencing forward of the building line (including the building line to a secondary street frontage

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

on a corner site) shall not exceed a height of 1m above natural ground level.

(Reason: To ensure a positive contribution to the streetscape in accordance with the Strathfield Consolidated DCP 2005)

DAGC015 Landscaping

A minimum of five (5) x *Ceratopetalum gummiferum* (NSW Christmas Bush), *Banksia integrifolia* (Costal Banksia), *Pittosporum rhombifolium* (Diamond leaved Pittosporum), *Elaeocarpus eumundii* (Smooth leaved Quandong), *Stenocarpus sinuatus* (Qld Firewheel tree) or *Buckinghamia celissima* (Ivory Curl) shall be provided in raised planter beds along the site's Park Road frontage. Such trees shall be a minimum 50 litre container size and shall be maintained until maturity
(Reason: Privacy amenity of adjoining properties)

DAGC016 Landscaping (canopy trees in front setback)

A minimum of one (1) x *Ceratopetalum apetalum* (Coachwood) or *Backhousia citriodora* (Lemon scented myrtle) replacement tree shall be provided in each of the three (3) deep soil areas adjacent to the sites northern boundary. New canopy trees shall be at least three (3) metres high at the time of planting and capable of reaching a mature height of 10m.

Compliance with this condition is to be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure the landscape character of the locality is maintained)

DAGC017 Landscaping (irrigation of common and private landscape areas)

All common and private landscape areas including all planters are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance)

DAGC018 Landscaping (trees permitted to be removed)

The following listed trees are permitted to be removed to accommodate the proposed development:

Tree No. in Arborist Report	Tree	Location
<i>Cinnamomum camphora</i> (Camphor laurel)	12 x 5	Park Road Setback
<i>Cinnamomum camphora</i> (Camphor laurel)	12 x 5	Park Road Setback

All trees permitted to be removed by this consent shall be replaced by species selected from Council's Recommended Tree List.

Replacement trees shall be a minimum 50 litre container size. Trees are to conform to the *NATSPEC guide* and *Guide for assessing the quality of and purchasing of landscape trees* by Ross Clarke, 2003. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting; and shall be maintained until maturity.

All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

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Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner/fertilizer/moisture retention additive/s are to be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch shall be placed within an area 0.5m from the base of the tree.

Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure appropriate planting back onto the site)

DAGC021 Lighting

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety)

DAGC022 Materials (external materials and reflectivity)

All external materials, colours and finishes including windows and doors and roofing materials must be of high quality and compatible with those of the surrounding streetscape and locality. All external materials and colours shall be of low glare and reflectivity. Details demonstrating compliance with this condition, shall be provided to the Principal Certifying Authority, prior to the issue of any Construction Certificate.

(Reason: To ensure a positive contribution to the streetscape and to minimise excessive glare and reflectivity)

DAGC023 Materials (schedule of external materials, finishes and colours)

The external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent)

DAGC024 Principal certifying authority (PCA) identification sign

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

- (i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- (ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- (iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement)

DAGC027 Site management (during demolition and construction works)

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (x) All waste must be contained entirely within the site.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
- (xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Any work must not prohibit or divert any natural overland flow of water.
- (xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
- (xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in

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accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DAGC028 Stormwater management plan (certification requirement)

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded)

DAGC029 Sydney water (stamped plans prior to commencement)

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

For Quick Check agent details please refer to the web site www.sydneywater.com.au (see Building Developing and Plumbing then Quick Check) or telephone 13 20 92. The consent authority or a Certifying Authority must ensure that a Quick Check agent/Sydney Water has stamped the plans before the commencement of work.

(Reason: Compliance with Sydney Water requirements)

DAGC030 Utilities and services (protection of)

Any footings or excavation to be located or undertaken adjacent to Council's stormwater must be designed to address the following requirements:

- (i) all footings and excavation must be located wholly within the site and clear of any easement boundaries;
- (ii) all footings and excavation must be located a minimum of 1000mm from the centreline of the pipeline or 500mm from the outside of the pipeline, whichever is the greater distance from the centreline; and
- (iii) footings must extend to at least the depth of the invert of the pipeline unless the footings are to be placed on competent bedrock.

If permanent excavation is proposed beneath the obvert of the pipeline, suitable means to protect the excavation and proposed retaining structures from seepage or other water flow from the pipeline and surrounding subsoil, must be provided. The design must be prepared by a qualified practicing Structural/Civil Engineer.

Construction plans must be approved by the appropriate utility's office (e.g. council, Sydney Water Corporation) to demonstrate that the development complies with the utility's requirements.

The applicant must provide written evidence (e.g. compliance certificate, formal advice) of compliance with the requirements of all relevant utility providers (e.g. Water, Energy, Telecommunications, Gas)

(Reason: To ensure protection of Council assets)

Conditions to be satisfied prior to the issue of a Construction Certificate (DACC)

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)**DACC001 Access (access for people with disabilities)**

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC002 Access (disabled toilets)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC007 BASIX commitments

The approved BASIX Certificate shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate.

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Principal Certifying Authority and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the Environmental Planning and Assessment Act 1979.

All commitments in the BASIX Certificate must be shown on the plans accompanying the Construction Certificate.

(Reason: Statutory compliance)

DACC008 Bicycle storage provision

On-site provision for bicycle storage facilities shall be in accordance with the Strathfield Consolidated Development Control Plan 2005. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDCP 2005 and to encourage sustainable transport options)

DACC010 Building Code of Australia (compliance with)

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is

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to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000)

DACC011 Car parking (basement car parking requirements)

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

- (i) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
- (ii) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
- (iii) Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
- (iv) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development)

DACC012 Car parking (disabled car parking spaces)

Seven (7) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 3.2m wide x 5.5m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability)

DACC013 Car parking (requirements for multiple use buildings)

The following car parking and service vehicle requirements apply:-

- (i) (54) car spaces shall be provided on the development site. This shall consist of:
 - 38 residential spaces;
 - 8 visitor spaces;
 - 8 business/commercial/retail premises spaces;
- (ii) All car spaces shall be allocated and marked according to this requirement.
- (iii) If the development is to be strata subdivided, the car park layout must reflect the above allocation and thereafter be regarded as part of the entitlement of that strata lot.
- (iv) Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.
- (v) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.
- (vi) The parking bays shall be delineated by line marking.
- (vii) Visitor spaces shall be clearly line marked and/or signposted and shall only be used by persons visiting residents of the property or commercial/business/retail premises located

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within the development. Visitor spaces shall not be allocated as permanent residential parking spaces. Access to visitor parking spaces shall not be restricted without development approval and a sign shall be erected at the vehicular entrance indicating the availability of visitor parking.

- (viii) The following traffic control measures shall be implemented on site:-
- Signage indicating 'Entry Only' shall be prominently displayed at the entrance to the development.
 - Signage indicating 'Exit Only' shall be prominently displayed at the exit to the development.
 - One-Way directional arrows shall be painted on the driveway pavement to indicate the required vehicular directional movement through the car parking area.

Details demonstrating compliance with this condition shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure car parking provision in accordance with this consent)

DACC015 Car parking (vehicular access ramps)

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

- (i) Longitudinal section along the extreme wheel paths of each driveway/access ramp at a scale of 1:25 demonstrating compliance with the scraping provisions of AS/NZS 2890.1:2004. It shall include all levels and grades, including those levels stipulated as boundary levels, both existing and proposed. It shall extend from the centre-line of the roadway through to the parking area.
- (ii) Sections showing the clearance to the underside of any overhead structure (minimum headroom requirements 2200mm minimum for standard headroom clearance or 2400mm where disabled access provisions are to be provided) demonstrating compliance with the provisions of AS/NZS 2890.1:2004.
- (iii) Longitudinal section along the gutter line showing how it is intended to transition the vehicular crossing into the existing kerb and gutter. Boundary levels shall generally run parallel with the kerb levels.
- (iv) Location of verge trees, street furniture and service installations.
- (v) Superimposition of vehicle turning circles for access into parking spaces.
- (vi) Certification that the design complies with AS/NZS 2890.1:2004 by a Qualified Engineer.

The certification referred to in (vi) above shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate (for the design) and to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the 'as-built works'.

(Reason: To ensure adequate vehicular access can be achieved)

DACC016 Car parking (compliance with AS/NZS 2890.1:2004)

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure compliance with Australian Standards relating to parking of vehicles)

DACC017 Car parking (vehicular circulation, aisle and ramp widths)

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

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Vehicular manoeuvring paths are to be prepared demonstrating that all vehicles can enter or depart the site in a forward direction without encroaching on required car parking spaces.

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles)

DACC019 Commencement of works (no works until a CC is obtained)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions)

DACC020 Construction and environmental management plan

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- (i) Detailed information on any approvals required from other authorities prior to or during construction.
- (ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- (iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- (iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- (v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- (i) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- (ii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;

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- details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- (iii) Asbestos management procedures:
- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - the full name and license number of the asbestos removalist/s; and
 - the telephone number of WorkCover's Hotline 13 10 50
 - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment)

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)**DACC021 Dilapidation report (pre-commencement)**

Subject to access being granted, a pre-commencement Dilapidation Report is to be undertaken on all adjoining properties, which in the opinion of a suitably qualified engineer, could be potentially affected by the construction of the project. The Dilapidation Report shall be carried out prior to the issue of a Construction Certificate.

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs)

DACC022 Driveway width (multi-unit development)

The internal driveway must be a minimum 5.50m wide (clear width) for the first 6 metres inside the property so as to allow entering & exiting vehicles to pass within the site. Should the driveway narrow after this point it is then to be designed with a minimum 1.5m x 1.5m splay to allow the passing to work. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior the issue of a Construction Certificate.

(Reason: Safety and traffic management)

DACC024 Erosion and sedimentation control plan

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

- (i) Compliance with the approved Soil and Water Management Plan.
- (ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- (iii) All uncontaminated run-off is diverted around cleared or disturbed areas.
- (iv) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
- (v) All erosion and sediment controls are fully maintained for the duration of demolition/development works.
- (vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
- (vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- (viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the *Australian Water Quality guidelines for Fresh and Marine Waters*.
- (ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the

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Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the Principal Certifying Authority and the controls being in place on the site.

(Reason: Environmental protection)

DACC025 Excavation (affecting adjoining land)

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety)

DAGC027 Excavation (shoring)

Where any shoring for excavation is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings and specifications certifying the shoring will be adequate for their intended purpose and must be submitted to the Council/Principal Certifying Authority for approval with the Construction Certificate. The documentation prepared and certified by an appropriately qualified and practicing structural engineer is to show all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements. A copy of this documentation must be provided to the Council for record purposes at the time of Construction Certificate application.

(Reason: To ensure the protection of existing public infrastructure and adjoining properties)

DACC030 Fire safety schedule

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979)

DACC036 Hoardings

A Hoarding Application for the erection of a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained.

The relevant application form shall be submitted to Council with a footpath occupancy fee based on the area of footpath to be occupied according to Council's Schedule of Fees and Charges, and the application shall be approved before the commencement of work.

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works,

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must be obtained with a copy also provided to Council.

The Policy is to note Council as an interested party. The copy is to be provided to Council, prior to the issue of a Construction Certificate.

(Reason: Public safety)

DACC037 Landscaping (landscape plan required)

A landscape plan prepared by a qualified landscape architect or landscape consultant to a scale of 1:100 or 1:200, conforming to all relevant conditions of consent is to be submitted to the satisfaction of the Principal Certifying Authority with the Construction Certificate application.

The plan must include the following information:

- (i) details demonstrating compliance with SCDP 2005 in relation to landscaping requirements;
- (ii) location of all existing and proposed landscape features including materials to be used;
- (iii) all trees to be retained, removed or transplanted;
- (iv) existing and proposed finished ground levels;
- (v) top and bottom wall levels for both existing and proposed retaining and free standing walls; and
- (vi) a detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity. A minimum of 25% of species shall be locally sourced indigenous species. Species shall be predominantly selected from Council's Recommended Tree List.

Consideration within the design should be given to the scale of planting in proportion to the proposed development, consistency with the existing landscape character of the area, potential views, solar access and privacy for neighbouring development.

(Reason: Landscape quality)

DACC038 Landscaping (maintenance strategy)

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival)

DACC039 Landscaping (on slab)

To ensure the site landscaping thrives, the on slab landscaping shown on the approved landscaping plan is to be designed to include a minimum soil depth of 650mm for shrubs and trees; and 300mm for grass and ground covers. Adequate drainage provision and a permanent, automatic irrigation system conforming to Sydney Water requirements shall be included. Details demonstrating compliance shall be submitted to the Principal Certifying Authority with the Construction Certificate application.

(Reason: Ensure landscape survival)

DACC045 Privacy (obscure glazing in wet areas)

All bathroom, ensuite and toilet windows shall be installed with obscure glazing. Plans shall be

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notated accordingly and details demonstrating compliance submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Privacy amenity)

DACC046 Privacy (measures to be complied with)

Prior to the issue of a Construction Certificate, plans are to be amended to include the following privacy measures:

- (a) The western facing bedroom windows of units 104, 205, 305, 405 and 505 shall be deleted; and
- (b) The eastern facing bathroom windows of units 103, 204, 304, 404, 504 and 604 shall be provided as highlight windows with a minimum sill height of 1.7m above finished ground level and be fitted with obscure glazing.

(Reason: Privacy amenity)

DACC050 Section 94 contributions (direct contributions plan)

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Community Facilities	\$81,615.33
Provision of Major Open Space	\$352,655.95
Provision of Local Open Space	\$229,974.10
Provision Roads and traffic Management	\$8,961.57
Administration	\$6,664.10

TOTAL **\$679,871.04**

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development)

DACC052 Security payment (damage deposit for Council infrastructure)

A security payment of **\$4,127.00** in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply) shall be paid to Council prior to the issue of a Construction Certificate. The security payment is GST inclusive and comprises the following:

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Refundable works bond	\$4,000.00
Non-refundable administration fee (\$127/bond)	\$127.00
TOTAL	\$4,127.00

The security payment covers the following matters and will be released upon satisfactory completion of these items:

- (i) road and stormwater drainage works in roadways and public areas;
- (ii) installation and maintenance of sediment control measures for the duration of construction activities;
- (iii) tree final inspection to ensure that Council's street trees have been retained, protected or replanted in accordance with conditions of consent and/or Arborists' report for the post final inspection twelve (12) month period; and
- (iv) inspection that no damage has occurred to or building debris/materials have been left on Council land including the footpath, nature strip, kerb and gutter.

Note: The security bond may be used to recover the costs incurred by Council in cleaning and restoring the land to its original condition.

(Reason: Protection of Council infrastructure)

DACC054 Stormwater (silt arrestors and gross pollutant traps)

Silt and gross pollutant traps shall be fitted in all new stormwater pits and designed in accordance with Council's specification for the management of stormwater. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Environmental protection)

DACC059 Works permit

A Works Permit shall be obtained from Strathfield Council at least five (5) working days prior any work (including demolition, excavation and the erection of site fencing/hording). The approved Works Permit and any approved Construction Traffic Management Plan must be complied with at all times until all demolition, building, engineering and construction work associated with the development has been completed. The permit must be retained on site at all times.

(Reason: Council requirement)

DACC060 Works (within the road reserve)

Detailed drawings including long and short sections and specifications of all works within existing roads (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage) shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and all fees and charges paid, prior to the issue of a Construction Certificate.

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.

Upon completion of the works, the Applicant is to provide to Council with electronic copies of 'Work as Executed Plans'. The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor.

The Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works.

All civil engineering works adjacent/near/outside 131 Parramatta Road, Homebush are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work,

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after it has been completed and approved. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

(Reason: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works)

DACC061 Traffic (construction traffic management plan)

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

The following matters should be addressed in the CTMP (where applicable):

- (i) description of the demolition, excavation and construction works;
- (ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- (iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- (iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- (v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- (vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- (vii) proposed hours of construction related activities and vehicular movements to and from the site;
- (viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- (ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
- (x) measures to maintain public safety and convenience;
- (xi) any proposed road and/or footpath closures;
- (xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- (xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- (xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- (xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- (xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- (xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
- (xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- (xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period)

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DACC063 Utilities and telecommunications (electricity substation)

Any required electricity substation must be located within the boundaries of the site. Documentary evidence of compliance with the energy authority's requirements, including correspondence from the energy authority is to be provided to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Where an electricity substation is required but no provision has been made to place it within the approved building or its site and no details are provided on the approved development consent plans, a section 96 application is required to be submitted to Council for approval of an appropriate location for the required electricity substation.

(Reason: Access to utility)

DACC065 Vehicular crossings (works permit for construction of)

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the footpath at the entrance(s) and/or exit(s) to the site and designed in accordance with Council's guidelines and specifications. In this regard, a Works Permit is to be obtained (available from Council's Customer Services Centre or downloaded from Council's website), and the appropriate fees and charges paid, prior to the lodgement of a Construction Certificate.

(Reason: To ensure appropriate access to the site can be achieved)

DACC066 Ventilation systems (mechanical)

The mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;
- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

Details demonstrating compliance with the above are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the mechanical ventilation system complies with the relevant requirements/standards).

DACC067 Waste management plan

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

(Reason: To ensure appropriate management of waste)

DACC068 Waste (separate areas for mixed-use developments)

The building must include not less than two independently designated areas or garbage rooms for commercial and for residential occupants; to keep commercial waste and recycling separate to residential waste and recycling.

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(Reason: To ensure the appropriate separation and collection of waste generated by commercial and residential activities)

DACC069 Waste (garbage rooms or grease arrestor rooms)

Garbage rooms or grease arrestor rooms must be constructed of solid material: cement rendered and steel trowelled to a smooth even surface. The door to the garbage room is to be designed and constructed to ensure the room is vermin proof and can be opened from the inside at all times. The garbage room is to be ventilated to the external air by natural ventilation or an approved air handling exhaust system.

(Reason: To keep garbage rooms in a clean and sanitary condition to protect public health)

DACC072 Water heating systems (location of)

Water heating systems shall be located so as not to be visible from public places and the ground level of adjoining properties. Details (type and location) of the water heaters shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To maintain streetscape character)

DACC073 Works zone (approval by Council's traffic committee)

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement)

Conditions to be satisfied prior to the commencement of works (DAPC)**DAPC001 Appointment of a principal certifying authority**

No work shall commence in connection with this Development Consent until:

- (i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
- (ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
- (iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (iv) The person having the benefit of the development consent, if not carrying out the work as an

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owner-builder, has:

- appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and
 - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (v) The person having the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

(Reason: Statutory requirement)

DAPC002 Home building compensation fund

No residential building work within the meaning of the *Home Building Act 1989* may commence until:

- (i) A contract of insurance in accordance with Part 6 of the Home Building Act 1989 is entered into and in force, where such a contract is required under that Act (this is a prescribed condition of consent pursuant to clause 981(b) *Environmental Planning and Assessment Regulation 2000*).
- (ii) The PCA is satisfied that the principal contractor for the work is the holder of the appropriate licence and is covered by the appropriate insurance, in each case if required by the Home Building Act 1989 (unless the work is to be carried out by an owner-builder).
- (iii) If the work is to be carried out by an owner builder, that the owner builder is the holder of any owner-builder permit required under the *Home Building Act 1989*.
- (iv) Written notice of the following information has been provided to Council (this is a prescribed condition of consent pursuant to clause 98B of the *Environmental Planning and Assessment Regulation 2000*):
 - In the case of work for which a principal contractor is required to be appointed:
 - the name and licence number of the principal contractor; and
 - the name of the insurer by which the work is insured under Part 6 of the *Home Building Act 1989*.
 - In the case of work to be done by an owner-builder:
 - the name of the owner-builder; and
 - if the owner-builder is required to hold an owner-builder permit under the *Home Building Act 1989*, the number of the owner-builder permits.

Where Council is not the PCA, the PCA is responsible for notifying Council of the above matters.

Note: Where arrangements for doing residential building work change while the work is in progress so that the above information becomes out of date, the PCA (where not the Council) must provide Council with written notice of the updated information.

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(Reason: Statutory requirement)

DAPC003 Notice of commencement

No work shall commence until the following details are submitted to Council:

- (i) a Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to commence works associated with the Development Consent;
- (ii) details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
- (iii) details of the name, address and licence details of the Builder.

(Reason: Statutory requirement)

Conditions to be satisfied during demolition and building works (DADW)**DADW001 Contaminated land unexpected finds**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements)

DADW002 Fill material

The only waste derived material which may be received at the development site is:

- (i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- (ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any (b)-type material received at the development site must be accompanied by documentation certifying by an appropriately qualified environmental consultant the materials compliance with the exemption conditions; and this documentation must be provided to the Principal Certifying Authority on request.

(Reason: To ensure imported fill is of an acceptable standard for environmental protection purposes)

DADW005 Heritage (historic relics found during works)

Should any potentially historic relics be discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Division of the NSW Department of Environment and Heritage should be informed in accordance with Section 146 of the Heritage Act 1977. 'Relics' are any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and are of State or

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local heritage significance.

Should any potentially significant Aboriginal material be discovered on the site, all excavation or disturbance of the area is to stop immediately and the Heritage Division of the NSW Department of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

(Reason: To ensure the proper management and preservation of potentially significant archaeological material)

DADW006 Obstruction of public way (not permitted during works)

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

(Reason: To maintain public access and safety)

DADW007 Public infrastructure and services

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services)

DADW010 Site requirements during demolition and construction

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- (x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.

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- (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- (xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DADW011 Survey report of approved levels (during and post construction)

A Survey Certificate to Australian Height Datum shall be prepared by a Registered Surveyor as follows:

- (i) At the completion of the first structural floor level prior to the pouring of concrete indicating the level of that floor and the relationship of the building to the boundaries.
- (ii) At the completed height of the building, prior to the placement of concrete form work, or the laying of roofing materials.
- (iii) At the completion of the development.

Progress certificates in response to points (1) through to (3) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed until such survey information is submitted to and approved by the Principal Certifying Authority.

(Reason: To ensure compliance with the approved plans)

Conditions to be satisfied prior to the issue of an Occupation Certificate (DAOC)**DAOC003 Car parking (surplus vehicular crossings)**

All surplus vehicular crossings and/or kerb laybacks must be removed and reinstated with concrete kerb and gutter or to the existing edging profile as specified by Council. The nature strip is to be restored and the footpath area reinstated. All of the above are to be restored to the satisfaction of Council's Engineer and at full cost to the applicant, prior to the issue of any Occupation Certificate.

(Reason: Maintenance of public infrastructure)

DAOC004 Car parking (visitor car parking signage)

A sign shall be erected in a suitable location on the property near the driveway entrance indicating where visitor parking is available on the site. Signage shall also be erected above the visitor parking itself. Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: Adequate access and egress)

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DAOC006 Engineering works (certification of)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- (i) the stormwater drainage system; and/or
- (ii) the car parking arrangement and area; and/or
- (iii) any related footpath crossing works; and/or
- (iv) the proposed basement pump and well system; and/or
- (v) the proposed driveway and layback; and/or
- (vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management)

DAOC007 Fire safety (certification)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- (i) has been assessed by a properly qualified person; and
- (ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the *Environmental Planning & Assessment Regulation 2000*.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the *Environmental Planning & Assessment Regulation 2000*.

A copy of the fire safety certificate and fire safety schedule shall be:

- (i) submitted to Strathfield Council;
- (ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
- (iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement)

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)**DAOC013 Occupation of building**

A person must not commence occupation or use (*or change of use where an existing building*) of the whole or any part of a new building (within the meaning of section 109H (4) of the *Act*) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- (i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- (ii) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement)

DAOC016 Skin penetration premises (registration of)

Occupation of the premises shall not occur until a Business Registration Form has been completed and submitted to Council and the appropriate fees paid. In the instance that details on the original registration form change, Council is to be notified of the change within seven (7) days of the change occurring.

(Reason: Business registration)

DAOC017 Stormwater (certification of the constructed drainage system)

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

(Reason: Adequate stormwater management)

DAOC018 Stormwater (covenant and restriction as to user for stormwater controlled systems)

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention, pump-out, charged lines, etc.).

Where any drainage line or service conduit is to traverse any property other than that which it serves, an appropriate easement will be required. In this case, the applicant shall register an easement no less than 1200mm wide over the proposed drainage line or service concurrently with any subdivision registration.

The wording on the 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can be obtained from Council's Specification for the Management of Stormwater document.

(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard)

DAOC021 Ventilation systems (mechanical)

The mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

At the completion of the installation of the mechanical exhaust ventilation system, a certificate from a practising mechanical engineer shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate demonstrating compliance with the above.

(Reason: To ensure the mechanical exhaust ventilation system complies with the relevant requirements/standards)

Conditions to be satisfied prior to the issue of a Subdivision Certificate (DASC)**DASC005 Separate application (for strata subdivision)**

This consent does not imply approval to create a separate title, by subdivision or otherwise. Should it be intended to subdivide the approved development into strata title allotments, Council will require the lodgement of a separate development application for consideration.

(Reason: To ensure compliance with the consent)

Conditions to be satisfied during ongoing use of the premises (DAOU)**DAOU019 Noise (compliance with acoustic assessment report)**

All recommendations contained in the approved Noise Assessment Report prepared by Acoustic Consulting Engineers Pty Ltd shall be adopted, implemented, and adhered to.

The Principal Certifying Authority (PCA) shall obtain a statement from an appropriately qualified acoustic consultant, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to the issue of any Occupation Certificate.

Any changes made to the proposal that would alter the acoustic assessment will require a further acoustic assessment and a copy of this further report shall be provided to Council for approval prior to the commencement of works and any recommendations adopted, implemented, and adhered to.

(Reason: Noise control and amenity)

DAOU036 Visitor parking restriction

All visitor parking spaces must not at any time be allocated sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation.

(Reason: Compliance with approved visitor parking provision)

DAOU037 Waste and recycling (collection hours)

The collection of waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

Garbage and recycling must not be placed on the kerbside for collection more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one (1) hour of collection and returned to the designated garbage storage area(s).

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the food premises.

All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

(Reason: To regulate noise and garbage collection arrangements)

NSW Office of Water – General Terms of Approval

1. An authorisation shall be obtained from NSW Office of Water for the take of groundwater as part of the activity. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application. The authorisation shall be subject to a currency period of 12 months from the date of issue and will be limited to the volume of groundwater take identified.
2. The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be in contact with groundwater watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for reasonably foreseeable high water table elevations to prevent potential future inundation.
3. Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and:
 - (a) Any groundwater mounding at the edge of the structure shall be at a level not greater than 10% above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure;
 - (b) Any elevated water table is more than 1.0m below the natural ground surface existent at the location immediately prior to the construction of the structure; and
 - (c) Where the habitable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.
4. Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.
5. Documentation (referred to as a 'report') comprising measurements, maps, bore logs, calculations, results and justification for various matters related to the dewatering process. Information will be required at several stages: prior to construction commencing (initial report – which will accompany the application for authorisation), at any time when an authorisation renewal is required or a significant change in activities occurs (intermediate report); and at the completions of dewatering and related operations (completion report). Reports need to be submitted to DPI Water at the Parramatta Office in a format consistent with electronic retrieval without editing restrictions; raw data should be presented in Excel spreadsheets without editing restrictions.

Prior to excavation

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

6. The following shall be included in the initial report:
- (a) measurements of groundwater levels beneath the site from a minimum of three relevant monitoring bores, together with details of the bores used in the assessment including bore logs and three-dimensional identification information.
 - (b) a map of the site and its immediate environs depicting the water table (baseline conditions) shown relative to the topography and approved construction footprint from the surface level and below. An assessment of the potential variation in the water table during the life of the proposed building together with a discussion of the methodology and information on which this assessment is based.
 - (c) details of the present and potential groundwater flow paths and hydraulic gradients in and around the site; the latter in response to the final volumetric emplacement of the construction.
 - (d) a schedule for the ongoing water level monitoring and description of the methodology to be used, from the date of consent until at least two months after the cessation of pumping. DPI Water prefers that monitoring be undertaken on a continuous basis using automatic loggers in boreholes.

Measurements of groundwater levels beneath the site from a minimum of three monitoring bores shall be taken. These measurements should be included in a report provided to the NSW Office of Water in support of the dewatering licence application, along with a schedule and indicative level predictions for the proposed ongoing water level monitoring from the date of consent until at least two months after the cessation of pumping shall be included in the report.

7. The Applicant shall assess the likely impacts of the dewatering activities on other groundwater users or structures or public infrastructure; this assessment will include an appropriate bore, spring or groundwater seep census and considerations relevant to potential subsidence or excessive settlement induced in nearby buildings and property, and be documented together with all calculations and information to support the basis of these in the initial report.
8. Groundwater quality testing of samples taken from outside the footprint of the proposed construction, with the intent of ensuring that as far as possible the natural and contaminant hydrochemistry of the potential dewatered groundwater is understood, shall be conducted on a suitable number of samples and tested by a NATA-certified laboratory. Details of the sampling locations and the protocol used, together with the test results accompanied by laboratory test certificates shall be included in the initial report. An assessment of results must be done by suitably qualified persons with the intent of identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria for the intended dewatering purpose. In the event of adverse quality findings, the Applicant must develop a plan to mitigate the impacts of the hydrochemistry on the dewatered groundwater and present the details of all assessments and plans in the initial report.
9. Groundwater quality testing generally in accordance with Condition 99, shall be undertaken on any anniversary or other renewal or alteration of any dewatering authorisation.
10. A reasonable estimate of the total volume of groundwater to be extracted shall be calculated and included in the initial report; together with details and calculation methods for the parameters and supporting information to confirm their development or measurement (e.g. permeability predicted by slug-testing, pump-testing or other means).

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

11. A copy of a valid consent for the development shall be provided in the initial report.
12. The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided in the initial report. The disposal of any contaminated pumped groundwater (sometimes called "tailwater") must comply with the provisions of the Protection of the Environment Operations Act 1997 and any requirements of the relevant controlling authority.
13. Contaminated groundwater (i.e. above appropriate NEPM 2013 thresholds) shall not be reinjected into any aquifer. The reinjection system design and treatment methods to remove contaminants shall be nominated and included in the initial report and any subsequent intermediate report as necessary. The quality of any pumped water that is to be reinjected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the reinjection site.

During excavation

14. Engineering measures designed to transfer groundwater around the basement shall be incorporated into the basement construction to prevent the completed infrastructure from restricting pre-existing groundwater flows.
15. Piping, piling or other structures used in the management of pumped groundwater shall not create a flooding hazard. Control of pumped groundwater is to be maintained at all times during dewatering to prevent unregulated off-site discharge.
16. Measurement and monitoring arrangements to the satisfaction of DPI Water are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.
17. Pumped groundwater shall not be allowed to discharge off-site (e.g. adjoining roads, stormwater system, sewerage system, etc) without the controlling authorities approval and/or owners consent. The pH of discharge water shall be managed to be between 6.5 and 8.5. The requirements of any other approval for the discharge of pumped groundwater shall be complied with.
18. Dewatering shall be undertaken in accordance with groundwater-related management plans applicable to the excavation site. The requirements of any management plan (such as acid sulfate soils management plan or remediation action plan) shall not be compromised by the dewatering activity.
19. The location and construction of groundwater extraction works that are decommissioned are to be recorded in the completion report. The method of decommissioning is to be identified in the documentation.
20. Access to groundwater management works used in the activity is to be provided to permit inspection when required by the DPI Water under appropriate safety procedures.

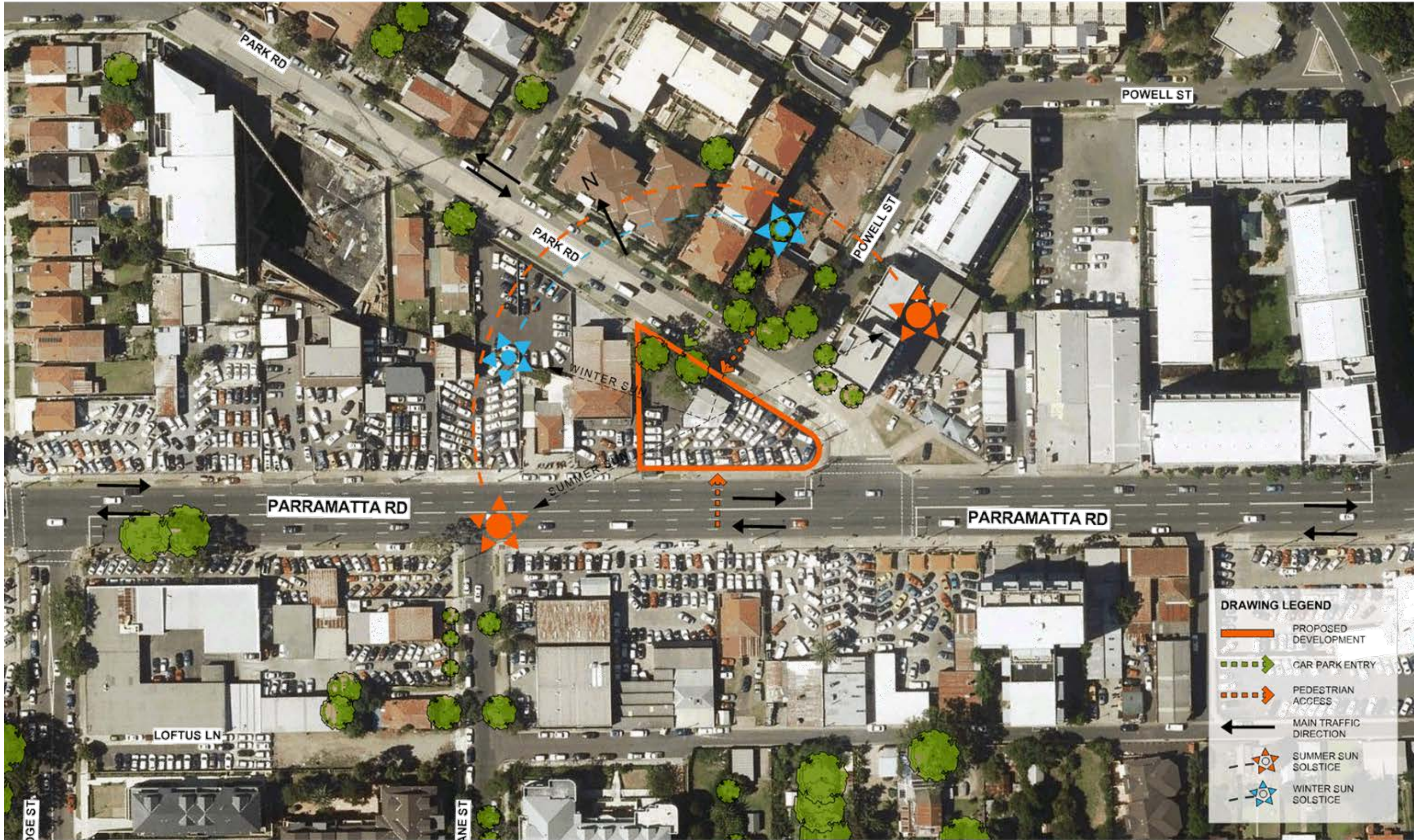
Following excavation

131 Parramatta Road, Homebush - Lot 1 DP 232265 (Cont'd)

21. Following completion of the dewatering operations, the applicant shall submit to DPI Water, Parramatta Office, the completion report which shall include:
 - (a) detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; and
 - (b) a water table map depicting the aquifer's settled groundwater condition and a comparison to the baseline conditions; and
 - (c) a detailed interpreted hydrogeological report identifying all actual resource and third party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.
22. The completion report is to be assessed by DPI Water prior to any certifying agency's approval for occupation or use of the completed construction.

ATTACHMENTS

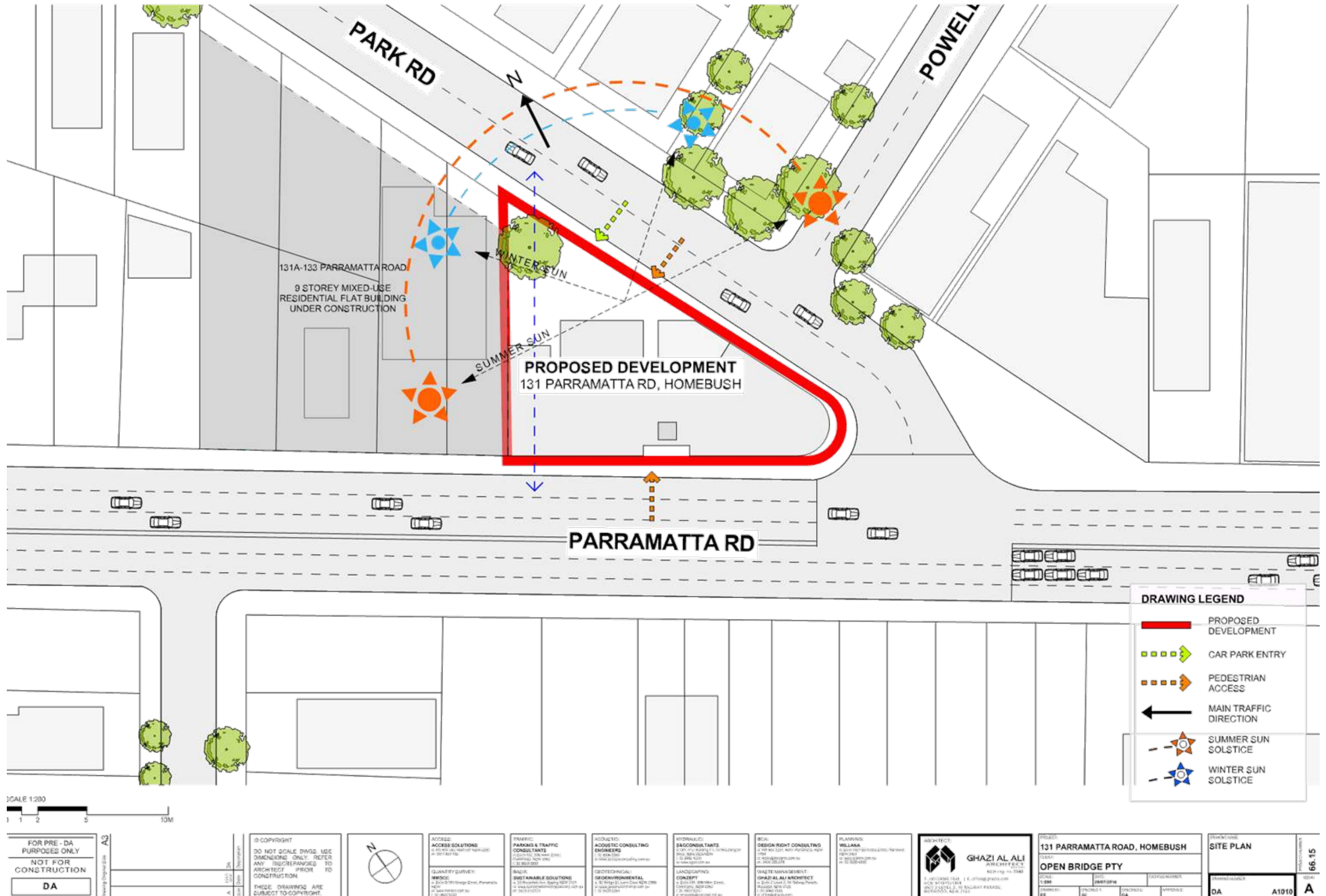
1. Plans
2. Map

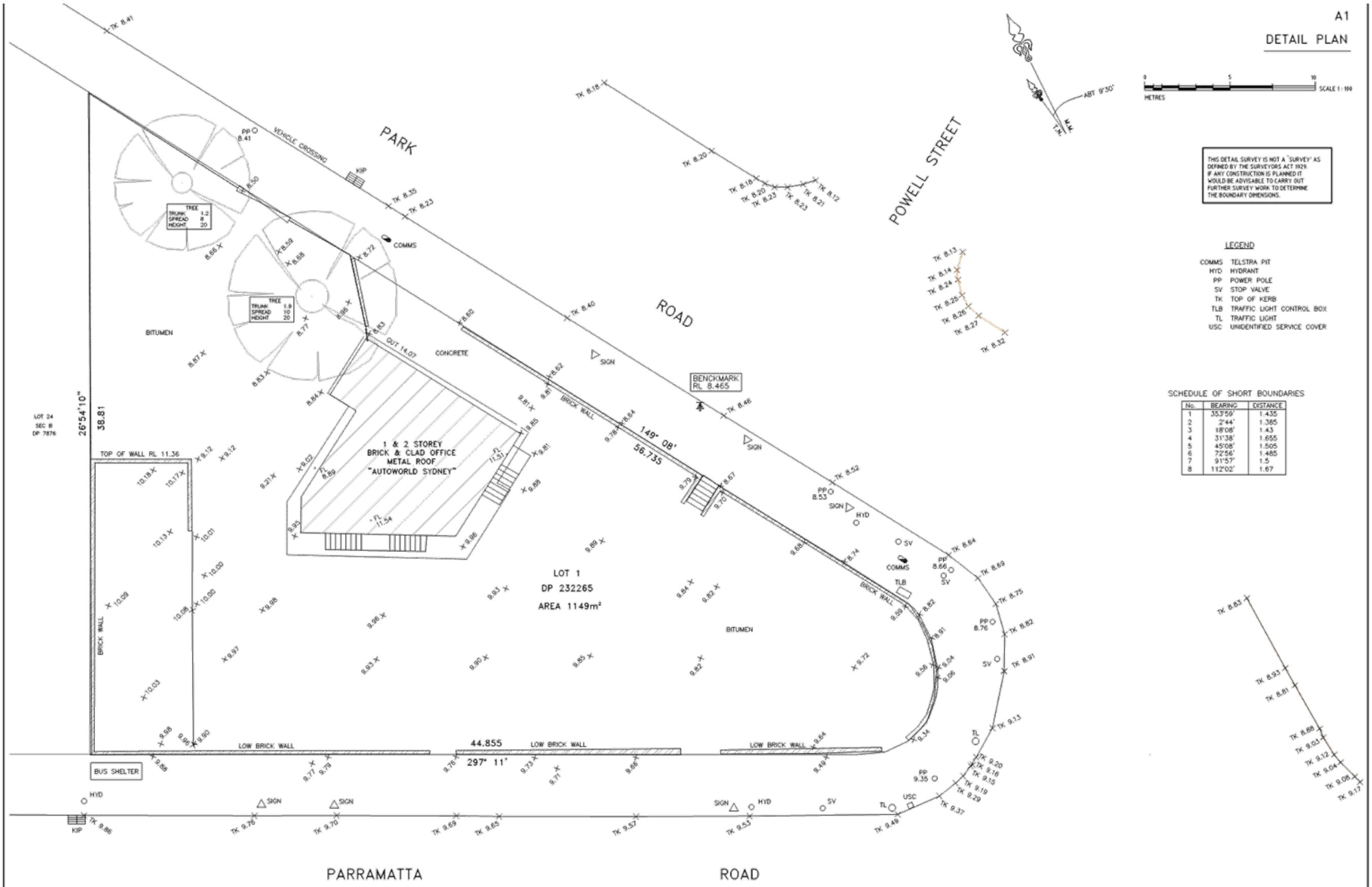


DRAWING LEGEND

- PROPOSED DEVELOPMENT
- - - CAR PARK ENTRY
- - - PEDESTRIAN ACCESS
- ← MAIN TRAFFIC DIRECTION
- ★ SUMMER SUN SOLSTICE
- ★ WINTER SUN SOLSTICE

FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. PREFER ANY DISCREPANCY TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	ACCESS SOLUTIONS 11/11/16 QUANTITY SURVEY 11/11/16	PARKING & TRAFFIC CONSULTANTS 11/11/16 11/11/16	ACUSTIC ACUSTIC CONSULTING ENGINEERS 11/11/16 11/11/16	SOIL CONSULTANTS 11/11/16 11/11/16	DESIGN RIGHT CONSULTING 11/11/16 11/11/16	PLANNING 11/11/16 11/11/16	ARCHITECT GHAZI AL ALI ARCHITECT 11/11/16 11/11/16	PROJECT 131 PARRAMATTA ROAD, HOMEBSH CLIENT OPEN BRIDGE PTY DATE 11/11/16 DRAWN BY 11/11/16 CHECKED BY 11/11/16 APPROVED BY 11/11/16	DRAWING TITLE SITE ANALYSIS DRAWING NUMBER DA SCALE A1000 SHEET NUMBER 66 OF 115 A
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THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

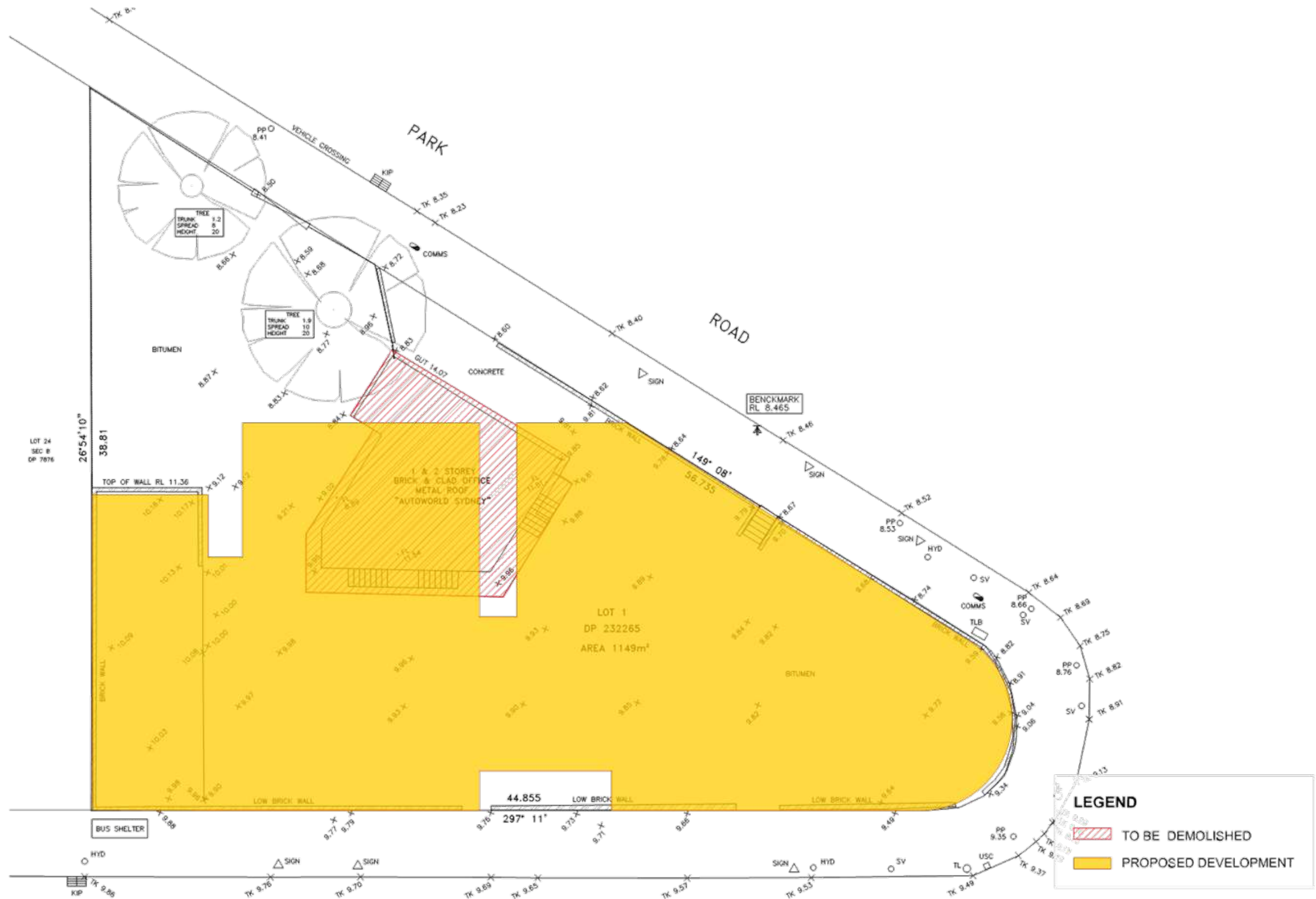
LEGEND

- COMMS TELSTRA PIT
- HYD HYDRANT
- PP POWER POLE
- SV STOP VALVE
- TK TOP OF KERB
- TLB TRAFFIC LIGHT CONTROL BOX
- TL TRAFFIC LIGHT
- USC UNIDENTIFIED SERVICE COVER

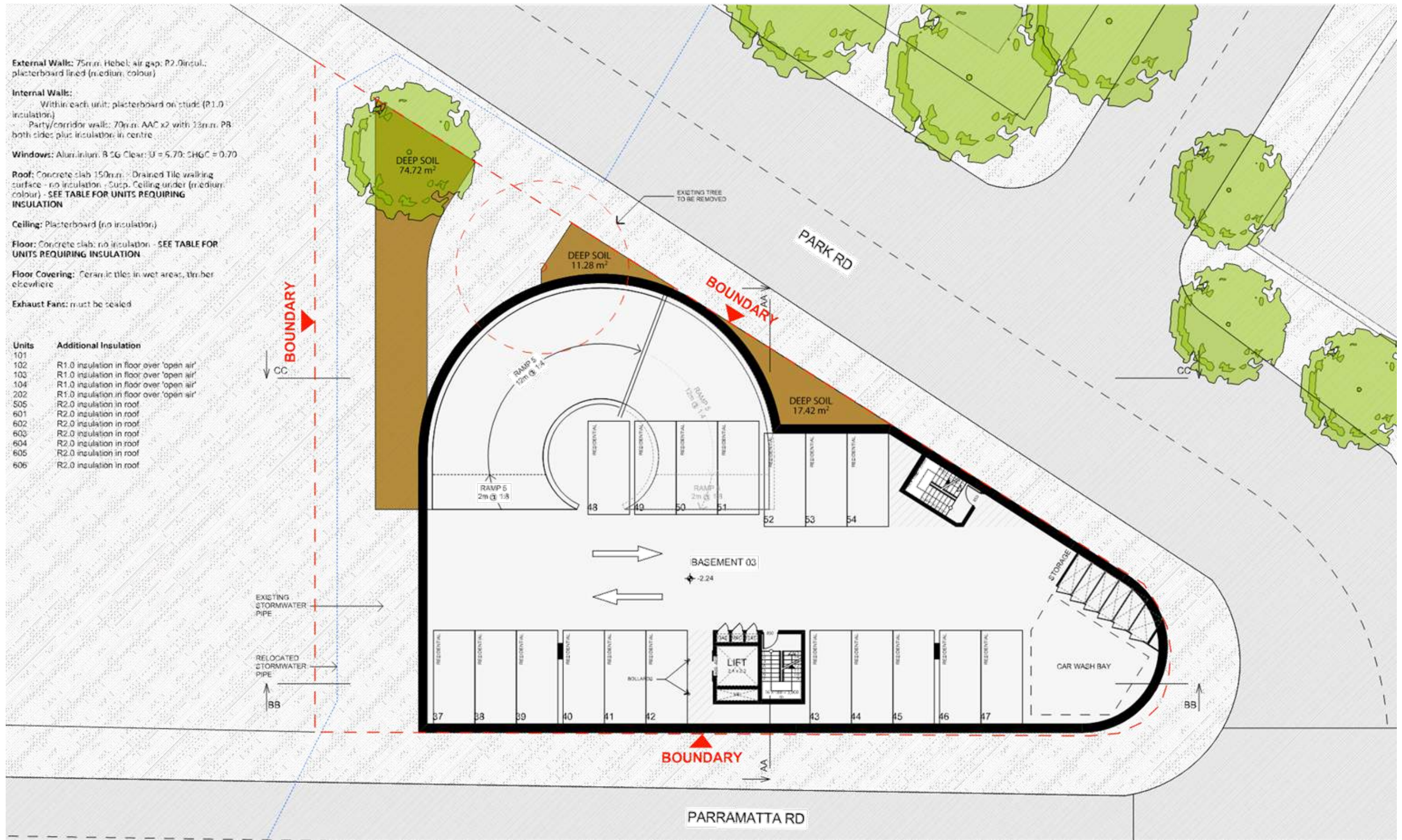
SCHEDULE OF SHORT BOUNDARIES

No.	BEARING	DISTANCE
1	353°59'	1.435
2	2°44'	1.385
3	18°08'	1.43
4	31°38'	1.655
5	45°08'	1.505
6	72°56'	1.485
7	91°57'	1.5
8	112°02'	1.67

CitiSurv Pty Ltd ABN 32 122 758 276 CONSULTING SURVEYORS 35/42 SWAN AVENUE STRATHFIELD, 2135 PHONE: 9764 5880 FAX: 9764 5881 E-mail: info@citisurv.com.au	SCALE 1:100	SHEET 1 OF 1	ISSUE A	AMENDMENTS INITIAL ISSUE	DATED 9-9-15	CLIENT PMC CONSTRUCTIONS	DATUM AHD ORIGN OF LEVELS: SSM 114924 RL 9.279 DATED: 7-SEP-2015	PLAN DETAIL & LEVEL SURVEY SITE 131 PARRAMATTA ROAD HOMEBUSH	LGA STRATHFIELD PARISH CONCORD COUNTY CUMBERLAND	TITLE LOT 1 DP 232265	NOTES 1. BOUNDARIES NOT SURVEYED. 2. AREAS & DIMENSIONS COMPILED FROM PLANS OBTAINED FROM THE LAND TILES OFFICE. 3. TREE SYMBOLS ARE TO APPROXIMATE SCALE FOR TRUNK & CANOPY SPREAD. 4. ALL OTHER SYMBOLS ARE NOT TO SCALE AND ARE DIAGRAMMATIC ONLY. 5. NO SERVICES SEARCH HAS BEEN UNDERTAKEN. 6. ONLY VISIBLE ABOVE GROUND SERVICES HAVE BEEN LOCATED. 7. ALL KERB LEVELS ARE ON THE TOP OF KERB UNLESS OTHERWISE STATED. 8. PLAN IS ACCURATE TO PLOT SCALE ONLY. 9. PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY. 10. CONTOUR INTERVAL: 0.5m.
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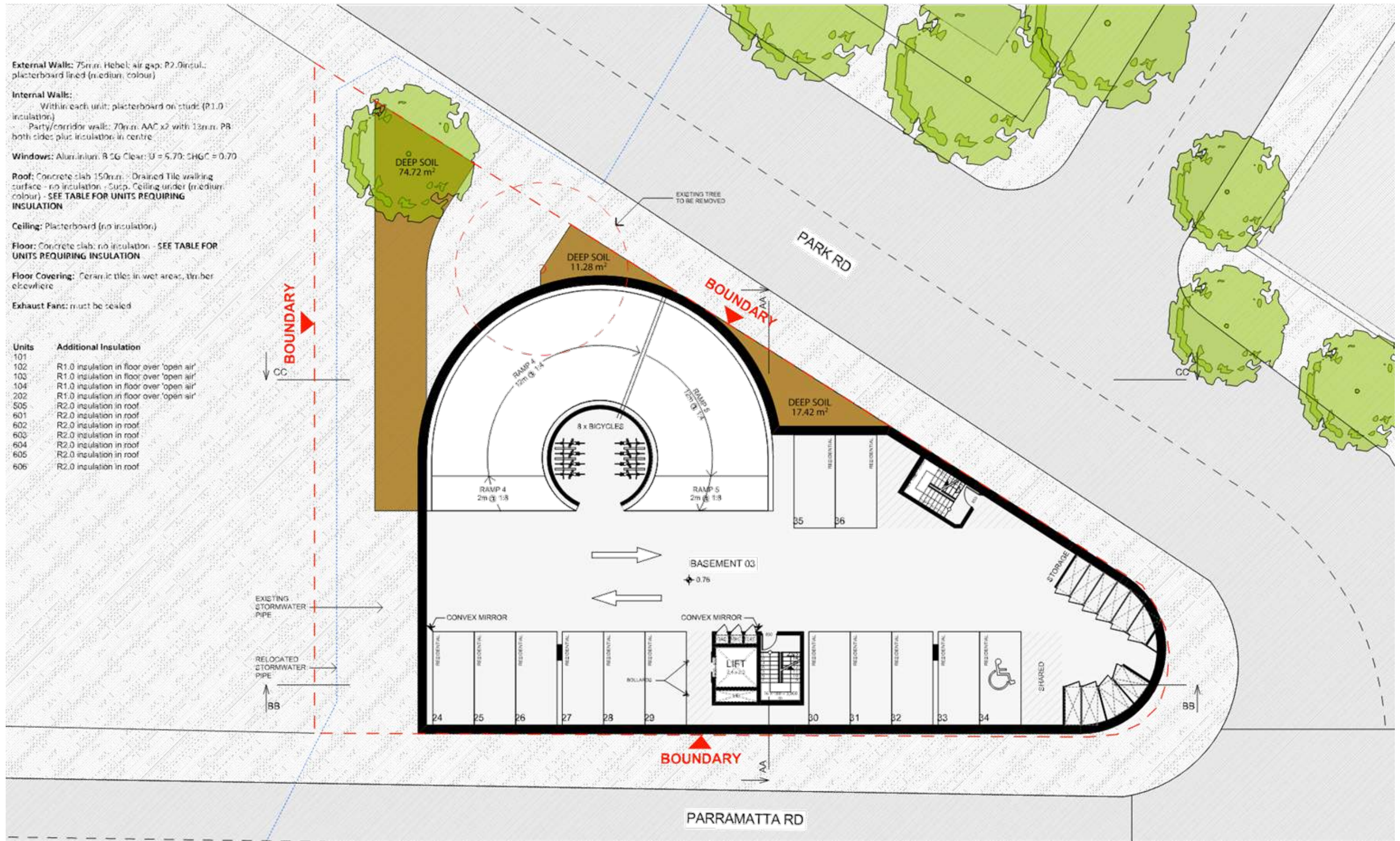


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				QUANTITY SURVEY 1/10-12, The Arcade, Sydney NSW 2000 PH: 02 9232 8888	SUSTAINABLE SOLUTIONS 1/10-12, The Arcade, Sydney NSW 2000 PH: 02 9232 8888	MECHANICAL & ELECTRICAL ENGINEERING 1/10-12, The Arcade, Sydney NSW 2000 PH: 02 9232 8888	LANDSCAPE CONCEPT 1/10-12, The Arcade, Sydney NSW 2000 PH: 02 9232 8888	CONTRACTOR 1/10-12, The Arcade, Sydney NSW 2000 PH: 02 9232 8888				



BASEMENT 04 - 1:200

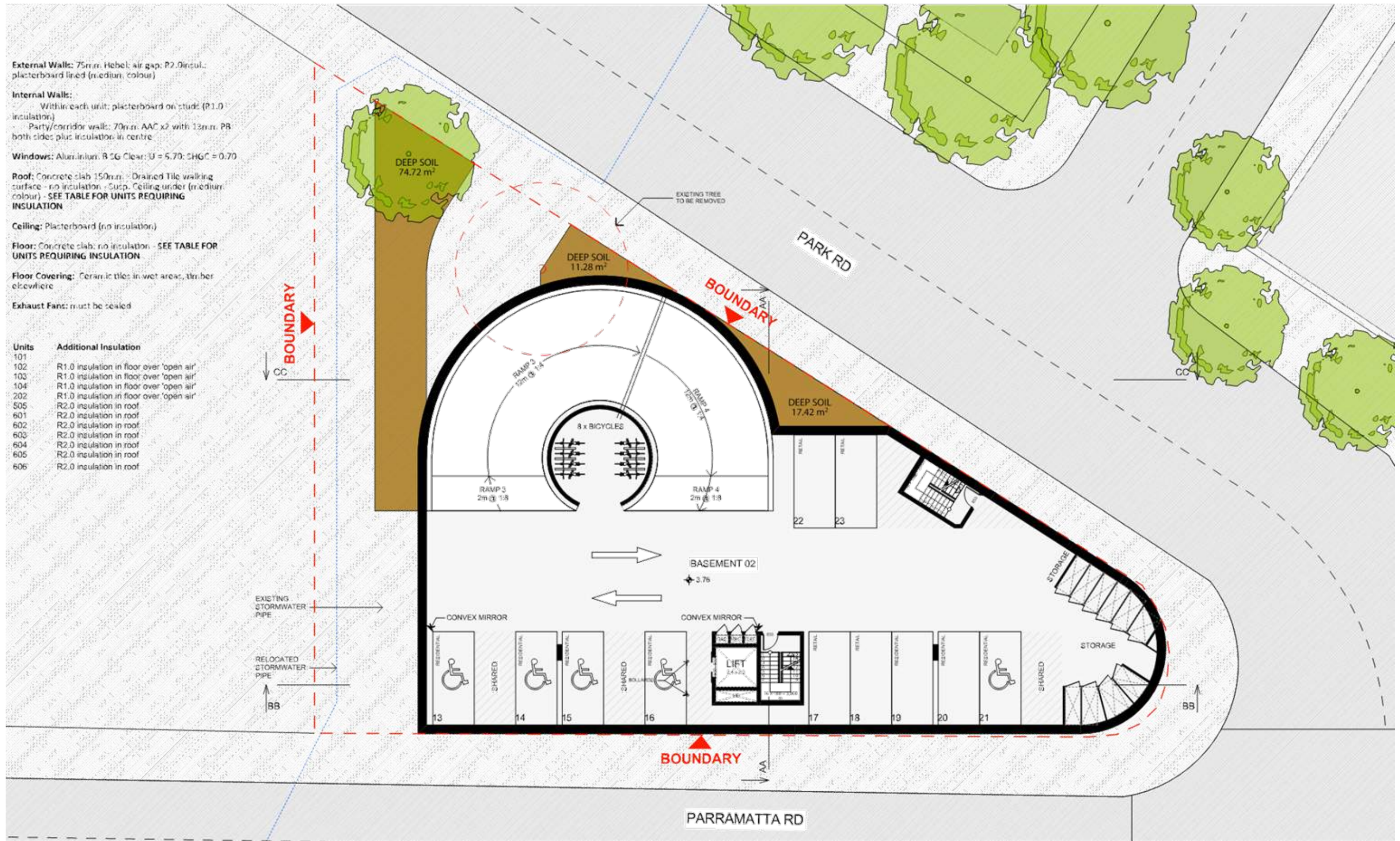
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SCALE 1:200
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BASEMENT 03 - 1:200

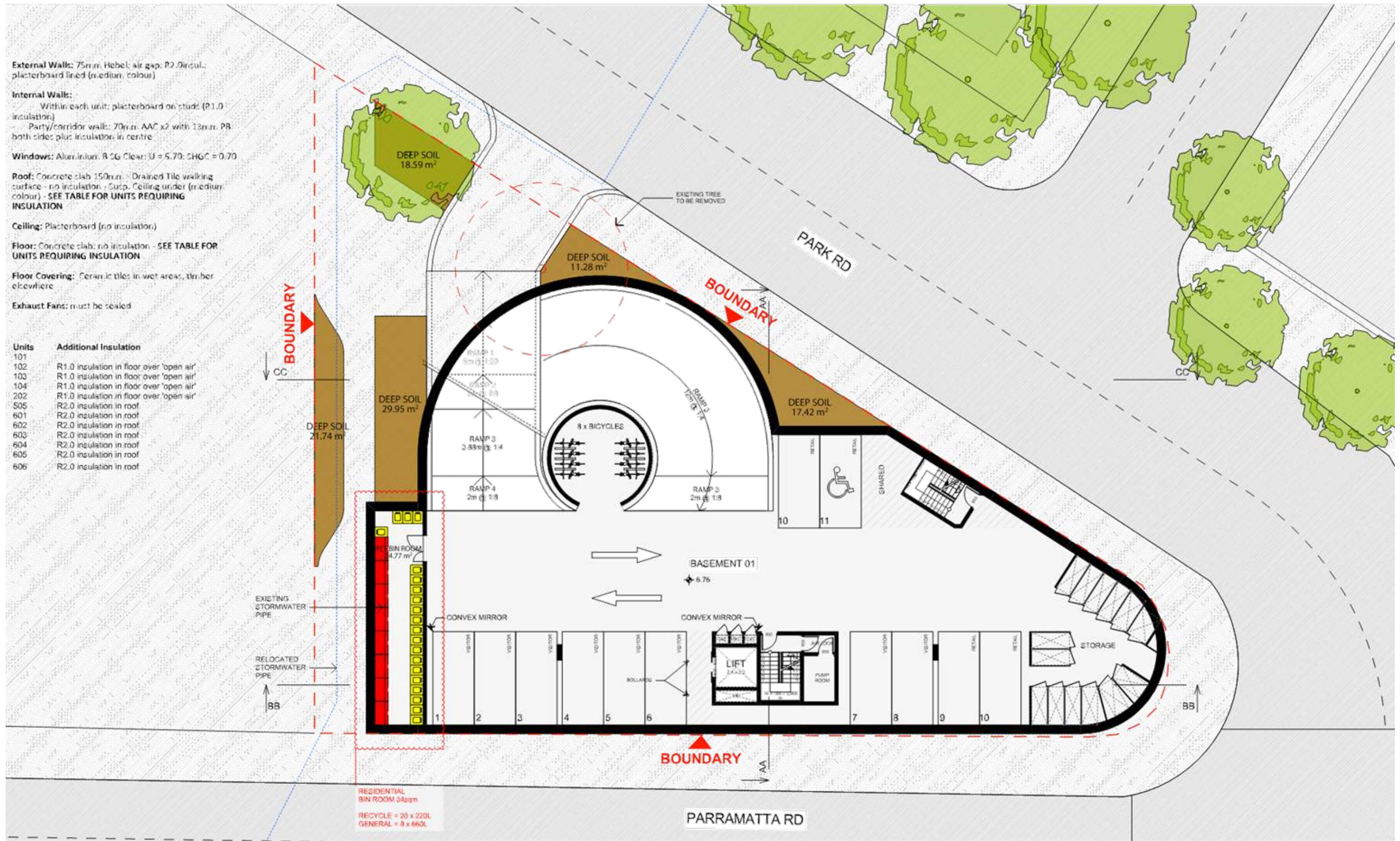
<p>FOR PRE-DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>DATE: 13/04/2017 DRAWN BY: JGA CHECKED BY: JGA APPROVED BY: JGA</p>	<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS 11/11/15 QUANTITY SURVEY: WBS/C 11/11/15</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 11/11/15 11/11/15</p>	<p>ACOUSTIC CONSULTING ENGINEERS 11/11/15 11/11/15</p>	<p>HYDRAULIC/SOIL CONSULTANTS 11/11/15 11/11/15</p>	<p>DESIGN/RISK CONSULTING 11/11/15 11/11/15</p>	<p>PLANNING WILLIAMS 11/11/15 11/11/15</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECT 11/11/15 11/11/15</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH CLIENT OPEN BRIDGE PTY DATE: DRAWN BY: CHECKED BY: APPROVED BY:</p>	<p>DRAWING NO: BASEMENT 03 SHEET NO: DA A1202 E</p>
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SCALE 1:200
1 2 5 10M

BASEMENT 02 - 1:200

<p>FOR PRE-DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>		<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS A3</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS</p>	<p>ACOUSTIC CONSULTING ENGINEERS</p>	<p>HYDRAULIC/SAG CONSULTANTS</p>	<p>DESIGN/RISK CONSULTING</p>	<p>PLANNING WILLANA</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECTS</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH</p>	<p>CLIENT OPEN BRIDGE PTY</p>
<p>DATE: 2/10/2017</p>		<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>	<p>DATE: 2/10/2017</p>



External Walls: 75mm Hebel; air gap; R2.0 insul.; plasterboard lined (medium colour)

Internal Walls:
 Within each unit: plasterboard on studs (R1.0 insulation)
 Party/corridor walls: 70mm AAC x2 with 13mm PB both sides plus insulation in centre

Windows: Aluminium; R 5G Clear; U = 5.70; SHGC = 0.70

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: Plasterboard (no insulation)

Floor: Concrete slab; no insulation - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas, timber elsewhere

Exhaust Fans: must be sealed

Units	Additional Insulation
101	
102	R1.0 insulation in floor over 'open air'
103	R1.0 insulation in floor over 'open air'
104	R1.0 insulation in floor over 'open air'
202	R1.0 insulation in floor over 'open air'
505	R2.0 insulation in roof
601	R2.0 insulation in roof
602	R2.0 insulation in roof
603	R2.0 insulation in roof
604	R2.0 insulation in roof
605	R2.0 insulation in roof
606	R2.0 insulation in roof



BASEMENT 01 - 1:200

<p>FOR PRE-DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>CONTRACTOR: GHAZI AL ALI ARCHITECT</p>	<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS A3</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS A3</p>	<p>ACOUSTIC CONSULTING ENGINEERS A3</p>	<p>MECHANICAL ENGINEERS A3</p>	<p>DESIGN/RISK CONSULTING A3</p>	<p>PLANNING WILLANA A3</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECT A3</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH OPEN BRIDGE PTY A3</p>	<p>DRAWING NO. BASEMENT 01 A3</p>
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External Walls: 75mm Hebel; air gap; R2.0insul; plasterboard lined (medium colour)

Internal Walls:
 - Within each unit: plasterboard on studs (R1.0 insulation)
 - Party/corridor walls: 70mm AACx2 with 13mm PB both sides plus insulation in centre

Windows: Aluminium; 8 5G Clear; U = 5.70; SHGC = 0.70

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: Plasterboard (no insulation)

Floor: Concrete slab; no insulation - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas, timber elsewhere

Exhaust Fans: must be sealed

Units	Additional Insulation
101	
102	R1.0 insulation in floor over 'open air'
103	R1.0 insulation in floor over 'open air'
104	R1.0 insulation in floor over 'open air'
202	R1.0 insulation in floor over 'open air'
505	R2.0 insulation in roof
601	R2.0 insulation in roof
602	R2.0 insulation in roof
603	R2.0 insulation in roof
604	R2.0 insulation in roof
605	R2.0 insulation in roof
606	R2.0 insulation in roof

131A-133 PARRAMATTA ROAD
 9 STOREY MIXED-USE
 RESIDENTIAL FLAT BUILDING
 UNDER CONSTRUCTION



LEVEL 01 - 1:200

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External Walls: 75mm Hebel; air gap; R2.0insul.; plasterboard lined (medium colour)

Internal Walls:
 - Within each unit: plasterboard on studs (R1.0 insulation)
 - Party/corridor walls: 70mm AACx2 with 13mm PB both sides plus insulation in centre

Windows: Aluminium; 8 5G Clear; U = 5.70; SHGC = 0.70

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: Plasterboard (no insulation)

Floor: Concrete slab; no insulation - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas, timber elsewhere

Exhaust Fans: must be sealed

Units	Additional Insulation
101	
102	R1.0 insulation in floor over 'open air'
103	R1.0 insulation in floor over 'open air'
104	R1.0 insulation in floor over 'open air'
202	R1.0 insulation in floor over 'open air'
505	R2.0 insulation in roof
601	R2.0 insulation in roof
602	R2.0 insulation in roof
603	R2.0 insulation in roof
604	R2.0 insulation in roof
605	R2.0 insulation in roof
606	R2.0 insulation in roof

131A-133 PARRAMATTA ROAD
 9 STOREY MIXED-USE
 RESIDENTIAL FLAT BUILDING
 UNDER CONSTRUCTION



LEVEL 02 - 1:200

<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>DATE: 15/05/2017 DRAWN BY: JGA CHECKED BY: JGA APPROVED BY: JGA</p>	<p>PROJECT: 131 PARRAMATTA ROAD, HOMEBUSH CLIENT: OPEN BRIDGE PTY DRAWING NO: DA A1207</p>	<p>ARCHITECT: GHAZI AL ALI ARCHITECTS 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>	<p>ENGINEER: WILLIAMS 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.WILLIAMS.AU</p>	<p>PLANNING: WILLIAMS 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.WILLIAMS.AU</p>	<p>LANDSCAPE: GHAZI AL ALI ARCHITECT 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>	<p>STRUCTURAL: GHAZI AL ALI ARCHITECT 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>	<p>MECHANICAL: GHAZI AL ALI ARCHITECT 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>	<p>ELECTRICAL: GHAZI AL ALI ARCHITECT 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>	<p>ACQUISITION: GHAZI AL ALI ARCHITECT 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>	<p>ACQUISITION: GHAZI AL ALI ARCHITECT 1/100 WILSON ROAD, SYDNEY NSW 1588 PH: 02 9550 1111 WWW.GHAZI.ALI.AU</p>
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External Walls: 75mm Hebel; air gap; R2.0insul.; plasterboard lined (medium colour)

Internal Walls:
 - Within each unit: plasterboard on studs (R1.0 insulation)
 - Party/corridor walls: 70mm AAC x2 with 13mm PB both sides plus insulation in centre

Windows: Aluminium; 8 5G Clear; U = 5.70; SHGC = 0.70

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: Plasterboard (no insulation)

Floor: Concrete slab; no insulation - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas, timber elsewhere

Exhaust Fans: must be sealed

Units	Additional Insulation
101	
102	R1.0 insulation in floor over 'open air'
103	R1.0 insulation in floor over 'open air'
104	R1.0 insulation in floor over 'open air'
202	R1.0 insulation in floor over 'open air'
505	R2.0 insulation in roof
601	R2.0 insulation in roof
602	R2.0 insulation in roof
603	R2.0 insulation in roof
604	R2.0 insulation in roof
605	R2.0 insulation in roof
606	R2.0 insulation in roof

131A-133 PARRAMATTA ROAD
 9 STOREY MIXED-USE
 RESIDENTIAL FLAT BUILDING
 UNDER CONSTRUCTION



LEVEL 03 - 1:200

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		THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		QUANTITY SURVEY INMSC 2/10-12, W. Hill Street, Parramatta NSW 2150 PH: 02 9639 1111 WWW.INMSC.COM.AU	GEOTECHNICAL GEOENVIRONMENTAL 2/10-12, W. Hill Street, Parramatta NSW 2150 PH: 02 9639 1111 WWW.GEOENVIRONMENTAL.COM.AU	LANDSCAPE CONCEPT 2/10-12, W. Hill Street, Parramatta NSW 2150 PH: 02 9639 1111 WWW.LANDSCAPE.COM.AU	WASTE MANAGEMENT GHAZI AL ALI ARCHITECT 2/10-12, W. Hill Street, Parramatta NSW 2150 PH: 02 9639 1111 WWW.GHAZIALALI.COM.AU	DATE 2/10/17 SCALE 1:200 PROJECT NO 131 CLIENT NO 131	DATE 2/10/17 SCALE 1:200 PROJECT NO 131 CLIENT NO 131	DATE 2/10/17 SCALE 1:200 PROJECT NO 131 CLIENT NO 131	DATE 2/10/17 SCALE 1:200 PROJECT NO 131 CLIENT NO 131		



SCALE 1:200
1 2 5 10M

LEVEL 04 - 1:200

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SCALE 1:200
 1 2 5 10M

LEVEL 05 - 1:200

<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>CONTRACTOR: ARCHITECT: ENGINEER: LANDSCAPE ARCHITECT: CIVIL ENGINEER: ELECTRICAL ENGINEER: MECHANICAL ENGINEER: PLUMBING ENGINEER: STRUCTURAL ENGINEER: TRAFFIC ENGINEER: ENVIRONMENTAL ENGINEER: GEOTECHNICAL ENGINEER: HYDRAULIC ENGINEER: SOIL CONSULTANTS: DESIGN RIGHT CONSULTING: WILLIAMS:</p>	<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS: QUANTITY SURVEY: INMSC: SUSTAINABLE SOLUTIONS:</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS: ACUSTIC CONSULTING ENGINEERS: GEOTECHNICAL/GEORENVIROMENTAL: HYDRAULIC/SAAGCONSULTANTS: LANDSCAPE CONCEPT: DESIGN RIGHT CONSULTING: WILLIAMS:</p>	<p>ARCHITECT: GHAZI AL ALI ARCHITECTS P/L 1/100 WILSON ST SYDNEY NSW 2000 PH: 02 9550 1111 FAX: 02 9550 1112 WWW.GHAZIALALI.COM.AU</p>	<p>PROJECT: 131 PARRAMATTA ROAD, HOMEBUSH CLIENT: OPEN BRIDGE PTY DATE: DRAWN BY: CHECKED BY: APPROVED BY:</p>	<p>DRAWING NO: LEVEL 05 SHEET NO: DA A1210 TOTAL SHEETS: 66/65</p>
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External Walls: 75mm Hebel; air gap; R2.0insul.; plasterboard lined (medium colour)

Internal Walls:
 - Within each unit: plasterboard on studs (R1.0 insulation)
 - Party/corridor walls: 70mm AAC x2 with 13mm PB both sides plus insulation in centre

Windows: Aluminium; 8 SG Clear; U = 5.70; SHGC = 0.70

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under (medium colour) - SEE TABLE FOR UNITS REQUIRING INSULATION

Ceiling: Plasterboard (no insulation)

Floor: Concrete slab; no insulation - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor Covering: Ceramic tiles in wet areas, timber elsewhere

Exhaust Fans: must be sealed

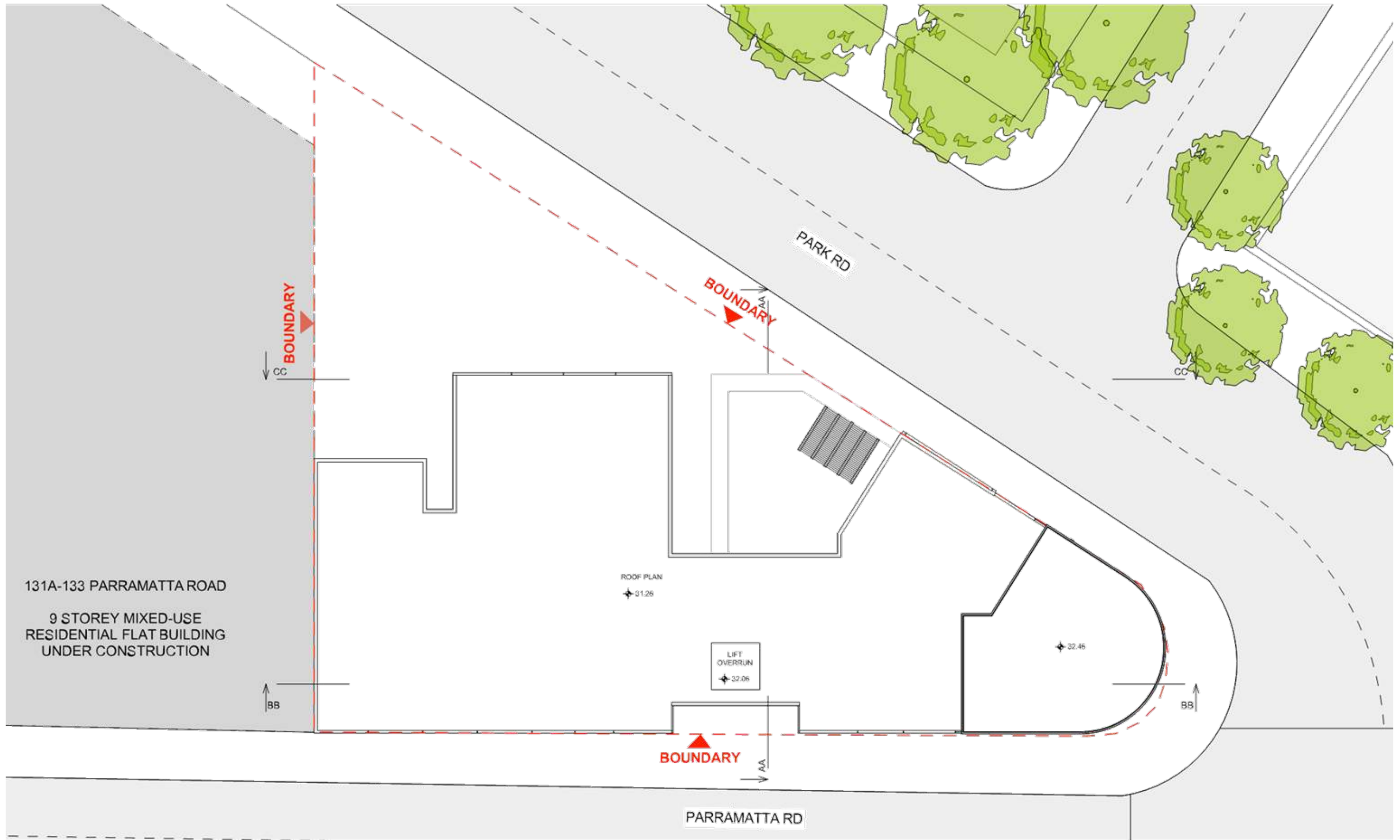
Units	Additional Insulation
101	
102	R1.0 insulation in floor over 'open air'
103	R1.0 insulation in floor over 'open air'
104	R1.0 insulation in floor over 'open air'
202	R1.0 insulation in floor over 'open air'
505	R2.0 insulation in roof
601	R2.0 insulation in roof
602	R2.0 insulation in roof
603	R2.0 insulation in roof
604	R2.0 insulation in roof
605	R2.0 insulation in roof
606	R2.0 insulation in roof

131A-133 PARRAMATTA ROAD
 9 STOREY MIXED-USE
 RESIDENTIAL FLAT BUILDING
 UNDER CONSTRUCTION



LEVEL 06 - 1:200

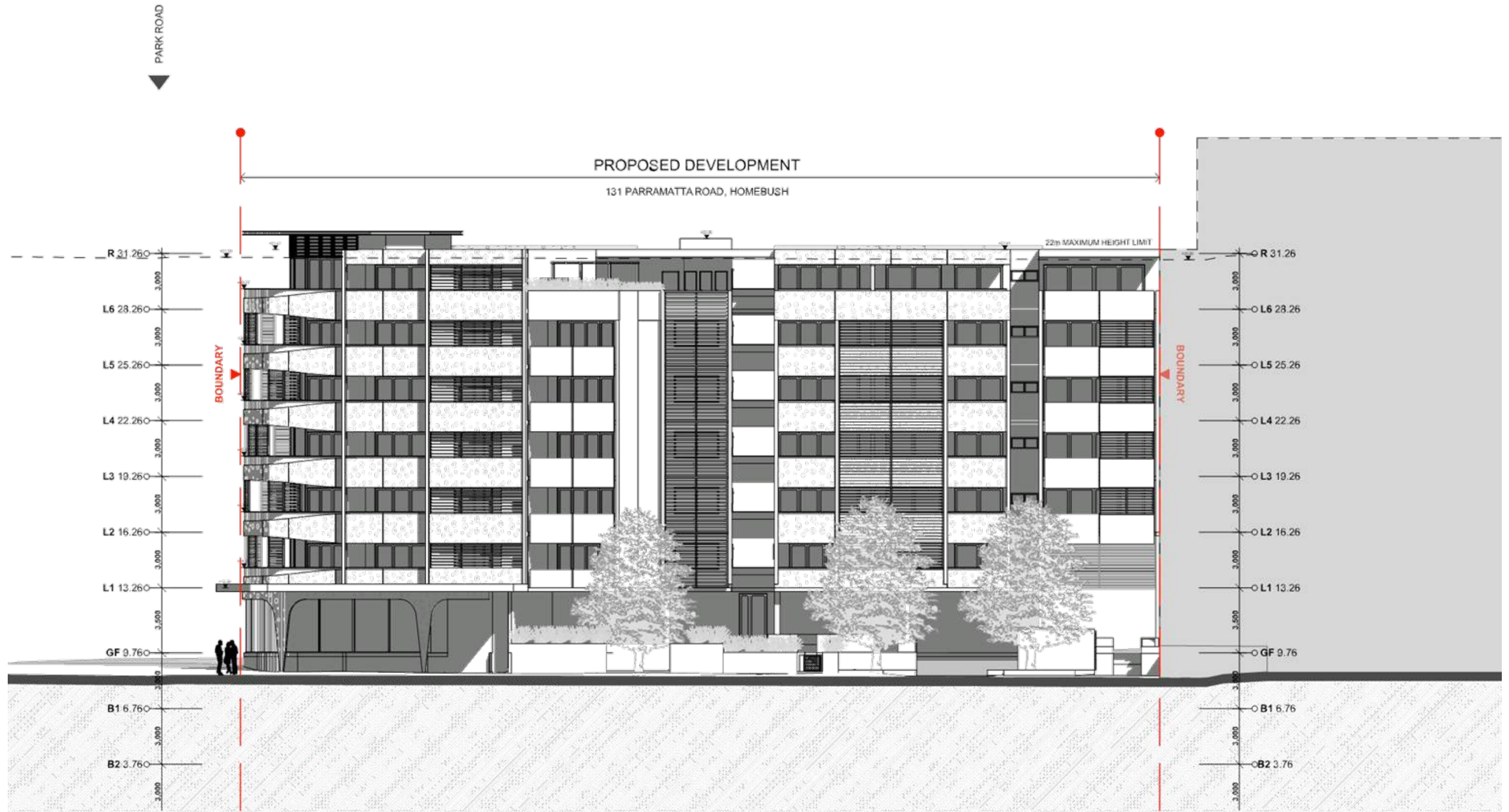
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SCALE 1:200
 1 2 5 10M

ROOF PLAN - 1:200

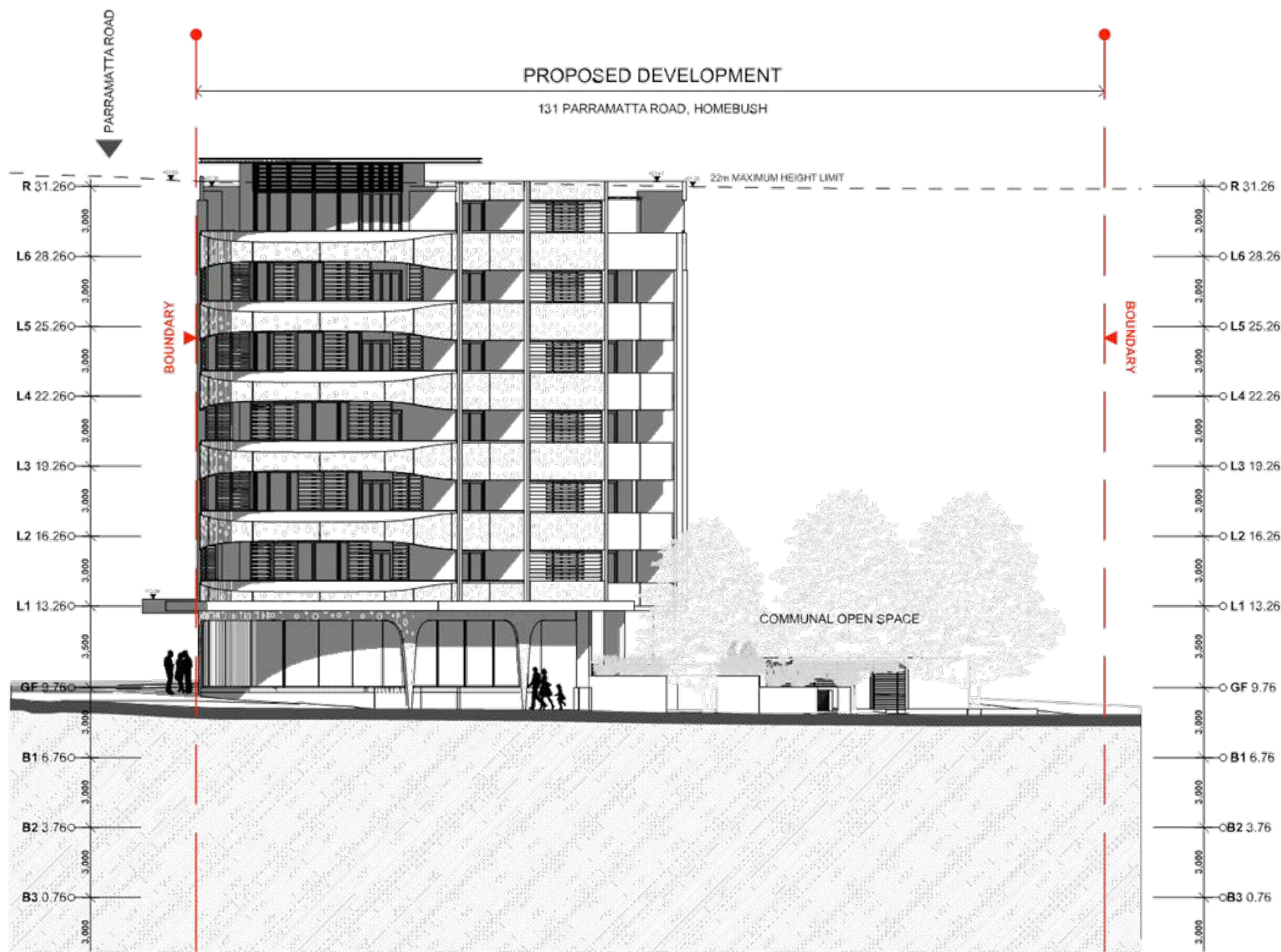
<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>		<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>ACOUSTIC ACoustic CONSULTING ENGINEERS 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>HYDRAULIC/SAGCONSULTANTS 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>DESIGN/RISK CONSULTING 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>PLANNING/WILLARA 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>ARCHITECT/GHAZI AL ALI ARCHITECTS 1/100-110/120/130/140/150/160/170/180/190/200/210/220/230/240/250/260/270/280/290/300/310/320/330/340/350/360/370/380/390/400/410/420/430/440/450/460/470/480/490/500/510/520/530/540/550/560/570/580/590/600/610/620/630/640/650/660/670/680/690/700/710/720/730/740/750/760/770/780/790/800/810/820/830/840/850/860/870/880/890/900/910/920/930/940/950/960/970/980/990/1000</p>	<p>PROJECT/131 PARRAMATTA ROAD, HOMEBUSH DATE: 2/10/2016 DRAWN BY: JGA CHECKED BY: JGA DATE: 2/10/2016</p>	<p>CLIENT/OPEN BRIDGE PTY DATE: 2/10/2016 DRAWN BY: JGA CHECKED BY: JGA DATE: 2/10/2016</p>	<p>PROJECT CODE/ROOF PLAN DRAWING NUMBER/DA SCALE/A1212 DATE/66.15</p>
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SCALE 1:200
 1 2 5 10M

NORTH ELEVATION - 1:200

<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>		<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS SOLUTIONS 2/450-452, Jolly Road, North Parramatta NSW 2151 PH: 02 9639 1500 WWW.ACCESSOLUTIONS.COM.AU</p>		<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 1/100-102, The Arcade, Parramatta NSW 2150 PH: 02 9639 1500 WWW.PARRAMATTA.COM.AU</p>		<p>ACOUSTIC ACoustic CONSULTING ENGINEERS 1/100-102, The Arcade, Parramatta NSW 2150 PH: 02 9639 1500 WWW.PARRAMATTA.COM.AU</p>		<p>HYDRAULIC & SOIL CONSULTANTS 2/100-102, The Arcade, Parramatta NSW 2150 PH: 02 9639 1500 WWW.PARRAMATTA.COM.AU</p>		<p>DESIGN/RISK CONSULTING 4/100-102, The Arcade, Parramatta NSW 2150 PH: 02 9639 1500 WWW.PARRAMATTA.COM.AU</p>		<p>PLANNING WILLIAMS 2/100-102, The Arcade, Parramatta NSW 2150 PH: 02 9639 1500 WWW.PARRAMATTA.COM.AU</p>		<p>ARCHITECT GHAZI AL ALI ARCHITECTS PTY LTD 1/100-102, The Arcade, Parramatta NSW 2150 PH: 02 9639 1500 WWW.PARRAMATTA.COM.AU</p>		<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH</p>		<p>CLIENT OPEN BRIDGE PTY</p>		<p>DATE 2/10/2017</p>		<p>DRAWN BY JGA</p>		<p>CHECKED BY JGA</p>		<p>APPROVED BY JGA</p>		<p>PROJECT CODE A1301</p>		<p>SCALE 1:200</p>		<p>DATE 2/10/2017</p>		<p>PROJECT CODE A1301</p>		<p>SCALE 1:200</p>	
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EAST ELEVATION - 1:200

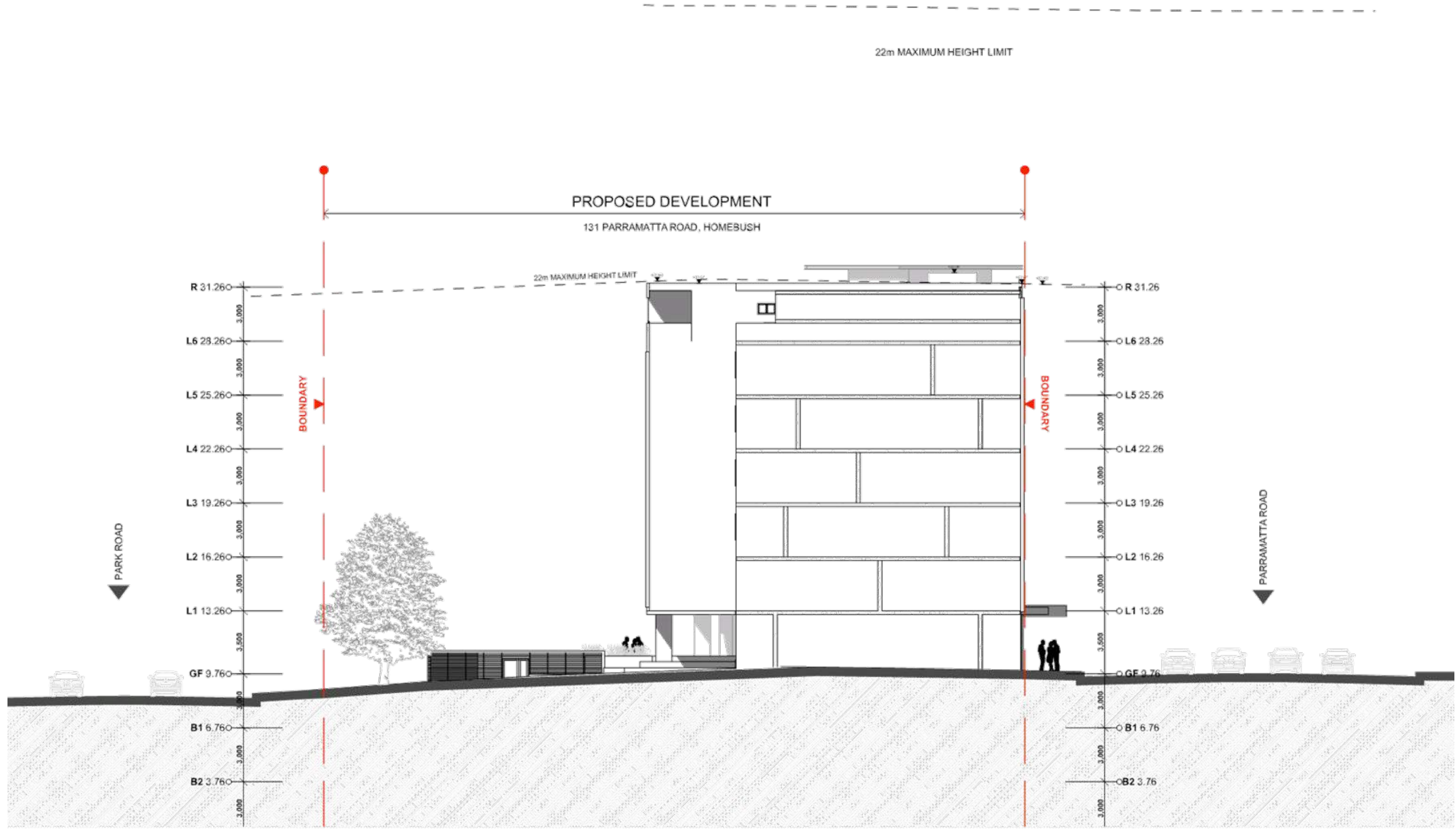
<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>A3</p>	<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS SOLUTIONS 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>ACOUSTIC ACOUSTIC CONSULTING ENGINEERS 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>HYDRAULIC SAGCONSULTANTS 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>DESIGN DESIGN RIGHT CONSULTING 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>PLANNING WILLANA 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECTS P/L 1/101-103, City Road, Parramatta NSW 2150 TEL: 02 9639 1000</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH OPEN BRIDGE PTY</p>	<p>ELEVATIONS</p>	
												<p>DA A1302</p>	<p>66.15 E</p>



SCALE 1:200
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SOUTH ELEVATION - 1:200

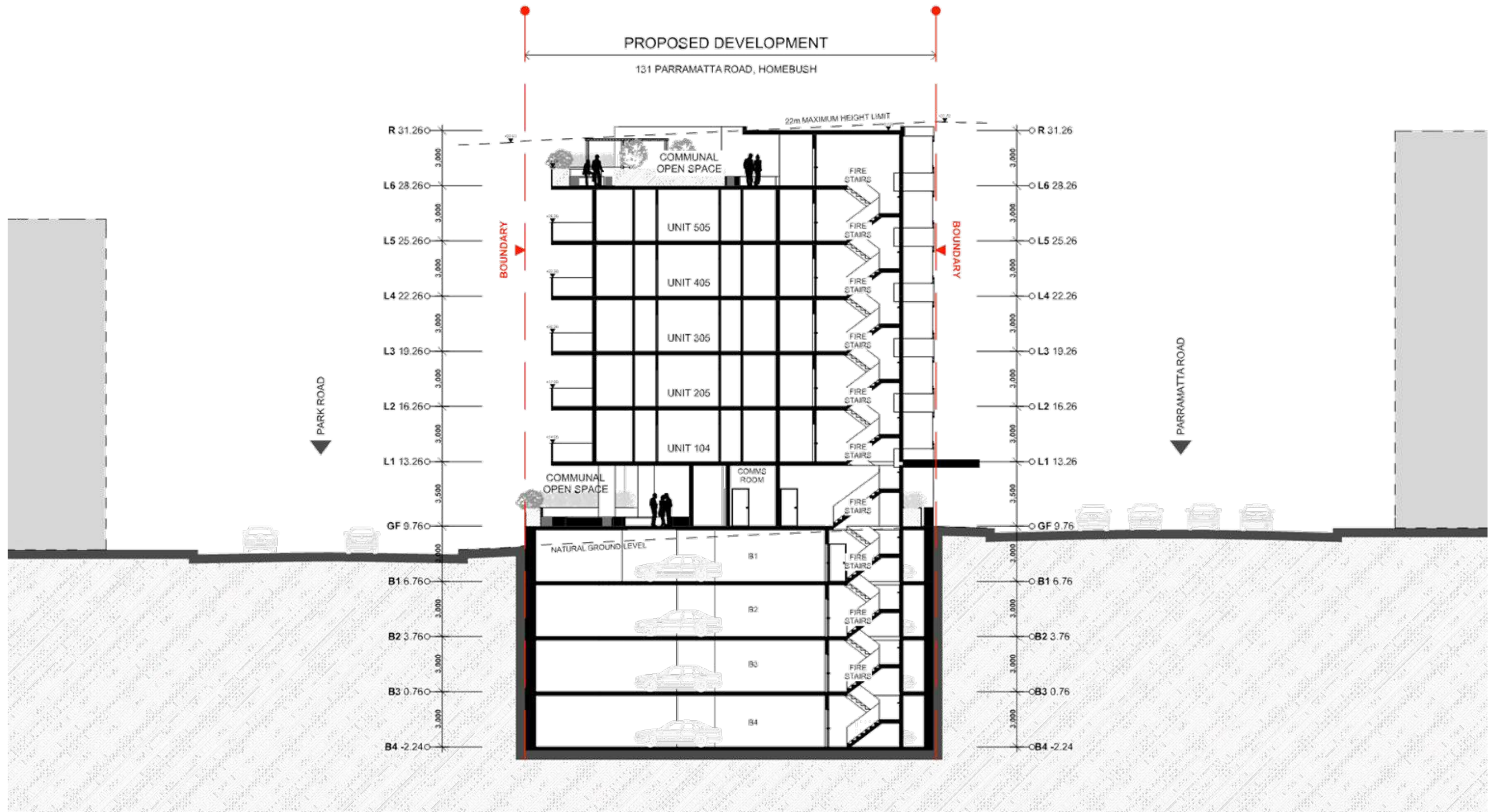
<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>		<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS SOLUTIONS A 401-411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 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996, 997, 998, 999, 1000</p>		<p>ARCHITECT GHAZI AL ALI ARCHITECTS PTY LTD 1/107-109, 111-113, 115-117, 119-121, 123-125, 127-129, 131-133, 135-137, 139-141, 143-145, 147-149, 151-153, 155-157, 159-161, 163-165, 167-169, 171-173, 175-177, 179-181, 183-185, 187-189, 191-193, 195-197, 199-201, 203-205, 207-209, 211-213, 215-217, 219-221, 223-225, 227-229, 231-233, 235-237, 239-241, 243-245, 247-249, 251-253, 255-257, 259-261, 263-265, 267-269, 271-273, 275-277, 279-281, 283-285, 287-289, 291-293, 295-297, 299-301, 303-305, 307-309, 311-313, 315-317, 319-321, 323-325, 327-329, 331-333, 335-337, 339-341, 343-345, 347-349, 351-353, 355-357, 359-361, 363-365, 367-369, 371-373, 375-377, 379-381, 383-385, 387-389, 391-393, 395-397, 399-401, 403-405, 407-409, 411-413, 415-417, 419-421, 423-425, 427-429, 431-433, 435-437, 439-441, 443-445, 447-449, 451-453, 455-457, 459-461, 463-465, 467-469, 471-473, 475-477, 479-481, 483-485, 487-489, 491-493, 495-497, 499-501, 503-505, 507-509, 511-513, 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959-961, 963-965, 967-969, 971-973, 975-977, 979-981, 983-985, 987-989, 991-993, 995-997, 999-1001</p>		<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH CLIENT OPEN BRIDGE PTY DATE 2/10/2017 DRAWN BY EA CHECKED BY EA SCALE 1:200</p>		<p>DISCOUNT CODE ELEVATIONS DRAWING NUMBER DA PROJECT NUMBER A1303 SCALE 1:200</p>	
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SCALE 1:200
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WEST ELEVATION - 1:200

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SCALE 1:200
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N / S SECTION AA - 1:200

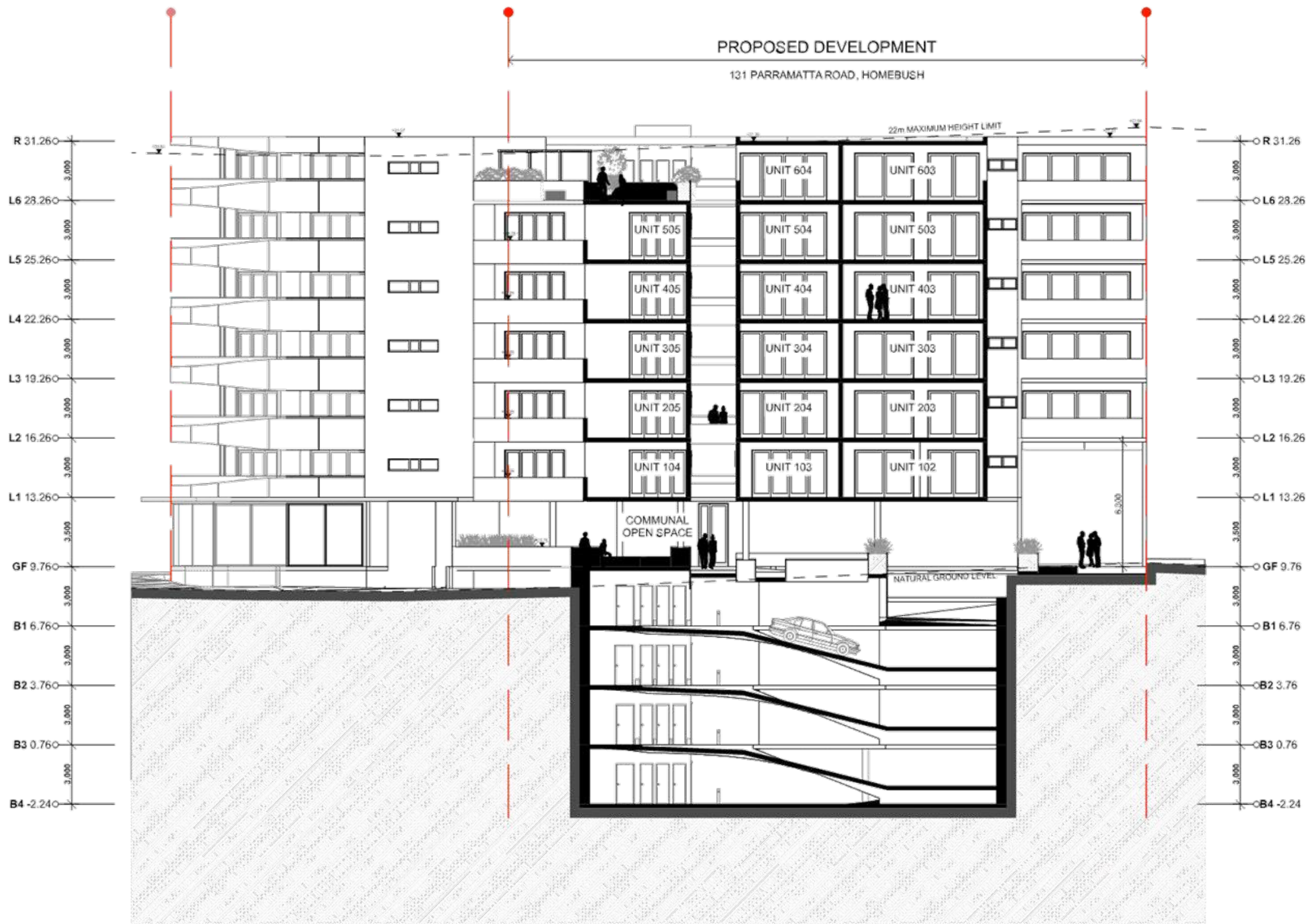
<p>FOR PRE-DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS QUANTITY SURVEY IMBSC</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS</p>	<p>ACQUAUSTIC CONSULTING ENGINEERS</p>	<p>HYDRAULIC/SAISON CONSULTANTS</p>	<p>DESIGN/RISK CONSULTING WILLARA</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECT</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH CLIENT OPEN BRIDGE PTY</p>	<p>SECTION DA A1401 A</p>
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SCALE 1:200
1 1 2 5 10M

E / W SECTION BB - 1:200

<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>		<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS SOLUTIONS Q. 801-811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>		<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS P. 101-102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</p>		<p>ACUSTIC ACUSTIC CONSULTING ENGINEERS P. 201-202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300</p>		<p>HYDRAULIC/SAGCONULTANTS P. 301-302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400</p>		<p>DESIGN/RIGHT CONSULTING P. 401-402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500</p>		<p>PLANNING/WILLARA P. 501-502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600</p>		<p>ARCHITECT/GHAZI AL ALI ARCHITECTS P. 601-602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700</p>		<p>PROJECT/131 PARRAMATTA ROAD, HOMEBUSH CLIENT/OPEN BRIDGE PTY SCALE/1:200 DATE/2017/04/16 DRAWN BY/EA CHECKED BY/JA DESIGNED BY/GA APPROVED BY/</p>		<p>SECTION/DA A1402 A</p>	
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E / W SECTION CC - 1:200

FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Discipline	A.1 Title Drawing Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS SOLUTIONS 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	TRAFFIC PARKING & TRAFFIC CONSULTANTS 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	ACOUSTIC ACOUSTIC CONSULTING ENGINEERS 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	HYDRAULIC SAGCONSULTANTS 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	DESIGN DESIGN RIGHT CONSULTING 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	PLANNING WILLIAMS 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	ARCHITECT GHAZI AL ALI ARCHITECTS PTY LTD 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	PROJECT 131 PARRAMATTA ROAD, HOME BUSH CLIENT OPEN BRIDGE PTY DATE 2017/05/16	DRAWING TITLE SECTIONS DRAWING NUMBER DA PROJECT NUMBER A1403 SCALE A	66.15
					QUANTITY SURVEY 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	LANDSCAPE SUSTAINABLE SOLUTIONS 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	GEOTECHNICAL GEOENVIRONMENTAL 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	LANDSCAPE CONCEPT 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	URBAN MANAGEMENT GHAZI AL ALI ARCHITECT 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	ARCHITECT GHAZI AL ALI ARCHITECTS PTY LTD 10/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	PROJECT 131 PARRAMATTA ROAD, HOME BUSH CLIENT OPEN BRIDGE PTY DATE 2017/05/16	DRAWING TITLE SECTIONS DRAWING NUMBER DA PROJECT NUMBER A1403 SCALE A	66.15	



UNIT MIX

3 BED	=	7
2 BED	=	27
STUDIO	=	6
COMMERCIAL	=	4
TOTAL	=	40 + 4 COMMERCIAL

GFA CALCULATION

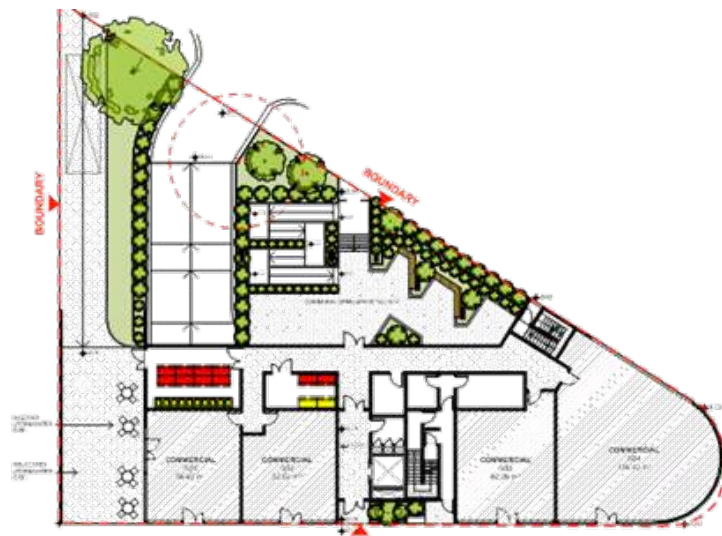
SITE AREA:	1165 SQM
PERMISSIBLE FSR:	3.15:1
PERMISSIBLE GFA:	3669.75 SQM

3641.86 SQM

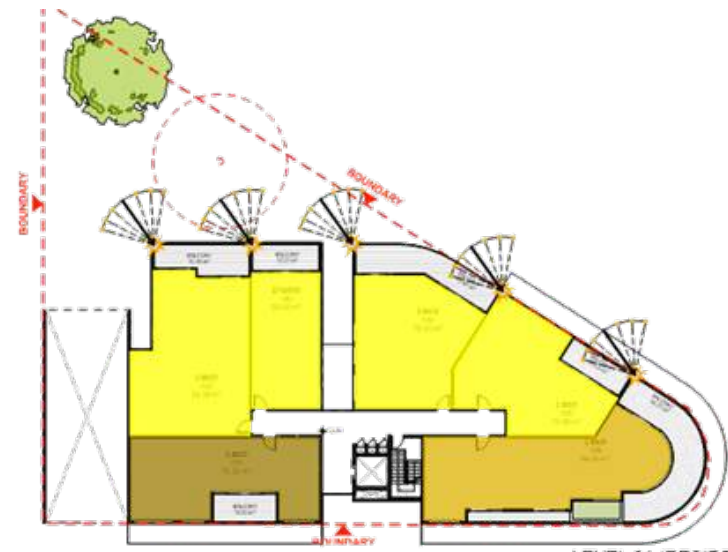
RESIDENTIAL GFA:	3308.72SQM
COMMERCIAL GFA:	333.14SQM
TOTAL GFA:	3641.86SQM
TOTAL FSR:	3.15:1



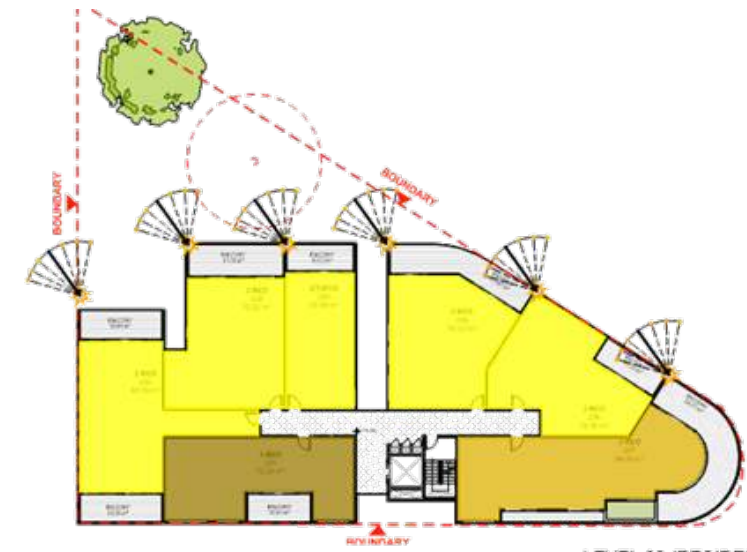
FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	N	ACCESS SOLUTIONS 2/45-47, JAY ROAD OFF HIGHWAY 400, BENTLEY NSW 02 9518 1150	TRAFFIC PARKING & TRAFFIC CONSULTANTS 1/11, GLEN COVE 02 9438 4222 www.trafficparking.com.au	ACOUSTIC ACUSTIC CONSULTING ENGINEERS 1/11, GLEN COVE 02 9438 4222 www.acousticconsulting.com.au	HYDRAULIC/SAG CONSULTANTS 2/11, GLEN COVE, NSW 1511 02 9438 4222 www.hydro.com.au	DESIGN/RISK CONSULTING 4/11, GLEN COVE, NSW 1511 02 9438 4222 www.designrisk.com.au	PLANNING WILLIAMS 1/11, GLEN COVE, NSW 1511 02 9438 4222 www.williams.com.au	ARCHITECT GHAZI AL ALI ARCHITECTS 1/11, GLEN COVE, NSW 1511 02 9438 4222 www.ghazialali.com.au	PROJECT 131 PARRAMATTA ROAD, HOMEBUSH CLIENT OPEN BRIDGE PTY SCALE 1:200 DATE 2016/02/16 DRAWN BY EJ CHECKED BY JAL CONSULTANT GAA APPROVED BY [Signature]	PROJECT NAME GFA CALCULATION DRAWN BY [Signature] DATE DA A2001 A
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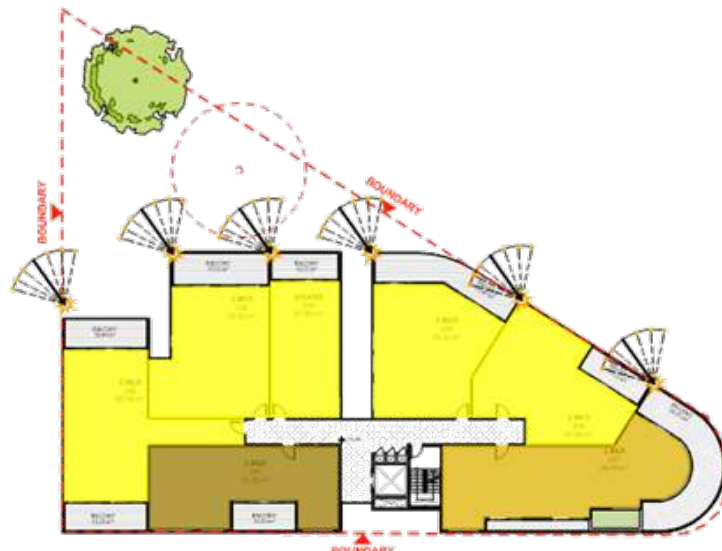
GROUND FLOOR (COMMERCIAL)



LEVEL 01 (RESIDENTIAL)



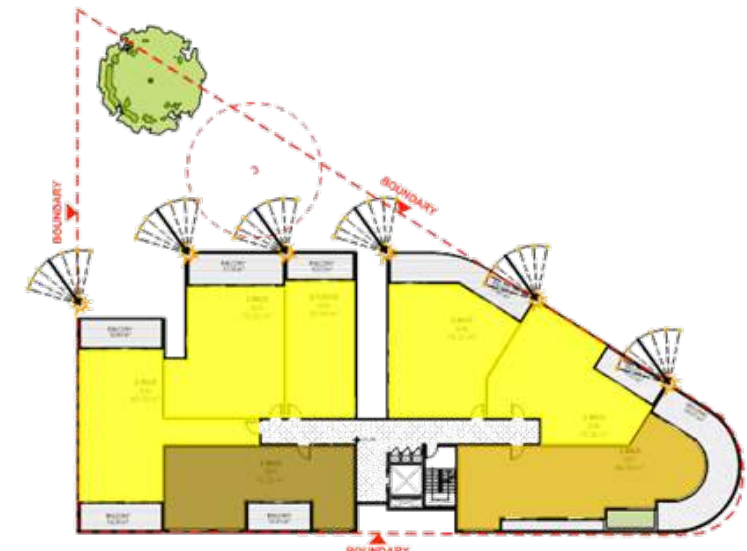
LEVEL 02 (RESIDENTIAL)



LEVEL 03 (RESIDENTIAL)



LEVEL 04 (RESIDENTIAL)



LEVEL 05 (RESIDENTIAL)



LEVEL 06 (RESIDENTIAL)

SOLAR ACCESS STUDY

- ≥ 2H SOLAR ACCESS
- LIMITED SOLAR ACCESS
- NO SOLAR ACCESS

SOLAR ACCESS ≥ 3HRS: 29 (72.5%)
 LIMITED SOLAR ACCESS @ 2HRS: 6 (15.0%)
 NO DIRECT SUNLIGHT: 5 (12.5%)
 TOTAL NUMBER OF UNITS: 40



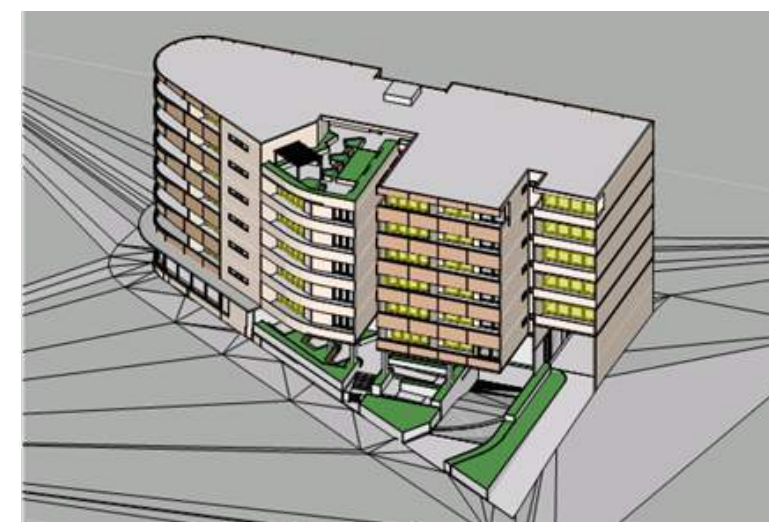
<p>FOR PRE-DA PURPOSES ONLY NOT FOR CONSTRUCTION</p> <p style="font-size: 24px; font-weight: bold;">DA</p>	<p>A3</p>	<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS SOLUTIONS 2/45-47, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p> <p>QUANTITY SURVEY: MBSOC 2/45-47 Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p> <p>WALKABLE SOLUTIONS 4/21-23, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>ACOUSTIC CONSULTING ENGINEERS 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p> <p>GEOTECHNICAL/GEOTECHNICAL 4/21-23, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>STRUCTURAL CONSULTANTS 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p> <p>LANDSCAPE/CONCEPT 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>DESIGN/RIGHT CONSULTING 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p> <p>GHAZI ALI ARCHITECT 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>PLANNING/WILLARA 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>ARCHITECT/ GHAZI ALI ARCHITECT 1/15-17, Jolly Road, North Ryde NSW 1513 PH: 02 9439 1515</p>	<p>PROJECT/ 131 PARRAMATTA ROAD, HOMEBUSH</p> <p>CLIENT/ OPEN BRIDGE PTY</p> <p>SCALE/ 1:200</p> <p>DATE/ 2017/05/16</p> <p>DRAWN BY/ JGA</p> <p>CHECKED BY/ JGA</p> <p>APPROVED BY/ JGA</p>	<p>DESIGN TITLE/ SOLAR ACCESS DIAGRAM</p> <p>PROJECT NUMBER/ DA</p> <p>DATE/ A2010</p> <p>SCALE/ A</p>
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9AM - 21 JUNE WINTER SOLSTICE



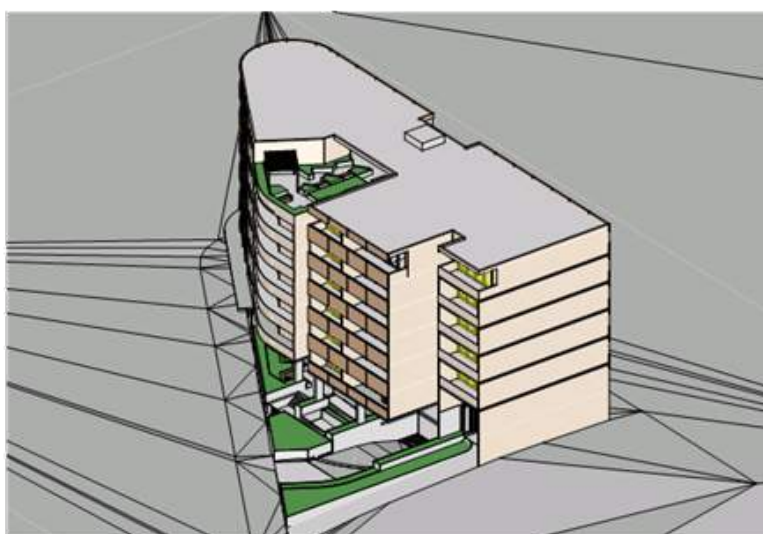
10AM - 21 JUNE WINTER SOLSTICE



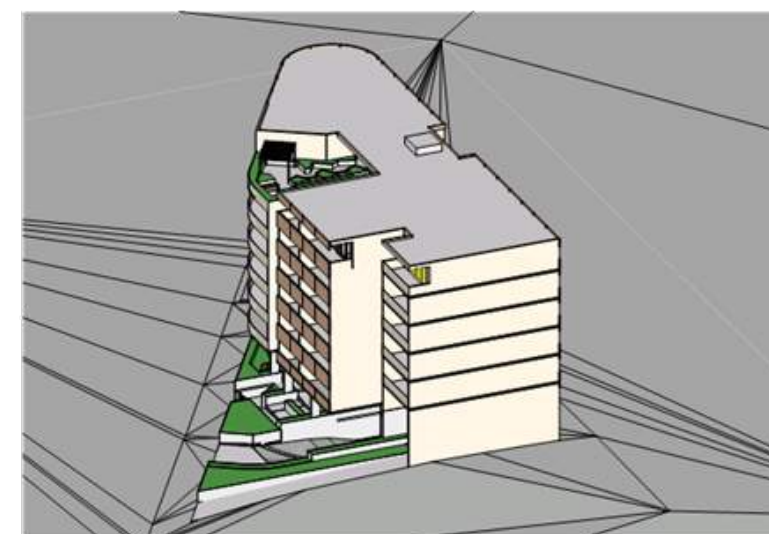
11AM - 21 JUNE WINTER SOLSTICE



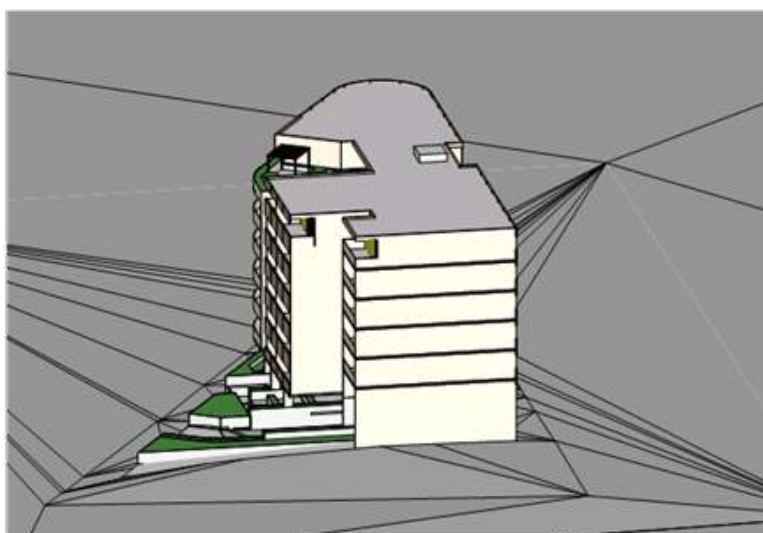
12PM - 21 JUNE WINTER SOLSTICE



1PM - 21 JUNE WINTER SOLSTICE



2PM - 21 JUNE WINTER SOLSTICE

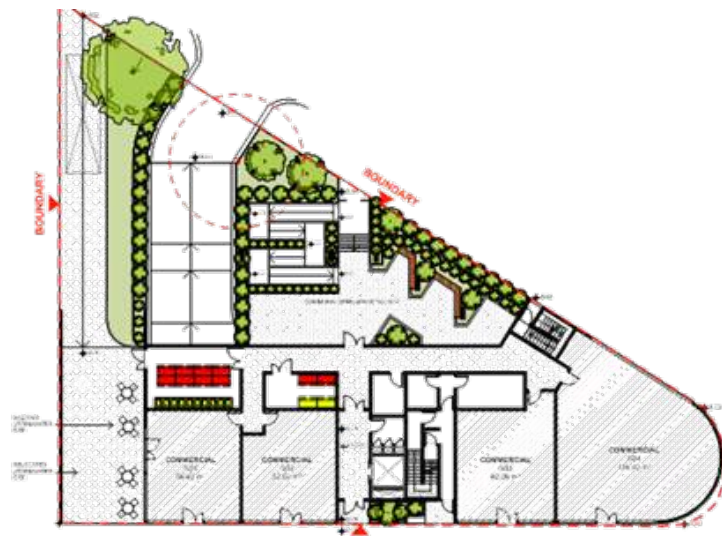


3PM - 21 JUNE WINTER SOLSTICE

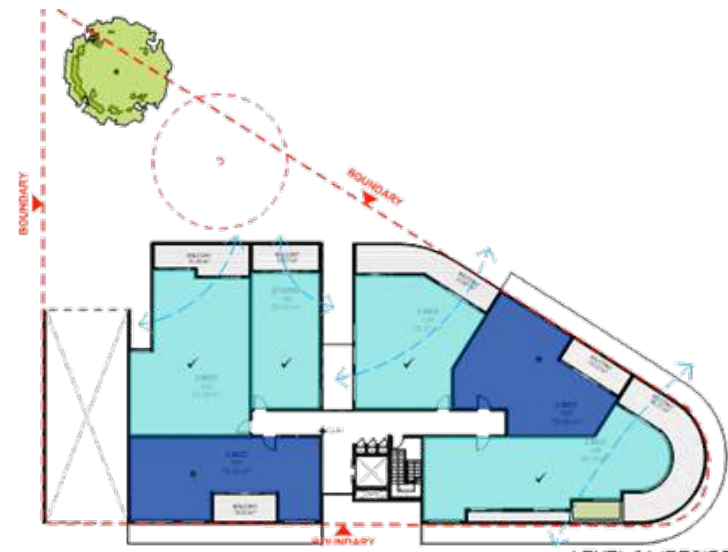
 SOLAR ACCESS INTO LIVING AREAS



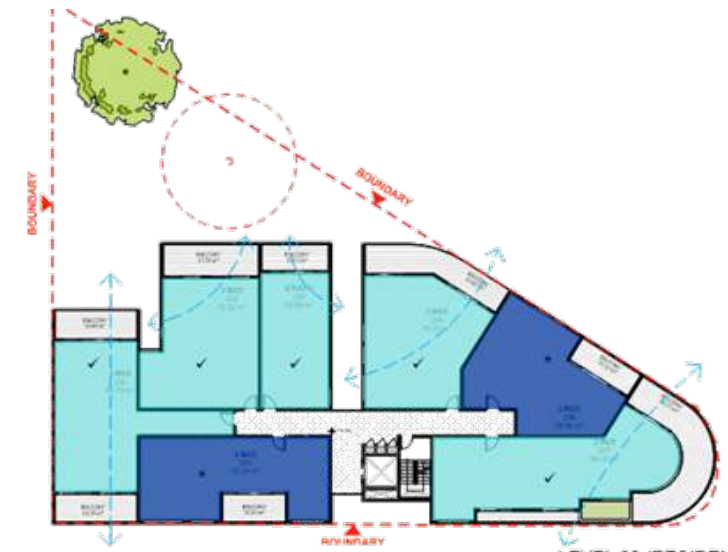
<p>FOR PRE-DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>	<p>A3 Drawing Discipline A.3.1 Title Description</p>	<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS SOLUTIONS 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>ACOUSTIC ACoustic CONSULTING ENGINEERS 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>HYDROLOGIC/SAOCONSULTANTS 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>DECA DESIGN/RIGHT CONSULTING 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>PLANNING WILLIAMS 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECTS 2/55-57/22-28/24/26/28/30/32/34/36/38/40/42/44/46/48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH</p>	<p>SOLAR ACCESS DIAGRAM 3D</p>	<p>DA A2011 A</p>
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GROUND FLOOR (COMMERCIAL)



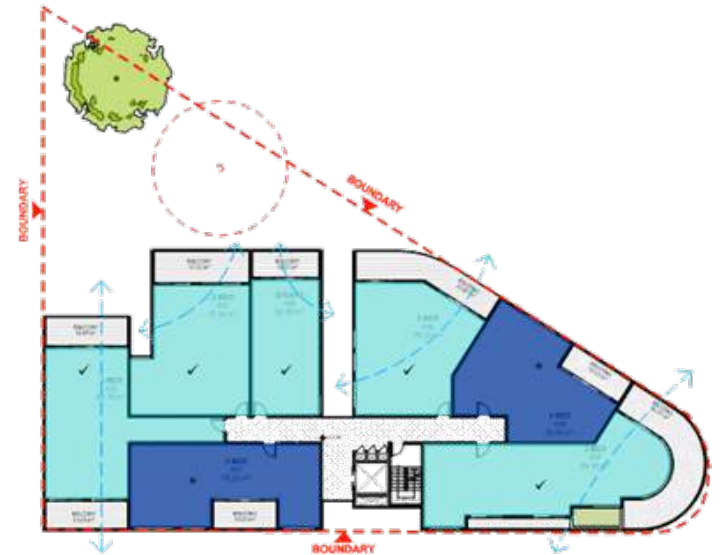
LEVEL 01 (RESIDENTIAL)



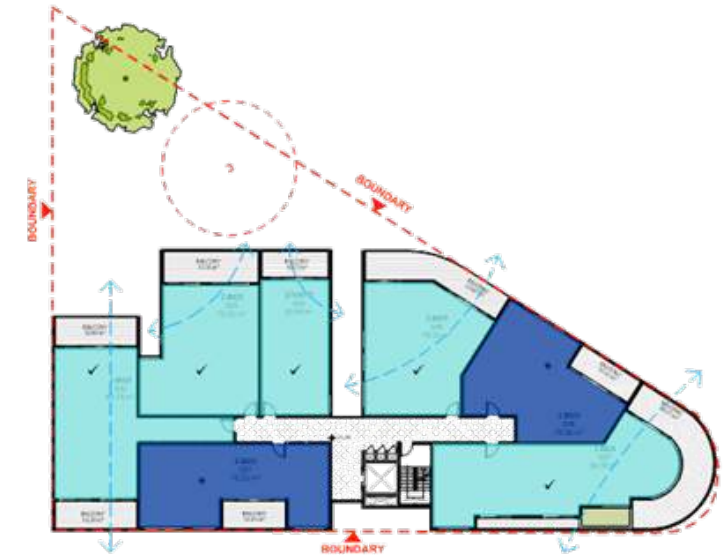
LEVEL 02 (RESIDENTIAL)



LEVEL 03 (RESIDENTIAL)



LEVEL 04 (RESIDENTIAL)



LEVEL 05 (RESIDENTIAL)



LEVEL 06 (RESIDENTIAL)

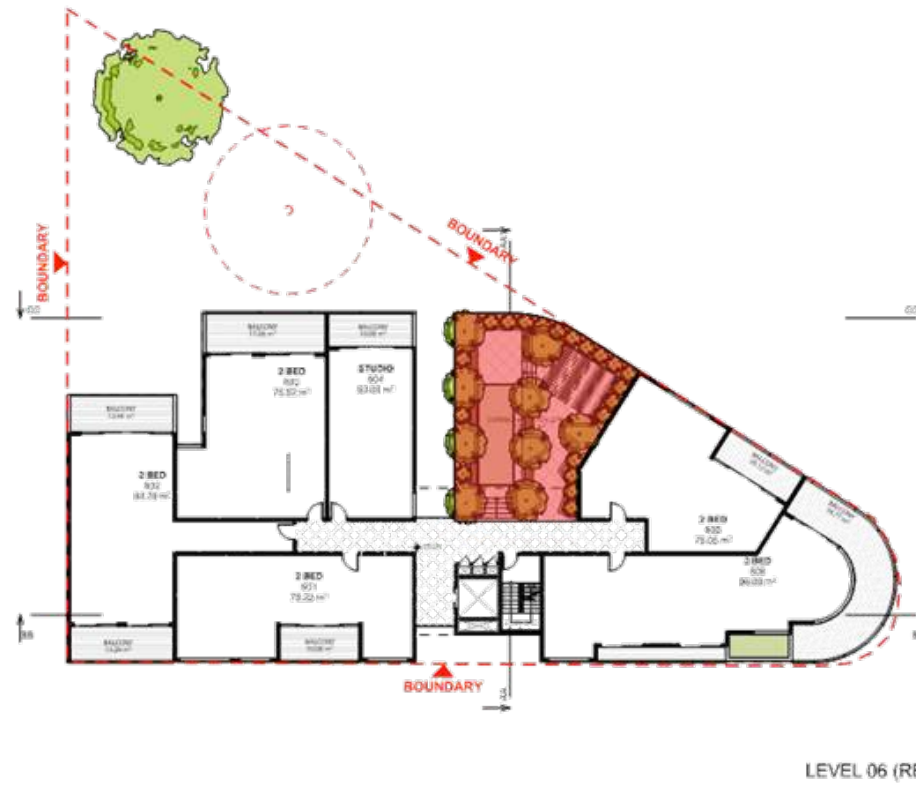
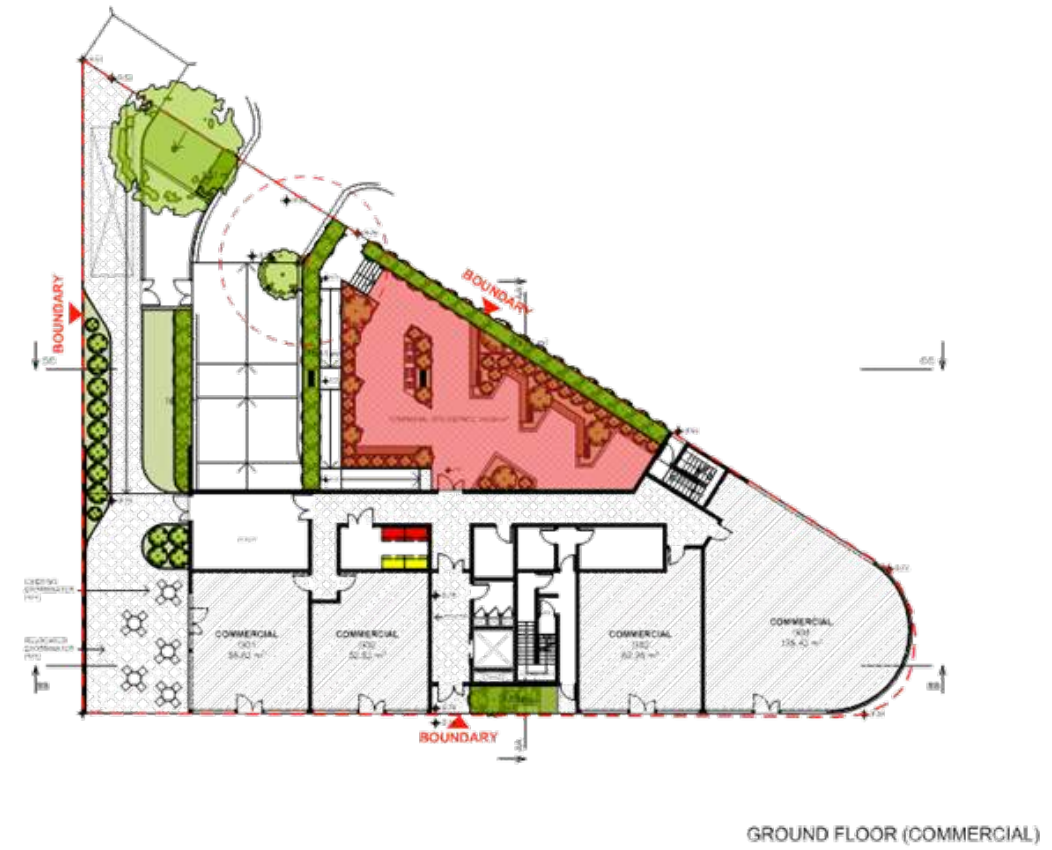
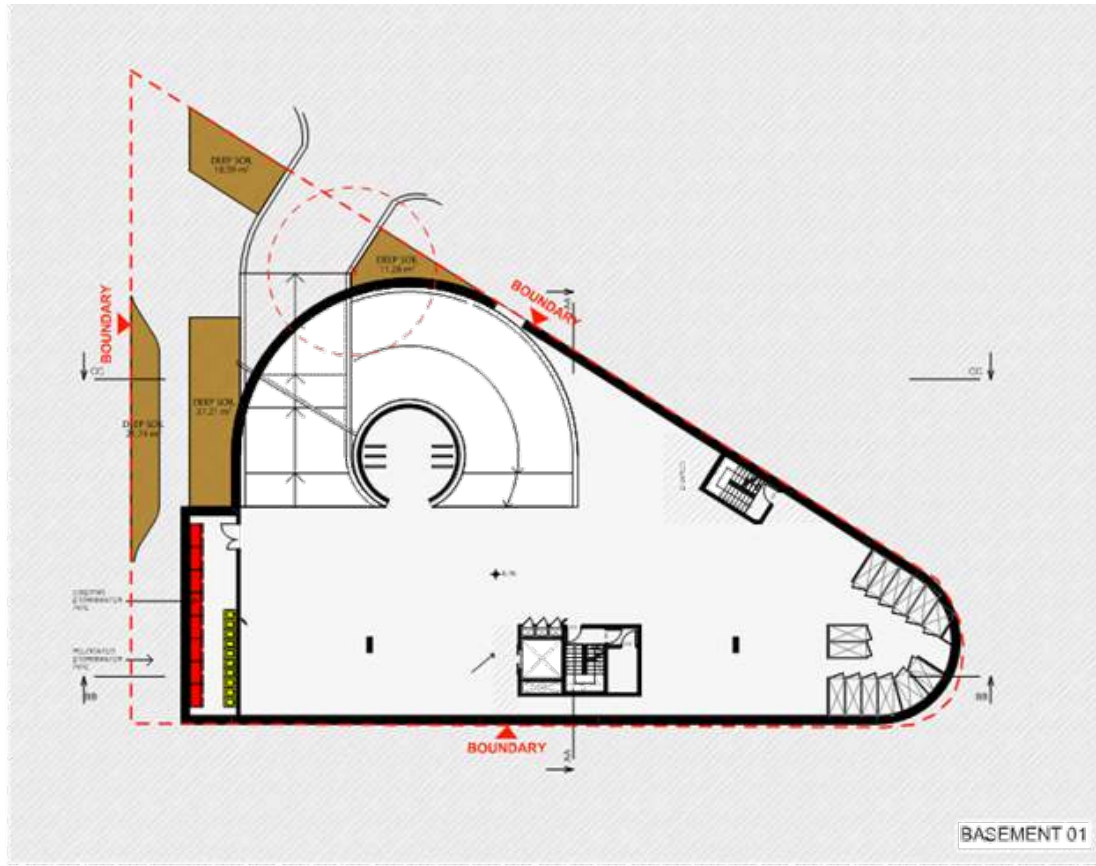
CROSS-VENTILATION STUDY

- CROSS-VENTILATED
- NOT CROSS-VENTILATED

CROSS VENTILATED: 28 (70%)
 NOT CROSS VENTILATED: 12 (30%)
 TOTAL NUMBER OF UNITS: 40



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LANDSCAPE CALCULATION

SITE AREA: 1149 SQM
 REQUIRED DEEP SOIL: 80.43 SQM (7.0%)
 REQUIRED COMMUNAL OPEN SPACE: 287.25 SQM (25.0%)

- LANDSCAPING: 58.14 SQM (5.1%)
- DEEP SOIL: 82.82 SQM (7.2%)
- COMMUNAL OPEN SPACE: 294.27 SQM (25.6%)



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STORAGE

LEVEL 01					LEVEL 02-05					LEVEL 06				
UNIT NO.	UNIT TYPE	STORAGE WITHIN UNIT	STORAGE WITHIN BASEMENT	TOTAL	UNIT NO.	UNIT TYPE	STORAGE WITHIN UNIT	STORAGE WITHIN BASEMENT	TOTAL	UNIT NO.	UNIT TYPE	STORAGE WITHIN UNIT	STORAGE WITHIN BASEMENT	TOTAL
101	1BED	4.05	5.60	9.65	201-501	2BED	4.05	5.60	9.65	601	1BED	4.05	5.60	9.65
102	3BED	5.86	5.60	11.46	202-502	2BED	6.94	5.60	12.54	602	2BED	6.94	5.60	12.54
103	STUDIO	4.11	5.60	9.71	203-503	2BED	6.74	5.60	12.34	603	2BED	6.74	5.60	12.34
104	2BED	6.72	5.60	12.32	204-504	STUDIO	4.11	5.60	9.71	604	STUDIO	4.11	5.60	9.71
105	2BED	5.53	5.60	11.13	205-505	2BED	6.72	5.60	12.32	605	2BED	5.53	5.60	11.13
106	3BED	5.04	5.60	10.64	206-506	2BED	5.53	5.60	11.13	606	3BED	5.04	5.60	10.64
					207-507	3BED	5.04	5.60	10.64					



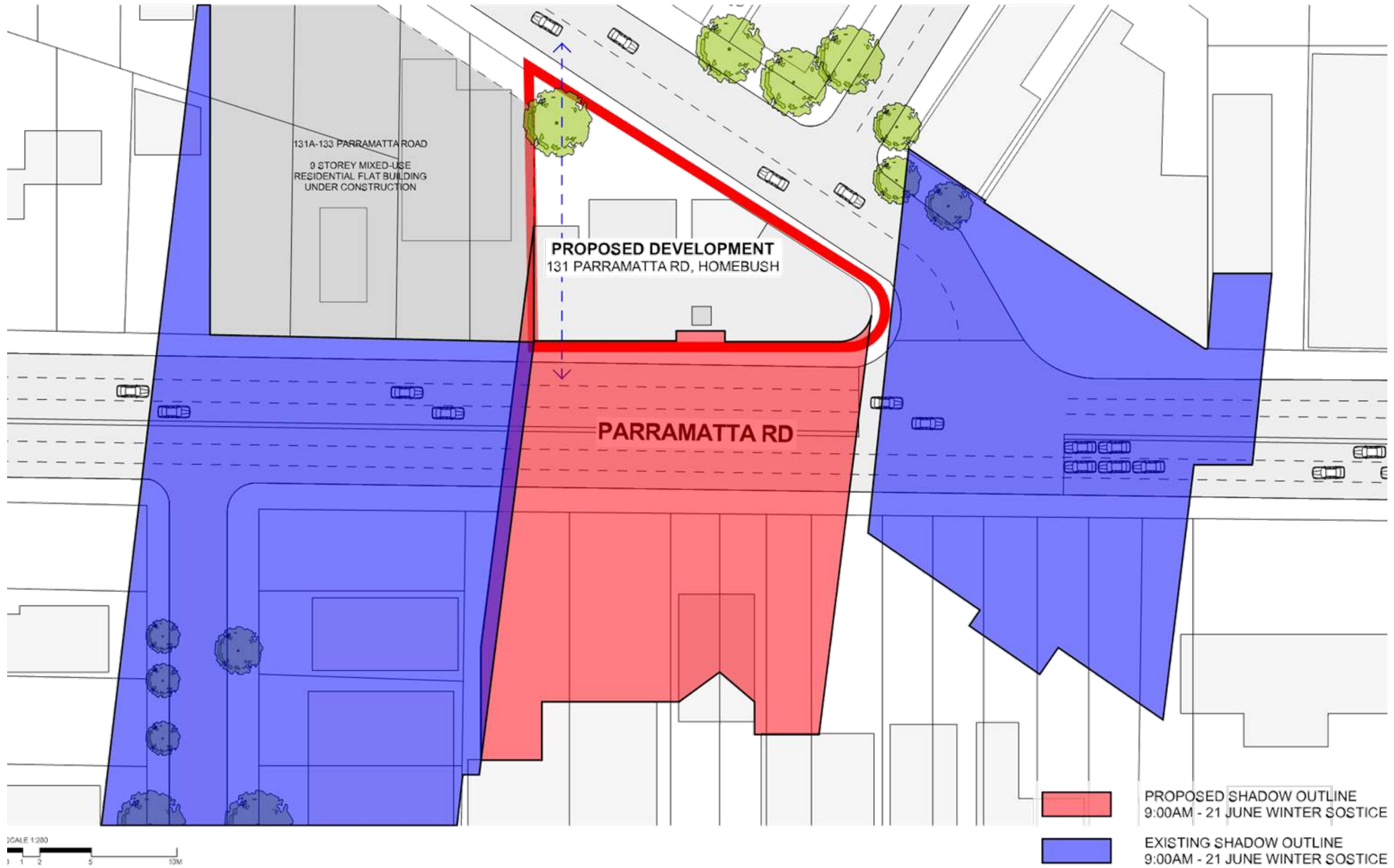
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DA

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ACCESS SOLUTIONS
PARKING & TRAFFIC CONSULTANTS
ACQUASTO
ACOUSTIC CONSULTING ENGINEERS
HYDRAULIC & SOIL CONSULTANTS
DESIGN/RISK CONSULTING
PLANNING
WILLIAMS
ARCHITECT
GHAZI AL ALI ARCHITECT

131 PARRAMATTA ROAD, HOMEBUSH
OPEN BRIDGE PTY

STORAGE DIAGRAM
DA
A2040
A

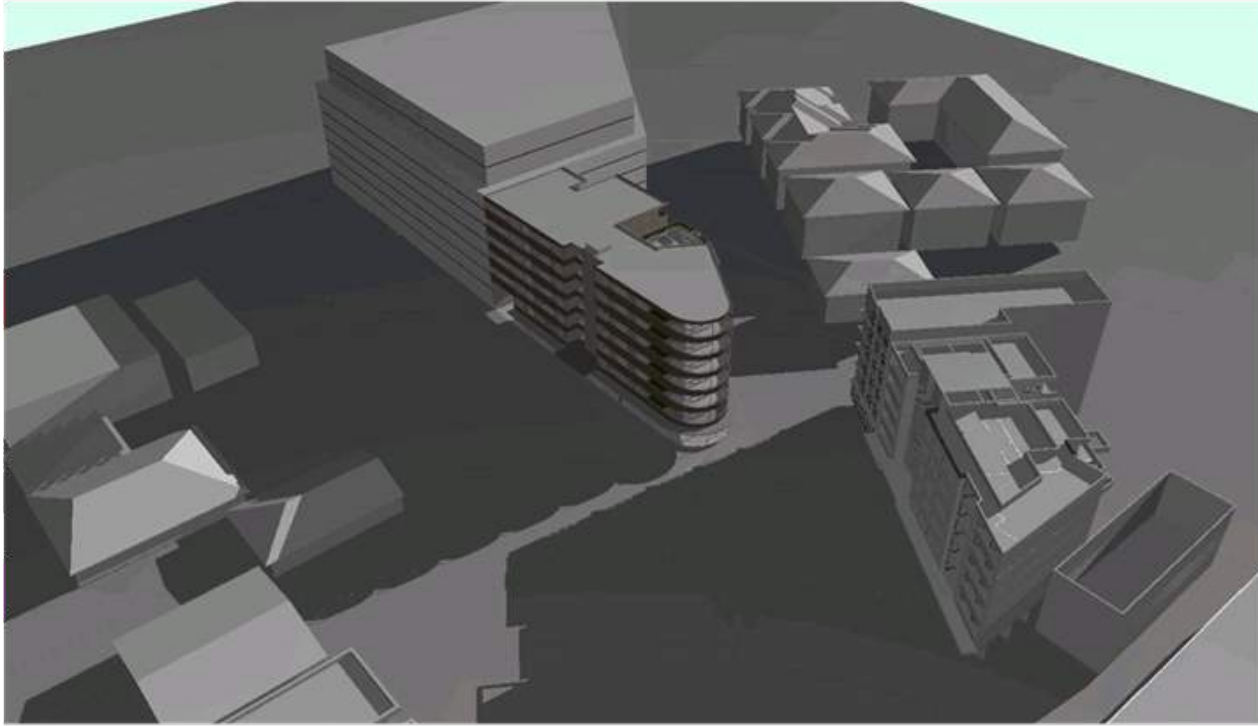


<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION</p> <p>DA</p>	<p>A3</p> <p>1:1000</p> <p>1:2000</p> <p>1:5000</p> <p>1:10000</p>	<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p> <p>QUANTITY SURVEY 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p> <p>BASELIS SUSTAINABLE SOLUTIONS 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p>	<p>ACOUSTIC ACOUSTIC CONSULTING ENGINEERS 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p> <p>GEOTECHNICAL GEOENVIRONMENTAL 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p>	<p>HYDRAULIC SAGCONSULTANTS 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p> <p>LANDSCAPING CONCEPT 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p>	<p>DESIGN/RISK CONSULTING 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p> <p>GHAZI ALI ARCHITECT 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p>	<p>PLANNING WILLIAMS 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p> <p>GHAZI ALI ARCHITECT 1/100-1/200 Scale 1/500-1/1000 Scale 1/2000-1/5000 Scale</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH</p> <p>CLIENT OPEN BRIDGE PTY</p> <p>DATE 1/2017</p> <p>DRAWN BY JGA</p> <p>CHECKED BY JGA</p> <p>PROJECT NO. A2100</p>	<p>SHADOW DIAGRAM 9.00 AM - 21 JUNE WINTER SOLSTICE</p> <p>DA</p> <p>A2100</p> <p>A</p>
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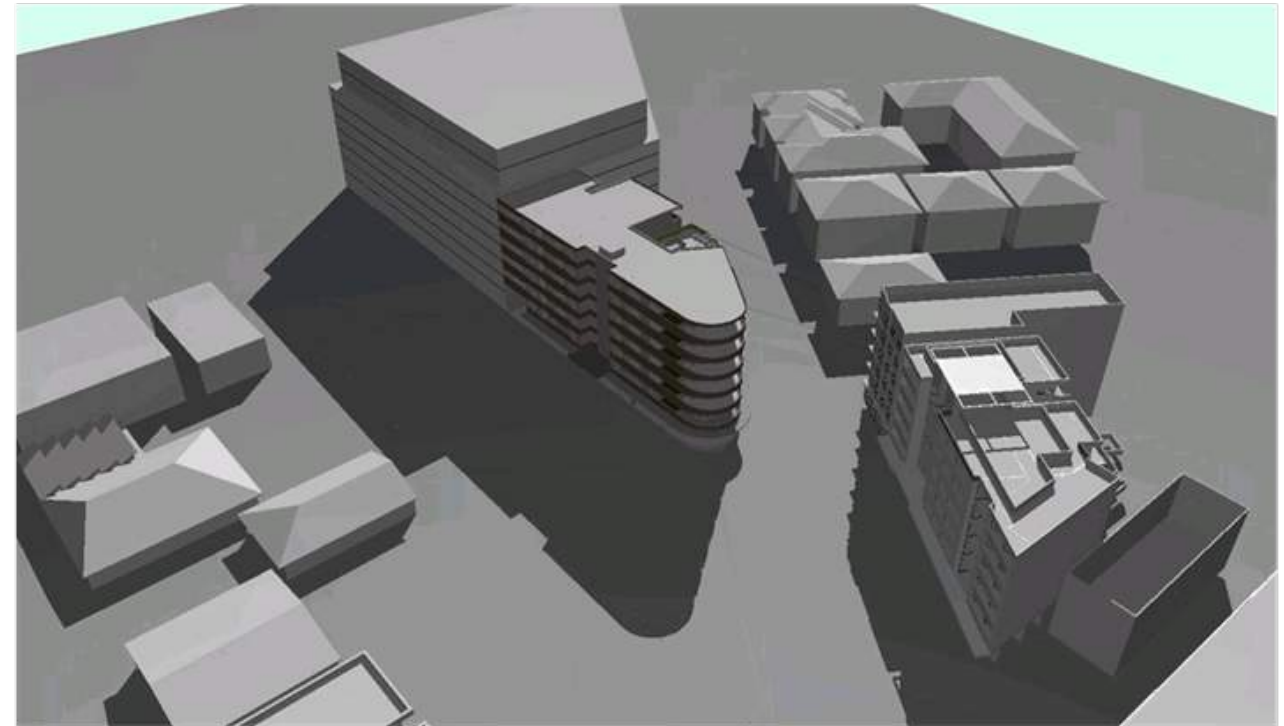


SCALE 1:200
1 1 2 5 10M

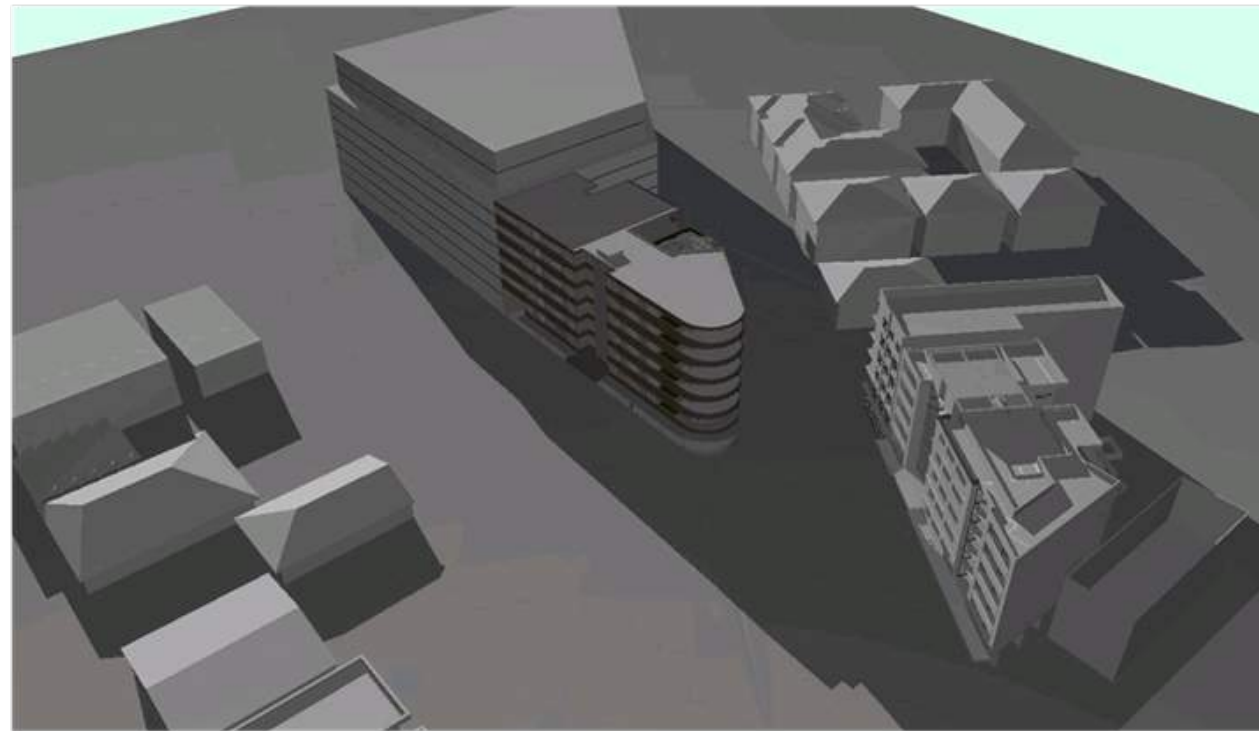
<p>FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA</p>		<p>© COPYRIGHT DO NOT SCALE DIMS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ACCESS SOLUTIONS A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>TRAFFIC PARKING & TRAFFIC CONSULTANTS A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>ACOUSTIC ACoustic CONSULTING ENGINEERS A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>HYDRAULIC & CIVIL ENGINEERS A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>DESIGN RIGHT CONSULTING A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>PLANNING WILLIAMS A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>ARCHITECT GHAZI AL ALI ARCHITECTS A. J. JONES & ASSOCIATES 1/111 RIVER ST SYDNEY NSW 2000 PH: 02 9550 1111 WWW.AJJA.COM.AU</p>	<p>PROJECT 131 PARRAMATTA ROAD, HOMEBUSH CLIENT OPEN BRIDGE PTY SCALE 1:200, 1:200 DATE 2016/05/16 DRAWN BY JGA CHECKED BY JGA APPROVED BY JGA</p>	<p>DRAWING TITLE SHADOW DIAGRAM 12.00 PM - 21 JUNE WINTER SOLSTICE DRAWING NUMBER DA PROJECT NUMBER A2101 SCALE A</p>
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SHADOW DIAGRAM
9:00AM - 21 JUNE WINTER SOSTICE



SHADOW DIAGRAM
12:00PM - 21 JUNE WINTER SOSTICE



SHADOW DIAGRAM
3:00PM - 21 JUNE WINTER SOSTICE



FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Information Title: 3D Shadow Diagram Date: 20/05/17 Author: [Name] Checker: [Name]	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	ACCESS SOLUTIONS 11/11/17/18/19 QUANTITY SURVEY: 11/11/17/18/19	TRAFFIC: PARKING & TRAFFIC CONSULTANTS 11/11/17/18/19 11/11/17/18/19	ACQUSTIC: ACOUSTIC CONSULTING ENGINEERS 11/11/17/18/19 11/11/17/18/19	HYDRAULIC: SAGCONSULTANTS 11/11/17/18/19 11/11/17/18/19	DESIGN: DESIGN RIGHT CONSULTING 11/11/17/18/19 11/11/17/18/19	PLANNING: WILLANA 11/11/17/18/19 11/11/17/18/19	ARCHITECT: GHAZI AL ALI ARCHITECTS P.C. 11/11/17/18/19 11/11/17/18/19	PROJECT: 131 PARRAMATTA ROAD, HOMEBUSH CLIENT: OPEN BRIDGE PTY DRAWN BY: CHECKED BY: DATE: 20/05/17	DRAWING TITLE: SHADOW DIAGRAM 3D - 21 JUNE WINTER SOLSTICE DRAWING NUMBER: DA A2150 A SCALE: 1:200
		PROJECT NO: SHEET NO: TOTAL SHEETS: DATE: 20/05/17									



NORTH ELEVATION - 1:200



SCALE 1:200
1 1 2 5 10M

FOR PRE - DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 1. CIVIL CONSULTANT 2. STRUCTURAL CONSULTANT 3. MECHANICAL CONSULTANT 4. ELECTRICAL CONSULTANT 5. ENVIRONMENTAL CONSULTANT 6. LANDSCAPE ARCHITECT 7. COST CONSULTANT 8. ASBESTOS CONSULTANT 9. ARCHITECT	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	ACCESS SOLUTIONS 1. 40-42 City Road, North Sydney NSW 1585 PH: 002 9551 5200	TRAFFIC PARKING & TRAFFIC CONSULTANTS 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	ACUSTIC ACUSTIC CONSULTING ENGINEERS 1. 11, Green Street, Sydney NSW 1585 PH: 002 9551 5200	HYDROLOGICAL & SOIL CONSULTANTS 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	DESIGN RIGHT CONSULTING 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	PLANNING WILLIAMS 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	ARCHITECT GHAZI AL ALI ARCHITECTS 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	PROJECT 131 PARRAMATTA ROAD, HOMEBUSH CLIENT OPEN BRIDGE PTY SCALE 1:200, 1:500, 1:500 DATE 21/04/2017 DRAWN BY JGA CHECKED BY JGA APPROVED BY	DRAWING TITLE MATERIAL SCHEDULE DRAWING NUMBER DA PROJECT NUMBER A2201 SCALE 66.15 UNIT FT
		QUANTITY SURVEY 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	SUSTAINABLE SOLUTIONS 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	GEOTECHNICAL 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	LANDSCAPING 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200	SITE MANAGEMENT 1. 1/100-110/112, The Arcade (Sydney) NSW 1585 PH: 002 9551 5200					



EAST ELEVATION - 1:200



SCALE 1:200
 1 2 5 10M

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SOUTH ELEVATION - 1:200



SCALE 1:200
 1 2 5 10M

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TO: Strathfield Independent Hearing and Assessment Panel Meeting - 4 May 2017
REPORT: SIHAP – Report No. 5
SUBJECT: 222-238 PARRAMATTA ROAD, HOMEBUSH - LOTS 8 & 9 IN DP78385, LOTS A & B IN DP82177, LOT 5 IN DP1103489, LOT 4 IN DP90683, AND LOT 2 IN DP1036274
DA NO. 2016/160

SUMMARY

Proposal: Warehouse and Distribution Centre
Applicant: Sydney Markets Limited
Owner: Sydney Markets Limited
Date of lodgement: 3 November 2016
Notification period: 15 November 2016 to 16 December 2016
Submissions received: Nil
Assessment officer: LP
Estimated cost of works: \$18,810,000.00
Zoning: SP1 Special Activities - SLEP 2012
Heritage: N/A
Flood affected: No
Is a Clause 4.6 variation proposed? No
Extent of the variation supported? N/A
RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

- 1.0 This application seeks approval for the demolition of existing site structures and construction of a warehouse and distribution centre with two (2) levels of office space above one (1) level of basement parking.
- 2.0 The subject application includes the dedication to Council of portions of Lot 10 DP 1055460 and Lot 1 DP 1036274 through a Voluntary Planning Agreement to accommodate for the widening of Dalton Avenue and the intersection of Potts Street to provide suitable vehicular and pedestrian access to the site.
- 3.0 The application was notified for a period of (14) days and no submissions were received.
- 4.0 The subject site forms the interface of the commercial and mixed use precincts within the Parramatta Road corridor. In recognition of this unique position specific consideration has been given to the compatibility of the development with likely future residential development upon the adjoining site to the east. The proposed development incorporates appropriate material and landscaping treatments, and light spill, noise attenuation and traffic calming measures in relation to the site's proximity to existing and likely future residential development within the locality.
- 5.0 The proposed development is a well articulated warehouse development that significantly improves the streetscape presentation of the Sydney Markets site and integrates well with the desired future character of the Parramatta Road corridor as envisaged throughout the

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

statutory controls for the precinct. Accordingly, the subject application is recommended for approval.

BACKGROUND

DA2012/177 was approved by Council at its meeting of 19 November 2013 for the Demolition of existing structures, excavation and remediation works and construction of a new warehouse and office development with ancillary parking, landscaping and drainage works. Note: DA2012/177 included the subject site and the seven (7) allotments to the east of the site (1-9 Smallwood Avenue, Homebush). Works relating to DA2012/177 have not yet commenced.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, Lot 2 in DP1036274 and is commonly known as 222-238 Parramatta Road, Homebush. The site is located on the the southern side of Parramatta Road and has an area of 5,650.9m².

The site is irregular in shape and has a frontage of 104.6m to the north fronting Parramatta Road and a frontage of 112.6m to the south fronting Dalton Avenue.

The site slopes from east to west and has a cross-fall of 6.35m.

Existing development on the site comprises Three (3) car yards and associated administration buildings. Vehicular access is proposed to be provided to the site via Dalton Avenue which runs the length of the southern boundary of the site.

The current streetscape is characterised by used car yards and warehouse structures. As a result of recent development approvals the area to the north and east of the subject site is transitioning towards high density residential and mixed use development. The sites to the west and south of the subject site currently operate as the Sydney Markets.

Council is currently considering a development application for the demolition of the existing car yard immediately to the east of the site (1-9 Smallwood Avenue) and the construction of an (11) storey mixed use development sharing a nil setback with the eastern boundary of the subject site.

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)



Figure 1: Locality plan



Figure 2: Existing Parramatta Road frontage of the subject site (looking west)

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)



Figure 3: Existing Dalton Avenue frontage of the subject site (looking west)

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the demolition of existing site structures and construction of a warehouse and distribution centre for the packing and distribution of fruit and vegetables.

The specific elements of the proposal are:

Basement level:

- (99) off street car parking spaces;
- 300kl water tank;

Ground floor level:

- At-grade manoeuvring area containing (11) loading docks and two parking spaces;
- 919m² dispatch warehouse area;
- 920m² pick and pack area;
- 1350m² cold storage area;
- 137.7m² processing room;
- Associated office area and staff amenities;

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

First floor level:

- 1221.5m² office area;

Second floor level:

- 1221.5m² office area;

External works:

- Widening of Dalton Avenue to accommodate a 6.5m wide carriageway and 1.8m wide footpath;
- Introduction of traffic calming measures to Dalton Avenue to limit truck access to Smallwood Avenue;
- Realignment of the intersection of Dalton Avenue and Potts Street;
- Construction of a 4.5m high acoustic wall adjacent to existing building M;
- Installation of business and site identification signage; and
- Associated landscaping and stormwater drainage measures.

Site Operation:

- The subject site is proposed to operate 24 hours a day seven (7) days a week consistent with the existing operations of the Sydney Markets; and
- A maximum of (40) staff member are proposed to be present upon the site at any time.

An 3D render of the proposed is provided below.



Figure 4: 3D render of the proposed development (looking east)

REFERRALS

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

INTERNAL REFERRALS

Engineering comments

Council's Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Building comments

Council's Building Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Waste comments

Council's Waste Officer has commented on the proposal as follows:

Council's Waste Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Traffic comments

Council's Traffic Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Environmental health comments

Council's Environmental Health Officer has commented on the proposal as follows:

Council's Environmental Health Officer offered no objections to the proposal, subject to implementation of the recommendations of the Noise Impact Assessment prepared by Marshall Day Acoustics and the imposition of recommended conditions of consent.

EXTERNAL REFERRALS

Sydney Water

The application was referred to Sydney Water. The following comments have been received.

"No specific authorisation under water management legislation is required for the subject application"

Roads and Maritime Services (RMS) NSW

The application was referred to RMS. The following comments have been received.

"No objections to the proposal, subject to the imposition of recommended conditions of consent."

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is suitable in its current state or following the completion of remediation works for the purpose for which development consent is being sought. While, the subject site is not located in an area of investigation under Part K of the Strathfield Consolidated DCP 2005 (SCDCP 2005) which identifies past known landfill and potentially contaminated sites in the Strathfield Local Government Area, the subject site is known to be contaminated as a result of presence of above ground and underground storage tanks and the historical use of the site for the storage of waste oil, various chemicals, and soil stock piles identified as containing asbestos-containing materials associated with previous uses of the site

The subject application was accompanied by an Environmental Site Assessment prepared by Environmental Investigation Services including a Stage 2 Detailed Site Investigation. This assessment identifies the subject site to be suitable for the purposes of the proposed development subject to the implementation of certain site remediation works.

As such, the subject site is considered to be suitable for the purposes of the proposed development subject to the implementation of the recommended remediation measure and therefore satisfies the requirements of SEPP 55. Conditions of consent reflecting the recommendations of the Environmental Site Assessment prepared by Environmental Investigation Services has been included in the recommended conditions.

STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

SEPP 64 establishes a number of requirement requiring considerations for development involving the installation of signage. An assessment of the proposed development against the requirements of SEPP 64 follows.

Section	Assessment Criteria	Required	Proposed	Compliance
1	Character of the Area	Compatible with existing and future likely character of the area.	The site is situated within an enterprise corridor located on Parramatta Road. The proposed signage is therefore compatible with the commercial character of the area.	Yes.
		Consistent with a particular theme for outdoor advertisement.	The proposed signage will not detract from the amenity of the area as the area is zoned for commercial/warehousing use purposes with similar business identification signage forming the commercial character of the streetscape.	Yes.
2	Special Areas	Does the proposal detract from the amenity or visual quality of:	The proposal has sought to respect the views and viewing rights of other	Yes.

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

Section	Assessment Criteria	Required	Proposed	Compliance
		<ul style="list-style-type: none"> a) environmentally sensitive areas; b) heritage areas; c) natural or other conservation areas; d) open space; e) waterways; f) rural landscapes; or g) residential areas? 	existing signs in the streetscape by providing flush wall signage. The size, shape and design of the signs is not obtrusive and are appropriate to the scale of the building on which they will be erected.	
3	Views and Vistas	<p>Does the proposal:</p> <ul style="list-style-type: none"> a) Obscure or compromise important view? b) Dominate the skyline and reduce the quality of vistas? c) Respect the viewing rights of other advertisers? 	The proposed shapes and sizes of the signs have been designed with respect to the dimensions of the building and are appropriate to the bulk and scale of the building.	Yes.
4	Streetscape, Setting or Landscape	Is the scale, proportion and form appropriate?	<p>The proposed signage is simplistic and through provides only the business and site names which will prevent the signs from appearing cluttered and overbearing.</p> <p>Further, the signage proposed integrates well within the building and will not protrude above the building structure.</p>	Yes.
		<p>Does the proposal:</p> <ul style="list-style-type: none"> a) Contribute to visual interest? b) Reduce clutter by rationalising and simplifying existing signage? c) Screen unsightliness? d) Protrude above buildings, structures or tree canopies? e) Require ongoing vegetation management? 	The proposed signage has considered the surrounding development by incorporating flush-to-wall signs as to not dominate existing signage located along Parramatta Road.	Yes.
5	Site and Building	Is the proposal compatible with the scale, proportion and other characteristics of the site?	Use of low level illumination is proposed.	Yes (condition of consent is recommended requiring only a low level of

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

Section	Assessment Criteria	Required	Proposed	Compliance
				illumination be recommended).
6	Associated Devices and Logos	Have any safety devices, platforms, lighting devices or logos been designed as part of the structure?	The proposal has sought to incorporate flush to wall signage that is unlikely to adversely impact upon safety.	Yes.
7	Illumination	Would illumination: <ul style="list-style-type: none"> a) Result in unacceptable glare? b) Affect safety for pedestrians, vehicles or aircraft? c) Detract from nearby residence or accommodation? 	The site is situated within an enterprise corridor located on Parramatta Road. The proposed business signage is therefore compatible with the commercial character of the area.	Yes.
		Can illumination be adjusted or subject to curfew?	The proposed signage will not detract from the amenity of the area as the area is zoned for commercial and warehousing purposes with similar business identification signage forming the commercial character of the streetscape.	Yes.
8	Safety	Would the proposal: <ul style="list-style-type: none"> a) Reduce safety for any public road? b) Reduce safety for pedestrians or cyclists? c) Reduce safety, for children by obscuring sight lines from public areas? 	The proposal has sought to respect the views and viewing rights of other existing signs in the streetscape through seeking to provide flush to wall signage as well as one (1) single pylon sign located behind the boundary fencing. The size, shape and design of the signs are not obtrusive and are appropriate to the scale of the building on which they will be erected.	Yes.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2004

The subject site fronts a classified road (Parramatta Road). Clause 101 of SEPP Infrastructure requires that development fronting a classified road, where possible, vehicular access be obtained from a road other than the classified road and that the development not impacts upon the safety, efficiency and ongoing operation of the classified road. The proposed development obtains vehicular access from Dalton Avenue and involves no actions likely to impact upon the ongoing

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operations of Parramatta Road. As such the proposed development satisfies the requirements of Clause 101 of SEPP Infrastructure.

The subject application was referred to the NSW RMS under the provisions of Clause 104 of SEPP (Infrastructure) as traffic generating development. A response was received from the NSW RMS on 12 December 2016 raising no objection to the proposed development subject to the imposition of conditions of consent. These conditions have been included in the recommended conditions of consent.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	Yes
(b)	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(c)	<i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	Yes
(d)	<i>To provide opportunities for economic growth that will enhance the local community</i>	Yes
(e)	<i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	Yes
(f)	<i>To identify and protect environmental and cultural heritage</i>	Yes
(g)	<i>To promote opportunities for social, cultural and community activities</i>	Yes
(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes

Comments: The proposed development is a well-articulated industrial development that suitably integrates with the desired future streetscape as envisaged throughout the density controls of the Strathfield Local Environmental Plan 2012. The proposed development provides for additional employment opportunities within an accessible area and forms an appropriate gateway to the mixed use precinct to the east of the site. As such, the proposed development is considered to be consistent with the aims of the Strathfield Local Environmental Plan 2012.

Permissibility

The subject site is Zoned SP1 Special Activities (Sydney Wholesale and Retail Markets and Distribution Centre under Strathfield Local Environmental Plan (SLEP) 2012.

Warehouse and Distribution Centres and ancillary office premises are permissible within the SP1 Special Activities (Sydney Wholesale and Retail Markets and Distribution Centre) zone with consent and is defined under SLEP 2012 as follows:

“warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.”

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“office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used”

The proposed development for the purpose of warehouse and distribution centre and ancillary office premises is consistent with the definition above and is permissible within the SP1 Special Activities zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the SP1 Special Activities zone is included below:

Objectives	Complies
➤ To provide for special land uses that are not provided for in other zones	Yes
➤ To provide for sites with special natural characteristics that are not provided for in other zones.	Yes
➤ To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.	Yes

Comments: The proposed development providing for the expansion of the Sydney Markets site is consistent with the objectives of the SP1 Special Activities zone.

Part 4: Principal development standards

It should be noted that no minimum allotment site, maximum building height or maximum gross floor area apply to the subject site under Part 4 of the SLEP 2012.

Part 5: Miscellaneous Provisions

There are no provisions contained within Part 5 of the SLEP 2012 that are applicable to the proposed.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulphate soils

The subject site is identified as containing part Class 3 and part Class 5 soils. Accordingly, the subject application was accompanied by an Acid Sulfate Soil Management Plan prepared by Environmental Investigation Services in accordance with the requirements of the Acid Sulfate Soil Management Advisory Committee's Acid Sulfate Soils Manual making a number of recommendations to be implemented throughout the construction process. Conditions of consent are recommended to ensure compliance with the recommendations contained within the management plan.

6.2 Earthworks

Clause 6.2 of the SLEP 2012 requires consideration be given to the impacts of proposed ancillary earthworks may have upon drainage within the locality, the future redevelopment of the site, adjoining development and any environmentally sensitive areas. The proposed development involves no earthworks considered likely to result in any significant impacts upon drainage within

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the locality, any future redevelopment of the site, adjoining development or any environmentally sensitive areas. Nonetheless, conditions of consent are recommended requiring the implementation of appropriate shoring and erosion and sediment control measures throughout the proposed excavation works to mitigate any potential impacts.

6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The proposed development is located within a well serviced area and features existing water and electricity connections, direct vehicular access from Dalton Avenue, and frontage to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

6.6 Erection or display of signage

Clause 6.6 of the SLEP 2012 requires consideration be given to the compatibility of the proposed signage with the desired amenity and visual character of the area. The proposed development incorporates business and site identification signage that is of a high quality and is consistent with existing signage in the locality.

79C(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan

STRATHFIELD DEVELOPMENT CONTROL PLAN (SDCP) NO 20 – PARRAMATTA RD CORRIDOR AREA

The following is an assessment of the proposal's compliance with the relevant provisions contained within SDCP 20.

No.	Objectives	Complies
Location		
1.	To recognise the strategic importance of Parramatta Road as a major regional connection; and	Yes
2.	To build on the opportunities provided by the proximity of the Corridor Area to the Olympic Park.	Yes
Comments:	The proposed development is responsive to the subject site's position within the Parramatta Road Corridor and suitably reinforces the transition between the commercial and mixed use precincts within the corridor.	
Accessibility		
1.	To provide better links, both in terms of accessibility and urban form, between residential development and other services in the Corridor Area	Yes
2.	Provide a safe and accessible system of pedestrian and cycle links throughout the area, and to desirable destinations outside the Corridor Area	Yes
3.	Reinforce the public transport role in the Corridor Area	Yes
4.	Improve traffic and parking management in the Corridor Area	Yes
Comments:	The proposed development includes significant upgrade works to Dalton Avenue including the establishment of pedestrian access linkages to existing pedestrian	

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access to Flemington Station through the Sydney Markets site.

Public Domain		
1.	<i>To improve pedestrian amenity throughout the Corridor Area</i>	Yes
2.	<i>To reduce vehicular/pedestrian conflicts</i>	Yes
3.	<i>To provide a stronger public domain focus to the Corridor Area and more open space</i>	Yes
4.	<i>To encourage provision of community services and facilities as part of site redevelopments</i>	Yes
5.	<i>Create an accessible and safe public domain</i>	Yes
6.	<i>Enhance the existing streets and lanes with tree planting to improve pedestrian amenity</i>	Yes
7.	<i>Ensure private open space areas are designed with security in mind</i>	N/A
Comments	The proposed development isolates vehicular access to the site to Dalton Avenue reducing potential for vehicular pedestrian conflict. Further, significant public domain upgrade works are proposed to the site's Parramatta Road frontage. The upgrade works include the installation of numerous canopy tree plantings both upon the subject site and within the road reserve along with a range of landscaping treatments within the front setback.	

Streetscape		
1.	<i>To provide direction and certainty of outcome in relation to built form to ensure: a. A coherent street scale. b. Compatibility with the existing urban fabric</i>	Yes
2.	<i>To enhance the character of individual streets in the Corridor Area by appropriate landscape design and coordinated built form</i>	Yes
3.	<i>To re-establish the market place function near Homebush Station and along parts of Parramatta Road</i>	Yes
Comments:	The proposed structure incorporates distinct steps in height from west to east providing an appropriate transition in scale to a future six (6) storey mixed use development upon the adjoining site to the east (1-9 Smallwood Avenue). These measures result in a built form that is consistent with the desired street scale as established through the density controls of the SLEP 2012. Further the proposed development incorporates a heavily landscaped 6m front setback to Parramatta Road that softens the appearance of the structure.	

Landscape Open Space		
1.	<i>To provide for an increased demand for open space caused by the anticipated increased residential population in the Corridor area</i>	Yes
2.	<i>To maintain a viable amount of landscaped space on private land to preserve and enhance the existing character of the Corridor Area</i>	Yes
3.	<i>To encourage the planting of native vegetation</i>	Yes
4.	<i>To ensure landscaped spaces are provided in appropriate locations and designed to standards consistent with Ecologically Sustainable Development principles</i>	Yes
5.	<i>Upgrade existing infrastructure easements to incorporate links and recreation facilities</i>	N/A
6.	<i>Provide a range of recreation opportunities, in line with the objectives of the Strathfield Council Parks and Recreation Plan</i>	Yes
Comments:	The proposed development incorporates a well thought out landscape plan providing opportunities for meaningful plantings within the front setback including a screened outdoor area for use by staff of the site and Water Sensitive Urban design Components of the development.	

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Building Form		
1.	<i>Promote a more vibrant urban form and character within the Corridor Area; Promote high quality design of building form that is essential for areas of increased density</i>	Yes
2.	<i>Provide for a variety of building types</i>	Yes
3.	<i>Encourage the construction of flexible accommodation and a diverse mix of uses</i>	Yes
4.	<i>Encourage the provision of economically and environmentally sustainable development which is energy efficient and provides good solar access</i>	Yes
5.	<i>Provide an acceptable acoustic environment for residents through appropriate design, layout and construction measures, which mitigate noise and vibration impacts from nearby road and rail transport activities</i>	Yes
6.	<i>Preserve items of cultural or heritage significance</i>	Yes
7.	<i>Promote a mix of housing types to increase housing within the Corridor Area and within the Strathfield Municipality generally</i>	N/A
8.	<i>Ensure that the buildings are designed incorporating Ecologically Sustainable Development principles by requiring the construction of energy smart buildings</i>	Yes
9.	<i>To improve residential amenity in the Corridor Area, and integrate built form with public and private landscaped open space</i>	Yes
Comments:	The proposed development results in a high quality warehouse development that is responsive to the proximity of the site to the mixed use precinct of the corridor. Suitable acoustic and water sensitive urban design measures have been incorporated within the development to limit impacts of the development upon surrounding residential properties and the environment.	

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

PART H - WASTE MINIMISATION AND MANAGEMENT PLAN (SCDCP 2005)

Part H of the SCDCP 2005 establishes a number of development controls relating to the minimisation and management of waste throughout development processes. An assessment of the proposed development against the provisions of this part follows.

Construction and Operational Waste Management Plans detailing the proposed means of minimising and managing waste throughout the proposed construction works and ongoing operation of the site accompanied the subject application at the time of lodgement. This plan outlines that all waste from the site is to be stored within an at-grade bin holding area adjacent to the loading dock prior to onsite collection.

While initial concerns were raised by Council's Waste Education Officer over the adequacy of the proposed waste storage measures, following the receipt of the Operational Waste Management these matters were resolved. Conditions of consent are recommended requiring ongoing compliance with the waste minimisation measures outlined within the plans throughout the construction process and ongoing operation of the site.

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PART I – PROVISION OF OFF-STREET PARKING FACILITIES (SCDCP 2005)

Part I of the SCDCP 2005 establishes minimum rates for the provision of off street parking spaces for a number of types of development. An assessment of the proposed development against the provisions of this part follows.

Control	Required	Proposed	Complies
3.3 Office and Commercial	1 space per 40m ² Gross Floor Area (61 spaces)	61 Spaces	Yes
3.8.2 Warehouse and Bulk Strores	1 space per 100m ² Gross Floor area (38 spaces)	40 spaces	Yes

Based upon the above assessment the proposed development complies with the relevant provisions of Part I of the SCDCP 2005.

79C(1)(iia) any planning agreement or draft planning agreement

The proposed development is subject to a planning agreement pursuant to Section 93F of the Environmental Planning and Assessment Act 1979 as the proposal involves the dedication of portions of Lot 10 DP 1055460 and Lot 1 DP 1036274 to Council.

The dedication of this land will accommodate for the proposed upgrade works to Dalton Avenue to provide suitable vehicular access to the site. The applicant has submitted written correspondence to Council for the dedication of the land through a Voluntary Planning Agreement which will be executed prior to the issue of a Construction Certificate for above ground works.

Suitable conditions of consent have been included in the recommendation below.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however does involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are recommended to ensure the prescribed conditions of consent including compliance with the *Building Code of Australia*.

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

The proposed development is not located on a site that is subject to flooding attributed to either Powell's Creek or Cook's River and is therefore not required to be considered under the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Vehicular Access

The proposed development involves the removal of several existing vehicular access points to the site from Parramatta Road and upgrade works to Dalton Avenue to accommodate for semi-trailer access to the subject site. The proposed upgrade works include the widening of the carriageway of Dalton Avenue to 6.5m to accommodate for two way traffic flow, the provision of a 1.8m wide footpath along the southern side of Dalton Avenue and the realignment of the intersection of Dalton Avenue and Potts Street. It is noted that the dedication of a portion of Lot 10 DP 1055460 and Lot 1 DP 1036274 is required to accommodate for the proposed carriageway. This process is to occur through a Voluntary Planning Agreement Process. Conditions of consent are recommended requiring the subject land dedication to occur prior to the issue of any Occupation Certificate and the road upgrade works be undertaken prior to the issue of any Construction Certificate.

Streetscape

The proposed development will serve as the visual interface to the broader Sydney Markets site as viewed from the Parramatta Road corridor screening the existing aging warehousing structures located on the southern side of Dalton Avenue. The structure is well articulated through the provision of changes in building height and material finishes. The proposed stepped parapet feature integrates the structure with the six (6) storey mixed use development proposed upon the adjoining site to the east, while the proposed office areas comprise primarily of lightweight aluminium and glazed elements to minimise the visual bulk of the upper proportions of the structure.

The proposed development incorporates a 6m front setback to Parramatta Road that is occupied by a variety of landscaping treatments including numerous canopy tree plantings that will soften the visual impact of the structure and provide an appropriate transition to the mixed use precinct to the east which is envisaged within Council's Draft Parramatta Road Precinct Controls as featuring a nil setback to Parramatta Road.

Based upon the above, the proposed development is considered to be consistent with the desired future streetscape within the Parramatta Road corridor.

Noise

In recognition of the proposed 24 hour operations of the proposed development and the subject site's proximity to existing and likely future residential development consideration is required of the potential acoustic impacts of the proposed development. The subject application was accompanied by a Noise Impact Assessment and Addendum Acoustic Comments prepared by Marshall Day

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Acoustics. These reports find that subject to the implementation of the proposed noise attenuation measures including the installation of an acoustic wall on the southern side of Dalton Avenue adjacent to Hudson Street the proposed development will retain a suitable level of amenity to surrounding dwellings (including the proposed development at 1-9 Smallwood Avenue). As such, the proposed development is considered unlikely to result in any significant acoustic impacts upon surrounding residences. Conditions of consent are recommended requiring the implementation of the measures outlined within the Noise Impact Assessment and Addendum comments.

Light Spill

In recognition of the proposed 24 hour operations of the proposed development and the subject site's proximity to existing and likely future residential development potential light spill impacts of the proposed development upon surrounding residences were considered. The subject application was accompanied by a preliminary Lighting Impact Statement prepared by Vince Cariola and Associates Pty Ltd. This report makes a number of recommendations relating to the type of lighting to be installed and the potential resulting light spill. With the implementation of a combination of low lux illumination and strategically orientated hi-bay fittings the proposed development is considered unlikely to result in any significant light spill to any adjoining property. A condition of consent is recommended requiring the ongoing implementation of the measures outlined within the Lighting Impact Statement.

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

The subject site is relatively unconstrained and subject to the proposed vehicular access upgrade works to Dalton Avenue and the proposed site remediation works is considered to be suitable for the purposes of the proposed development.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part L of the SCDCP 2005 from 15 November 2016 to 16 December 2016, with no submissions received.

79C(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:
 - (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

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STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030 as follows:

Provision of Major Open Space	\$505,187.55
Provision of Local Open Space	\$330,483.01
Provision Roads and traffic Management Administration	\$553,820.19
	\$9,873.45
TOTAL	\$1,399,364.20

CONCLUSION

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2013, Strathfield Development Control Plan No 20 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

RECOMMENDATION

That Development Application No. 2016/160 for demolition of existing site structures and construction of a warehouse and distribution centre with two (2) levels of office space above one (1) level of basement parking at 222-238 Parramatta Road, Homebush be **APPROVED**, subject to the following conditions:

Special Conditions (SCGC)

DASP001 HAZARDOUS MATERIAL SURVEY

Prior to the commencement of any works, including demolition, a hazardous materials building survey shall be completed and a hazardous materials register prepared for the Site prior to the commencement of any building alteration or demolition works. The register should be prepared in accordance with the requirements of *the Work Health and Safety Regulation 2011*.

(Reason: To ensure compliance with statutory requirements)

DASP002 ROAD UPGRADE WORKS

The upgrade works to Dalton Avenue incorporated within the development shall be completed at no cost to Council. Written Confirmation is to be received from form Council **Prior to the issue of any Occupation Certificate (including any interim Occupation Certificate)** that all works have been satisfactorily completed.

(To ensure road upgrade works are undertaken in a timely manner and in accordance with the infrastructure demand of the development)

General Conditions (DAGC)

DAGC001 APPROVED PLANS AND REFERENCE DOCUMENTATION

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/160:

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Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA-01	Site and Location Plans	Koturic+Co	A	10 April 2017
DA-02	W/House Floor Plan & North Elevation	Koturic+Co	A	10 April 2017
DA-03	Carpark Level Plan & South Elevation	Koturic+Co	A	10 April 2017
DA-04	Typical Office Levels, Roof Plan & Signage	Koturic+Co	A	10 April 2017
TX-11675.02- C20	Erosion Sediment Control Plan	Triaxial Consulting	C	10 April 2017
TX-11675.02-C40	Ground Floor Drainage Plan	Triaxial Consulting	D	10 April 2017
TX-11675.02-C41	Drainage Details	Triaxial Consulting	C	10 April 2017
TX-11675.02-C42	WSUD Details	Triaxial Consulting	B	10 April 2017
TX-11675.02-C43	Roof Drainage Plan	Triaxial Consulting	A	10 April 2017
TX-11675.02-C44	Basement Drainage Plan	Triaxial Consulting	A	10 April 2017
477-L1	Landscape Plan	Impact Planners Pty Ltd	F	3 November 2016
477-L2	Planting Plan	Impact Planners Pty Ltd	E	3 November 2016

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2016/160:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	SJB Planning	7759A_11.2_SEE_161 028/ October 2016	3 November 2016
Stage 2 Environmental Site Audit	Environmental Investigation Services	E26831Krpt2/ 23 June 2016	3 November 2016
Traffic and Parking Impact Assessment Report	Triaxial Consulting	TX11675.02-06.rpt.al/ 17 October 2016	3 November 2016
Noise Impact Assessment	Marshall Day Acoustics	Rp001r02016196SY/ 25 October 2016	3 November 2016
Additional Acoustic Comments	Marshall Day Acoustics	7 April 2017	10 April 2017
Waste Management Plan (Construction)	Koturic+Co	1602WMP/ October 2016	3 November 2016
Operational Waste Management Plan	Simon George & Sons	-	10 April 2017
Geotechnical Investigation	JK Geotechnics	26831SBrpt/ 21 June 2016	3 November 2016

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Acid Sulfate Management Plan	Environmental Investigation Services	E26831KPIet-ASSMP	10 April 2017
Lighting Impact Statement	Vince Cariola & Associates Pty Ltd	12 December 2016	10 April 2017

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. However, the conditions of this consent shall prevail to the extent of any inconsistency.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

DAGC005 BUILDING HEIGHT (MAXIMUM RL TO BE COMPLIED WITH)

The height of the building measured to Australian Height Datum (AHD) must not exceed Relative Level (RL) 28.3AHD to the roof top parapet of the building.

(Reason: To ensure the approved building height is complied with)

DAGC007 CONSTRUCTION HOURS

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners)

DAGC008 CONSTRUCTION WITHIN BOUNDARIES

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site).

DAGC011 DEMOLITION (SITE SAFETY FENCING)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

- (i) payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- (ii) provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

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(Reasons: Statutory requirement and health and safety)

DAGC016A LANDSCAPING (CANOPY TREES IN FRONT SETBACK)

New development shall provide at least seven (7) canopy trees within the front setback adjacent the front boundary (existing trees may be included). New canopy trees shall be at least three (3) metres high at the time of planting and capable of reaching a mature height of 10m.

Species shall be selected from Council's Recommended Tree List (Available from Council's website or from the Customer Service Centre). Compliance with this condition is to be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure the landscape character of the locality is maintained)

DAGC016B LANDSCAPING (CANOPY TREES IN ROAD RESERVE)

New development shall provide at least eight (8) *Melaleuca quinquenervia* (Broad Leaved Paperbark) within the Parramatta Road road reserve adjacent to the site. New canopy trees shall be at least three (3) metres high at the time of planting.

Species shall be selected from Council's Recommended Tree List (Available from Council's website or from the Customer Service Centre). Compliance with this condition is to be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure the landscape character of the locality is maintained)

DAGC017 LANDSCAPING (IRRIGATION OF COMMON AND PRIVATE LANDSCAPE AREAS)

All common and private landscape areas including all planters are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance)

DAGC019 LANDSCAPING (TREE PRESERVATION)

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited.

All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970 – Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

(Reason: To ensure the protection of trees to be retained on the site)

DAGC021 LIGHTING

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of

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Council.

(Reason: To protect the amenity of surrounding development and protect public safety)

DAGC023 MATERIALS (SCHEDULE OF EXTERNAL MATERIALS, FINISHES AND COLOURS)

The external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent)

DAGC024 PRINCIPAL CERTIFYING AUTHORITY (PCA) IDENTIFICATION SIGN

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

- (i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- (ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- (iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement)

DAGC027 SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (x) All waste must be contained entirely within the site.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires

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- waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
 - (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
 - (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
 - (xv) Public footways and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
 - (xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
 - (xviii) Any work must not prohibit or divert any natural overland flow of water.
 - (xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
 - (xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DAGC028 STORMWATER MANAGEMENT PLAN (CERTIFICATION REQUIREMENT)

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded)

DAGC029 SYDNEY WATER (STAMPED PLANS PRIOR TO COMMENCEMENT)

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

For Quick Check agent details please refer to the web site www.sydneywater.com.au (see Building Developing and Plumbing then Quick Check) or telephone 13 20 92. The consent authority or a Certifying Authority must ensure that a Quick Check agent/Sydney Water has stamped the plans

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before the commencement of work.

(Reason: Compliance with Sydney Water requirements)

Conditions to be satisfied prior to the issue of a Construction Certificate (DACC)

DACC001 ACCESS (ACCESS FOR PEOPLE WITH DISABILITIES)

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC002 ACCESS (DISABLED TOILETS)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC003 ACID SULFATE SOILS (PRELIMINARY ASSESSMENT)

Full compliance is to be given to the construction methodology and recommendations outlined within the approved Acid Sulfate Soil Management Plan prepared by Environmental Investigation Services and received by Council 10 April 2017.

(Reason: Compliance and Environmental Protection)

DACC010 BUILDING CODE OF AUSTRALIA (COMPLIANCE WITH)

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000)

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DACC011 CAR PARKING (BASEMENT CAR PARKING REQUIREMENTS)

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

- (i) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
- (ii) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
- (iii) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development)

DACC012 CAR PARKING (DISABLED CAR PARKING SPACES)

Three (3) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 3.2m wide x 5.5m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability)

DACC013 CAR PARKING (REQUIREMENTS FOR MULTIPLE USE BUILDINGS)

The following car parking and service vehicle requirements apply:-

- (i) (101) car spaces shall be provided on the development site including three (3) spaces for people with mobility impairment, in accordance with AS 2890.1.
- (ii) If the development is to be strata subdivided, the car park layout must reflect the above allocation and thereafter be regarded as part of the entitlement of that strata lot.
- (iii) Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.
- (iv) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.
- (v) The parking bays shall be delineated by line marking.
- (vi) The following traffic control measures shall be implemented on site:-
 - Signage indicating 'Entry Only' shall be prominently displayed at the entrance to the development.
 - Signage indicating 'Exit Only' shall be prominently displayed at the exit to the development.
 - One-Way directional arrows shall be painted on the driveway pavement to indicate the required vehicular directional movement through the car parking area.

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Details demonstrating compliance with this condition shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure car parking provision in accordance with this consent)

DACC015 CAR PARKING (VEHICULAR ACCESS RAMPS)

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

- (i) Longitudinal section along the extreme wheel paths of each driveway/access ramp at a scale of 1:25 demonstrating compliance with the scraping provisions of AS/NZS 2890.1:2004. It shall include all levels and grades, including those levels stipulated as boundary levels, both existing and proposed. It shall extend from the centre-line of the roadway through to the parking area.
- (ii) Sections showing the clearance to the underside of any overhead structure (minimum headroom requirements 2200mm minimum for standard headroom clearance or 2400mm where disabled access provisions are to be provided) demonstrating compliance with the provisions of AS/NZS 2890.1:2004.
- (iii) Longitudinal section along the gutter line showing how it is intended to transition the vehicular crossing into the existing kerb and gutter. Boundary levels shall generally run parallel with the kerb levels.
- (iv) Location of verge trees, street furniture and service installations.
- (v) Superimposition of vehicle turning circles for access into parking spaces.
- (vi) Certification that the design complies with AS/NZS 2890.1:2004 by a Qualified Engineer.

The certification referred to in (vi) above shall be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate (for the design) and to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the 'as-built works'.

(Reason: To ensure adequate vehicular access can be achieved)

DACC019 COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions)

DACC020 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- (i) Detailed information on any approvals required from other authorities prior to or during construction.
- (ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and

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- designated routes for vehicles to the site.
- (iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- (iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- (v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- (i) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- (ii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- (iii) Asbestos management procedures:
 - Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - o The Work Health and Safety Act 2011;
 - o The Work Health and Safety Regulation 2011;
 - o How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and

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- o Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
- Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
- The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - o the date and time when asbestos removal works will commence;
 - o the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - o the full name and license number of the asbestos removalist/s; and
 - o the telephone number of WorkCover's Hotline 13 10 50
 - o warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - o appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment)

DACC021 DILAPIDATION REPORT (PRE-COMMENCEMENT)

Subject to access being granted, a pre-commencement Dilapidation Report is to be undertaken on all adjoining properties, which in the opinion of a suitably qualified engineer, could be potentially affected by the construction of the project. The Dilapidation Report shall be carried out prior to the issue of a Construction Certificate.

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

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(Reason: To ensure no damage to adjoining properties occurs)

DACC024 EROSION AND SEDIMENTATION CONTROL PLAN

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

- (i) Compliance with the approved Soil and Water Management Plan.
- (ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- (iii) All uncontaminated run-off is diverted around cleared or disturbed areas.
- (iv) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
- (v) All erosion and sediment controls are fully maintained for the duration of demolition/ development works.
- (vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
- (vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- (viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the *Australian Water Quality guidelines for Fresh and Marine Waters*.
- (ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the Principal Certifying Authority and the controls being in place on the site.

(Reason: Environmental protection)

DACC025 EXCAVATION (AFFECTING ADJOINING LAND)

If any excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety)

DAGC027 EXCAVATION (SHORING)

Where any shoring for excavation is to be located on or is supporting Council's property, or any adjoining private property, engineering drawings and specifications certifying the shoring will be

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adequate for their intended purpose and must be submitted to the Council/Principal Certifying Authority for approval with the Construction Certificate. The documentation prepared and certified by an appropriately qualified and practicing structural engineer is to show all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements. A copy of this documentation must be provided to the Council for record purposes at the time of Construction Certificate application.

(Reason: To ensure the protection of existing public infrastructure and adjoining properties)

DACC030 FIRE SAFETY SCHEDULE

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979)

DACC033 HAZARDOUS GOODS AND WASTE

Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover requirements and AS1940-2004 - The Storage and Handling of Flammable and Combustible Liquids.

Hazardous waste must be contained, managed and disposed of in a responsible manner in accordance with the Protection of Environment and Operations Act 1997, NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.

Material Safety Data Sheets of all hazardous substances used, such as bleaches and nail products must be kept on site and readily available to all staff. Staff must be trained how to safely use and store these chemicals prior to the commencement of work.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(Reason: Health and safety)

DACC036 HOARDINGS

A Hoarding Application for the erection of a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained.

The relevant application form shall be submitted to Council with a footpath occupancy fee based on the area of footpath to be occupied according to Council's Schedule of Fees and Charges, and the application shall be approved before the commencement of work.

A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy also provided to Council.

The Policy is to note Council as an interested party. The copy is to be provided to Council, prior to the issue of a Construction Certificate.

(Reason: Public safety)

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DACC037 LANDSCAPING (LANDSCAPE PLAN REQUIRED)

A landscape plan prepared by a qualified landscape architect or landscape consultant to a scale of 1:100 or 1:200, conforming to all relevant conditions of consent is to be submitted to the satisfaction of the Principal Certifying Authority with the Construction Certificate application.

The plan must include the following information:

- (i) details demonstrating compliance with SCDCP 2005 in relation to landscaping requirements;
- (ii) location of all existing and proposed landscape features including materials to be used;
- (iii) all trees to be retained, removed or transplanted;
- (iv) existing and proposed finished ground levels;
- (v) top and bottom wall levels for both existing and proposed retaining and free standing walls; and
- (vi) a detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity. all species shall be locally sourced indigenous species. Species shall be predominantly selected from Council's Recommended Tree List.

Consideration within the design should be given to the scale of planting in proportion to the proposed development, consistency with the existing landscape character of the area, potential views, solar access and privacy for neighbouring development.

(Reason: Landscape quality)

DACC038 LANDSCAPING (MAINTENANCE STRATEGY)

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival)

DACC043 PLANNING AGREEMENT (SECTION 93F OF THE EP&A ACT)

In accordance with Section 93F(3) of the Environmental Planning and Assessment Act 1979, the Voluntary Planning Agreement offered by the developer in respect of the Development Application, the subject of this consent, to dedicate the portions of Lot 10 DP 1055460 and Lot 1 DP 1036274 shown upon Site and Location Plans, Dwg No. DA-01, Amendment A, prepared by Kotuci+Com received by Council for road upgrade works (road widening, intersection realignment, on-street parking and footpath) must be entered into prior to the issue of a Construction Certificate. The terms of the Voluntary Planning Agreement must, thereafter, be adhered to.

(Reason: To ensure compliance with the terms of the S93F Agreement)

DACC044 PLANNING AGREEMENT (BANK GUARANTEE/BOND)

A Bank Guarantee/Bond for the amount agreed by Council to cover the cost of the works involved in the Voluntary Planning Agreement shall be submitted to Council prior to the issue of a Construction Certificate. The Bank Guarantee shall be registered with Council and a stamped copy recording the receipt of the Guarantee by Council shall be produced for the Principal Certifying Authority, prior to the issue of a Construction Certificate.

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(Reason: Fees and charges)

DACC050 SECTION 94 CONTRIBUTIONS (DIRECT CONTRIBUTIONS PLAN)

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Major Open Space	\$505,187.55
Provision of Local Open Space	\$330,483.01
Provision Roads and Traffic Management	\$553,820.19
Administration	\$9,873.45
TOTAL	\$1,399,364,20

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development)

DACC052 SECURITY PAYMENT (DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE)

A security payment of **\$6,254.00** in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply) shall be paid to Council prior to the issue of a Construction Certificate. The security payment is GST inclusive and comprises the following:

Refundable tree protection bond	\$2,000.00
Refundable works bond	\$4,000.00
Non-refundable administration fee (\$127/bond)	\$254.00
TOTAL	\$6,254.00

The security payment covers the following matters and will be released upon satisfactory completion of these items:

- (i) road and stormwater drainage works in roadways and public areas;
- (ii) installation and maintenance of sediment control measures for the duration of construction activities;
- (iii) tree final inspection to ensure that Council's street trees have been retained, protected or replanted in accordance with conditions of consent and/or Arborists' report for the post final inspection twelve (12) month period; and
- (iv) inspection that no damage has occurred to or building debris/materials have been left on Council land including the footpath, nature strip, kerb and gutter.

Note: The security bond may be used to recover the costs incurred by Council in cleaning and

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restoring the land to its original condition.

(Reason: Protection of Council infrastructure)

DACC058 WASTEWATER CONTROL

The applicant shall contact Sydney Water, to determine the requirements for the disposal of wastewater and liquid trade waste (including grease traps or grease arrestors). The applicant must provide a copy of the Authority to connect to the sewer system prior to the issue of a Construction Certificate.

There is to be no discharge of wastewater to the stormwater system.

(Reason: To ensure suitable disposal of waste water)

DACC059 WORKS PERMIT

A Works Permit shall be obtained from Strathfield Council at least five (5) working days prior any work (including demolition, excavation and the erection of site fencing/hording). The approved Works Permit and any approved Construction Traffic Management Plan must be complied with at all times until all demolition, building, engineering and construction work associated with the development has been completed. The permit must be retained on site at all times.

(Reason: Council requirement)

DACC060 WORKS (WITHIN THE ROAD RESERVE)

Detailed drawings including long and short sections and specifications of all works within road reserves (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage including the proposed upgrade works to Dalton Avenue and Potts Street) shall be submitted to and approved by Council/ NSW RMS under Section 138 of the Roads Act 1993 and all fees and charges paid, prior to the issue of a Construction Certificate.

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.

Upon completion of the works, the Applicant is to provide to Council with electronic copies of 'Work as Executed Plans'. The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor.

The Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works.

All civil engineering works adjacent/near/outside 222-238 Parramatta Road, Homebush are to be fully supervised by Council or the NSW RMS. A maintenance period of six (6) months shall apply to the work, after it has been completed and approved. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

(Reason: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works)

DACC061 TRAFFIC (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

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The following matters should be addressed in the CTMP (where applicable):

- (i) description of the demolition, excavation and construction works;
- (ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- (iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- (iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- (v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- (vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- (vii) proposed hours of construction related activities and vehicular movements to and from the site;
- (viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- (ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
- (x) measures to maintain public safety and convenience;
- (xi) any proposed road and/or footpath closures;
- (xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- (xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- (xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- (xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- (xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- (xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
- (xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- (xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period)

DACC063 UTILITIES AND TELECOMMUNICATIONS (ELECTRICITY SUBSTATION)

Any required electricity substation must be located within the boundaries of the site. Documentary evidence of compliance with the energy authority's requirements, including correspondence from the energy authority is to be provided to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Where an electricity substation is required but no provision has been made to place it within the approved building or its site and no details are provided on the approved development consent plans, a section 96 application is required to be submitted to Council for approval of an

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appropriate location for the required electricity substation.

(Reason: Access to utility)

DACC065 VEHICULAR CROSSINGS (WORKS PERMIT FOR CONSTRUCTION OF)

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the footpath at the entrance(s) and/or exit(s) to the site and designed in accordance with Council's guidelines and specifications. In this regard, a Works Permit is to be obtained (available from Council's Customer Services Centre or downloaded from Council's website), and the appropriate fees and charges paid, prior to the lodgement of a Construction Certificate.

(Reason: To ensure appropriate access to the site can be achieved)

DACC066 VENTILATION SYSTEMS (MECHANICAL)

The mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;
- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

Details demonstrating compliance with the above are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the mechanical ventilation system complies with the relevant requirements/standards).

DACC067 WASTE MANAGEMENT PLAN

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

(Reason: To ensure appropriate management of waste)

DACC070 WATER SUSTAINABILITY (WATER SENSITIVE URBAN DESIGN)

Details of the Water Sensitive Urban Design (WSUD) components (stormwater treatment measures) shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. Details shall demonstrate compliance with the water conservation and stormwater quality targets set out under Sections 3.1 and 3.2 respectively under Part N of the SDCDP 2005, and be prepared by a suitably qualified professional engineer.

(Reason: To promote Water Sensitive Urban Design)

DACC073 WORKS ZONE (APPROVAL BY COUNCIL'S TRAFFIC COMMITTEE)

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including

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demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement)

Conditions to be satisfied prior to the commencement of works (DAPC)

DAPC001 APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY

No work shall commence in connection with this Development Consent until:

- (i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
- (ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
- (iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and
 - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (v) The person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

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(Reason: Statutory requirement)

DAPC003 NOTICE OF COMMENCEMENT

No work shall commence until the following details are submitted to Council:

- (i) a Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to commence works associated with the Development Consent;
- (ii) details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
- (iii) details of the name, address and licence details of the Builder.

(Reason: Statutory requirement)

Conditions to be satisfied during demolition and building works (DADW)

DADW001 CONTAMINATED LAND UNEXPECTED FINDS

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements)

DADW002 FILL MATERIAL

The only waste derived material which may be received at the development site is:

- (i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- (ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any (b)-type material received at the development site must be accompanied by documentation certifying by an appropriately qualified environmental consultant the materials compliance with the exemption conditions; and this documentation must be provided to the Principal Certifying Authority on request.

(Reason: To ensure imported fill is of an acceptable standard for environmental protection purposes)

DADW005 HERITAGE (HISTORIC RELICS FOUND DURING WORKS)

Should any potentially historic relics be discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Division of the NSW Department of

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

Environment and Heritage should be informed in accordance with Section 146 of the Heritage Act 1977. 'Relics' are any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and are of State or local heritage significance.

Should any potentially significant Aboriginal material be discovered on the site, all excavation or disturbance of the area is to stop immediately and the Heritage Division of the NSW Department of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.

(Reason: To ensure the proper management and preservation of potentially significant archaeological material)

DADW006 OBSTRUCTION OF PUBLIC WAY (NOT PERMITTED DURING WORKS)

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

(Reason: To maintain public access and safety)

DADW007 PUBLIC INFRASTRUCTURE AND SERVICES

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services)

DADW010 SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- (x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.

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- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- (xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DADW011 SURVEY REPORT OF APPROVED LEVELS (DURING AND POST CONSTRUCTION)

A Survey Certificate to Australian Height Datum shall be prepared by a Registered Surveyor as follows:

- (i) At the completion of the first structural floor level prior to the pouring of concrete indicating the level of that floor and the relationship of the building to the boundaries.
- (ii) At the completed height of the building, prior to the placement of concrete in form work, or the laying of roofing materials.
- (iii) At the completion of the development.

Progress certificates in response to points (1) through to (3) shall be provided to the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed until such survey information is submitted to and approved by the Principal Certifying Authority.

(Reason: To ensure compliance with the approved plans)

Conditions to be satisfied prior to the issue of an Occupation Certificate (DAOC)

DAOC003 CAR PARKING (SURPLUS VEHICULAR CROSSINGS)

All surplus vehicular crossings and/or kerb laybacks must be removed and reinstated with concrete

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kerb and gutter or to the existing edging profile as specified by Council. The nature strip is to be restored and the footpath area reinstated. All of the above are to be restored to the satisfaction of Council's Engineer and at full cost to the applicant, prior to the issue of any Occupation Certificate.

(Reason: Maintenance of public infrastructure)

DAOC006 ENGINEERING WORKS (CERTIFICATION OF)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- (i) the stormwater drainage system; and/or
- (ii) the car parking arrangement and area; and/or
- (iii) any related footpath crossing works; and/or
- (iv) the proposed basement pump and well system; and/or
- (v) the proposed driveway and layback; and/or
- (vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management)

DAOC007 FIRE SAFETY (CERTIFICATION)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- (i) has been assessed by a properly qualified person; and
- (ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the *Environmental Planning & Assessment Regulation 2000*.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the *Environmental Planning & Assessment Regulation 2000*.

A copy of the fire safety certificate and fire safety schedule shall be:

222-238 Parramatta Road, Homebush - Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683, and Lot 2 in DP1036274 (Cont'd)

- (i) submitted to Strathfield Council;
- (ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
- (iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement)

DAOC013 OCCUPATION OF BUILDING

A person must not commence occupation or use (*or change of use where an existing building*) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- (i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- (ii) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement)

DAOC017 STORMWATER (CERTIFICATION OF THE CONSTRUCTED DRAINAGE SYSTEM)

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

(Reason: Adequate stormwater management)

DAOC018 STORMWATER (COVENANT AND RESTRICTION AS TO USER FOR STORMWATER CONTROLLED SYSTEMS)

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention, pump-out, charged lines, etc.).

Where any drainage line or service conduit is to traverse any property other than that which it serves, an appropriate easement will be required. In this case, the applicant shall register an easement no less than 1200mm wide over the proposed drainage line or service concurrently with any subdivision registration.

The wording on the 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can be obtained from Council's Specification for the Management of Stormwater document.

(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard)

DAOC019 SUBDIVISION (EVIDENCE OF CONSOLIDATION)

The existing allotments shall be consolidated into a single lot. Evidence that the plan of consolidation has been registered as a deposited plan with the Land and Property Information Office must be submitted to Council, prior to occupation of the site.

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(Reason: Proper management of land)

DAOC021 VENTILATION SYSTEMS (MECHANICAL)

Any mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;
- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

At the completion of the installation of the mechanical exhaust ventilation system, a certificate from a practising mechanical engineer shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate demonstrating compliance with the above.

(Reason: To ensure the mechanical exhaust ventilation system complies with the relevant requirements/standards)

DAOC022 VENTILATION SYSTEMS (NATURAL)

Any natural ventilation system shall be designed, constructed and installed in accordance with the provisions of:

- (i) The Building Code of Australia; and
- (ii) Protection of the Environment Operations Act 1997.

Details demonstrating compliance with this condition shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate.

(Reason: To ensure any natural ventilation systems comply with the relevant regulations/standards)

DAOC023 WASH DOWN AREAS (APPROPRIATE CONTAINMENT BUNDS)

The wash down area must be appropriately bunded. The effective volume of the bunded area must be 110% of the total volume of the wash-down area. Documentation and plans are to be supplied to certify compliance with this requirement prior to the issue of the Construction Certificate.

A collection sump must be installed within the bunded area and have no access to the stormwater system. The bund floor is to be graded in such a way to direct liquids into the sump.

The applicant must contact Sydney Water (tel.131 110) to discuss the requirements for a Trade Waste Permit before discharging any trade waste into the sewerage system.

(Reason: To prevent water pollution)

Conditions to be satisfied during ongoing use of the premises (DAOU)

DAOU003 CHEMICAL STORAGE (REQUIREMENTS)

All chemicals, paints and other liquids shall be stored in approved receptacles in an area that is bunded or has a spill containment system that will minimise the risk of pollution from liquid spills and leaks. Where applicable the construction of bunds must comply with the requirements of:

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- (i) Australian Standard AS 1940D1993: The storage and Handling of Flammable and Combustible Liquids;
- (ii) Australian Standard AS 4452B1997: The storage and Handling of Toxic Substances; and
- (iii) The Dangerous goods Act 1975.

(Reason: Environmental protection)

DAOU006 FIRE SAFETY (ANNUAL STATEMENT)

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

- (i) Forwarded to the Commissioner of the New South Wales Fire Brigade; and
- (ii) Prominently displayed in the building.

(Reason: Fire safety)

DAOU016 LOADING AND UNLOADING (NO OBSTRUCTION OF PUBLIC ROAD OR FOOTWAY)

All loading and unloading operations including fork lift trucks or other similar loading, lifting and/or carrying appliances used in conjunction with the premises, shall be carried out wholly within the boundaries of the site, at all times. There shall be no obstruction of any public roadway or footway at any time, without the prior

(Reason: Public safety)

DAOU018 NOISE (COMPLAINTS RELATING TO USE OR MACHINERY)

The use of the premises shall comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2008.

Should substantiated complaints or breaches of noise regulations occur, a suitably qualified acoustic consultant shall be engaged by Council to measure noise emanating from the building/premises and to recommend appropriate action. The cost of such an appointment shall be borne by the operator/owner and any works recommended by the acoustic consultant shall also be borne by the operator/owner and carried out within a time frame set by Council.

(Reason: Noise control and amenity)

DAOU019 NOISE (COMPLIANCE WITH ACOUSTIC ASSESSMENT REPORT)

All recommendations contained in the approved Noise Impact Assessment and Additional Acoustic Comments prepared by Marshall Day Acoustics shall be adopted, implemented, and adhered to.

The Principal Certifying Authority (PCA) shall obtain a statement from an appropriately qualified acoustic consultant, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to the issue of any Occupation Certificate.

Any changes made to the proposal that would alter the acoustic assessment will require a further

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acoustic assessment and a copy of this further report shall be provided to Council for approval prior to the commencement of works and any recommendations adopted, implemented, and adhered to.

(Reason: Noise control and amenity)

DAOU021 NOISE (REQUIREMENTS FOR INDUSTRIAL PREMISES)

The use of the premises shall comply with the requirements of the NSW Environment Protection Authority Industrial Noise Policy 2000 and shall not give rise to the transmission of offensive noise as defined in the Protection of the Environment Operation Act 1997 (NSW)

(Reason: Noise control and amenity)

DAOU025 POLLUTION (COMPLIANCE WITH PEOA 1997 GENERALLY)

The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the Protection of the Environment Operations Act 1997.

(Reason: Environmental protection)

DAOU029 SIGNAGE (APPROVED HOURS FOR ILLUMINATION)

Signage approved for illumination under this consent must not be illuminated between the hours of 11:00pm and 7:00am seven (7) days per week.

(Reason: Amenity)

DAOU032 STAFF RESTRICTION (GENERALLY)

A maximum number of (44) staff are permitted to work on the premises at any one time. Any increase to this number requires a section 96 modification application be submitted to Council for approval.

(Reason: Environmental amenity)

DAOU042 WATER COOLING AND WARM WATER SYSTEMS (MICROBIAL CONTROL)

The installation and ongoing operation of the water cooling systems, evaporative coolers and hot/warm water systems within the premises shall be undertaken in accordance with the relevant provisions of:

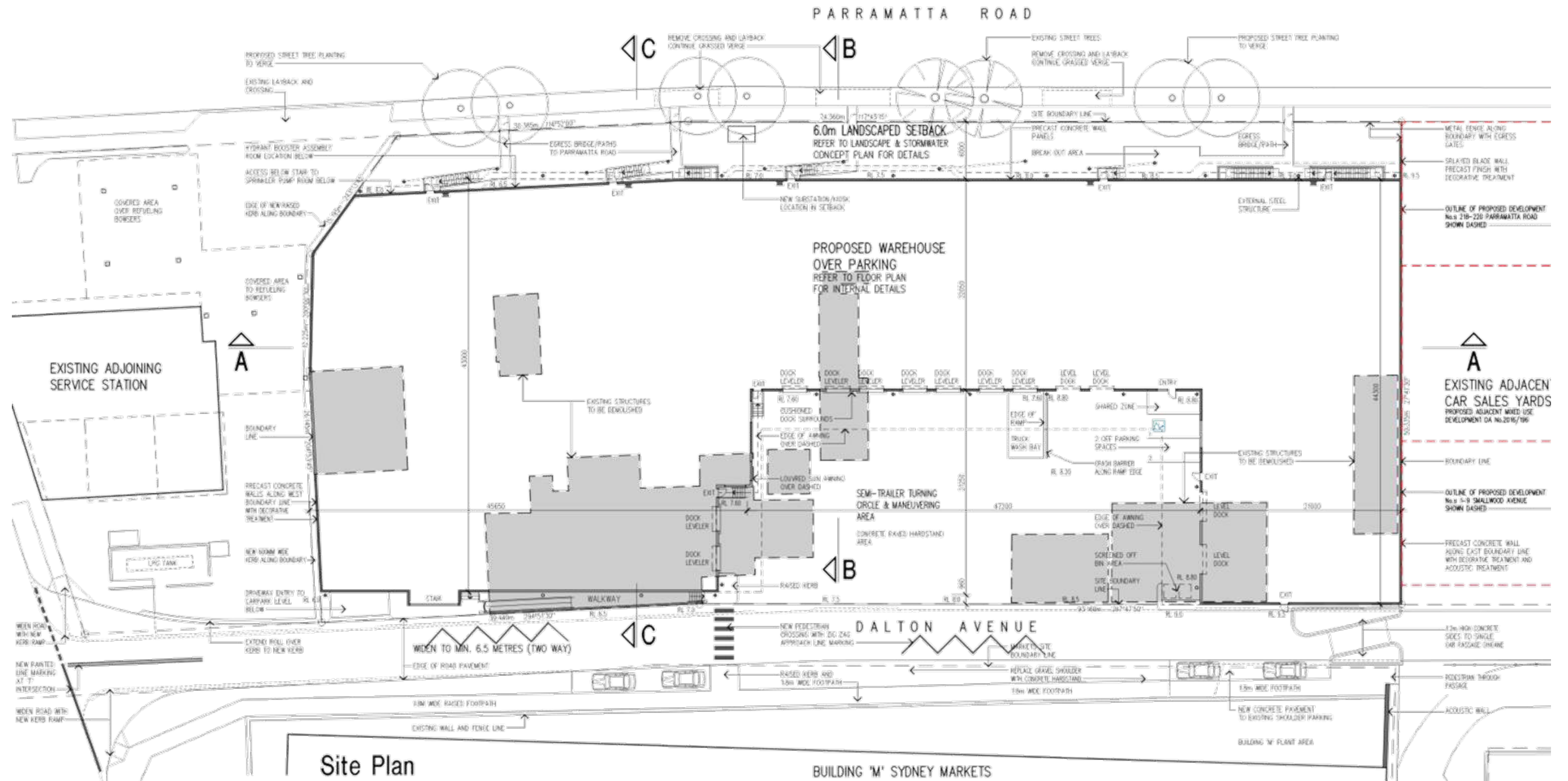
- (i) Public Health Act 2010 and Public Health Regulation 2012;
- (ii) Australian Standard AS/NZS 3666 - Air Handling and Water Systems of Buildings - Microbial Control, Parts 1, 2 & 3 of 2011; and
- (iii) 2004 NSW Health Code of Best Practice for the Control of Legionnaires Disease.

Any systems are required to be registered with Council and the Public Health Authority.

(Reason: Health and safety)

ATTACHMENTS

1. Plans
2. Map



Site Plan

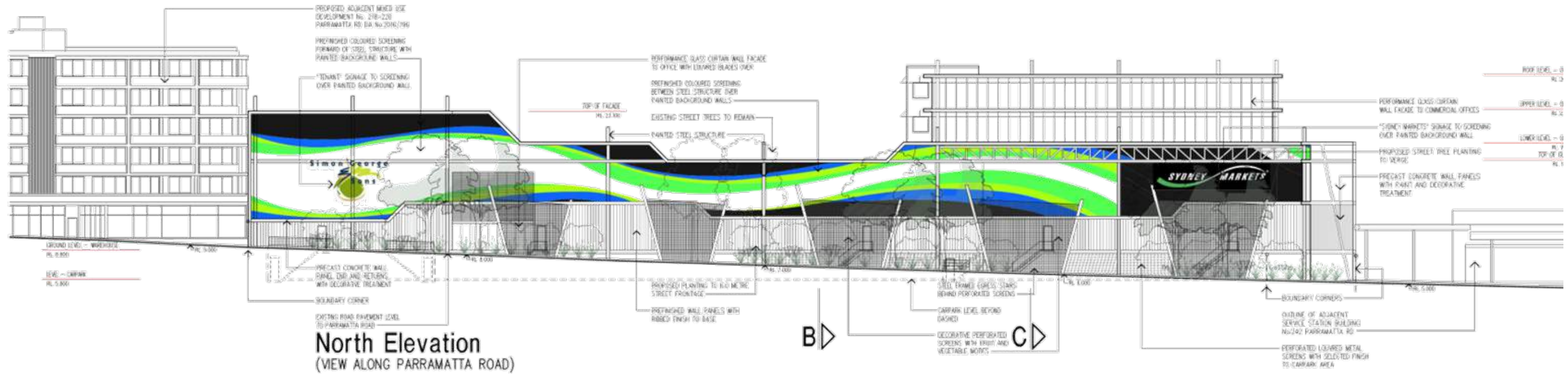
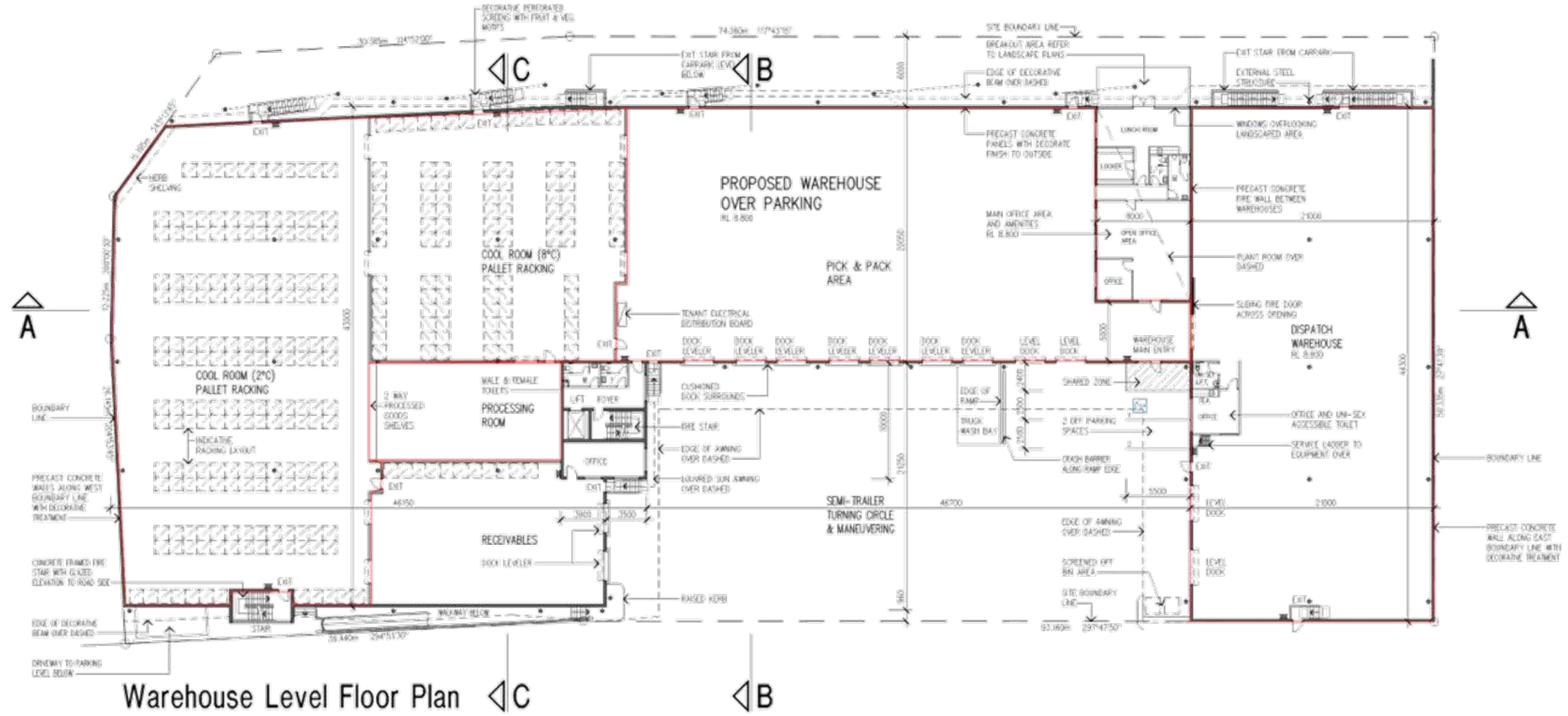
Location Map



<p>KEY:</p> <ul style="list-style-type: none"> INDICATES EXISTING BUILDINGS/STRUCTURES AS SHOWN COLOURED AND DASHED OUTLINES TO BE DEMOLISHED INDICATES EXISTING TREES TO REMAIN INDICATES PROPOSED TREES REFER TO LANDSCAPE ARCHITECTS DRAWINGS 	<p>DRAWING LIST:</p> <p>ARCHITECTURAL:</p> <ul style="list-style-type: none"> DA-01/A SITE AND LOCATION PLANS DA-02/A W/HOUSE PLAN & NORTH ELEVATION DA-03/A CARPARK PLAN & SOUTH ELEVATION DA-04/A TYP. OFFICE LEVEL, ROOF PLAN & SIGNAGE DA-05/A ELEVATIONS & SECTIONS DA-06/A SITE ANALYSIS PLAN DA-07/A VEHICULAR MANAGEMENT PLAN 	<p>LANDSCAPE:</p> <ul style="list-style-type: none"> 447-L1 LANDSCAPE PLAN 447-L2 PLANTING PLAN <p>HYDRAULIC:</p> <ul style="list-style-type: none"> C10/C LIST OF DRAWINGS & LOCALITY PLAN C20/C EROSION & SEDIMENT CONTROL PLAN C40/D DRAINAGE PLAN C41/C DRAINAGE DETAILS C42/B WEATHER DETAILS C43/A ROOF DRAINAGE PLAN C44/A BASEMENT DRAINAGE PLAN
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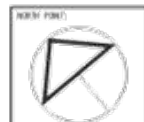
SITE/DEVELOPMENT FIGURES:	
TOTAL SITE AREA	5,630.9m ²
TOTAL CARPARK AREA	3695m ²
TOTAL PROPOSED ONSITE PARKING	99 SPACES
WAREHOUSE AREA CALCULATIONS:	
TOTAL WAREHOUSE AREA	3,648m ²
TOTAL OFFICE/AMENITIES AREA	200m ²
COMMERCIAL OFFICE AREA CALCULATIONS:	
TOTAL COMMERCIAL OFFICE AREA	2490m ²

<p>REVISIONS:</p> <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td>1</td> <td>18.12.16</td> <td>ORIG. DA FOR</td> </tr> <tr> <td>2</td> <td>18.01.17</td> <td>ORIG. DA PERMITTED FOR</td> </tr> </table>	No.	DATE	REVISION DESCRIPTION	1	18.12.16	ORIG. DA FOR	2	18.01.17	ORIG. DA PERMITTED FOR	<p>NOTES:</p>	<p>CLIENT:</p> <p>SYDNEY MARKETS LIMITED P.O. BOX 2, SYDNEY MARKETS NSW 2129</p>	<p>ARCHITECT:</p> <p>Koturic+Co. STEVEN KOTURIC - NOW ARCHITECT NSW REG. 9442 KOTURIC & CO. PTY. LTD. P.O. BOX 580 GOROKORU NSW 2137</p>	<p>PROJECT:</p> <p>WAREHOUSE DEVELOPMENT 221-238 PARRAMATTA RD, HORNBY NSW</p> <p>SCALE: 1:200 @ A1 DATE: SEPT. 2016</p>	<p>DRAWING:</p> <p>SITE AND LOCATION PLANS</p> <p>No. IN SET: 1 DRAWING NO: DA-01 REVISION: A</p>
No.	DATE	REVISION DESCRIPTION												
1	18.12.16	ORIG. DA FOR												
2	18.01.17	ORIG. DA PERMITTED FOR												



REVISIONS	
No.	DATE / REVISION DESCRIPTION
1	14.07.2016 DESIGN DEVELOPMENT
2	14.07.2016 DRAWING ISSUE
3	14.07.2017 CORRECT OR IMPROVE DRAWING ISSUE

NOTES	



CLIENT

SYDNEY MARKETS LIMITED
P.O. BOX 2, SYDNEY MARKETS, NSW 2129

WORKING WITH US

Koturic + Co.
STEVEN KOTURIC - NOM ARCHITECT NSW REG. 840
KOTURIC & CO. PTY. LTD.
P.O. BOX 380 CONCORD NSW 2137

PROJECT

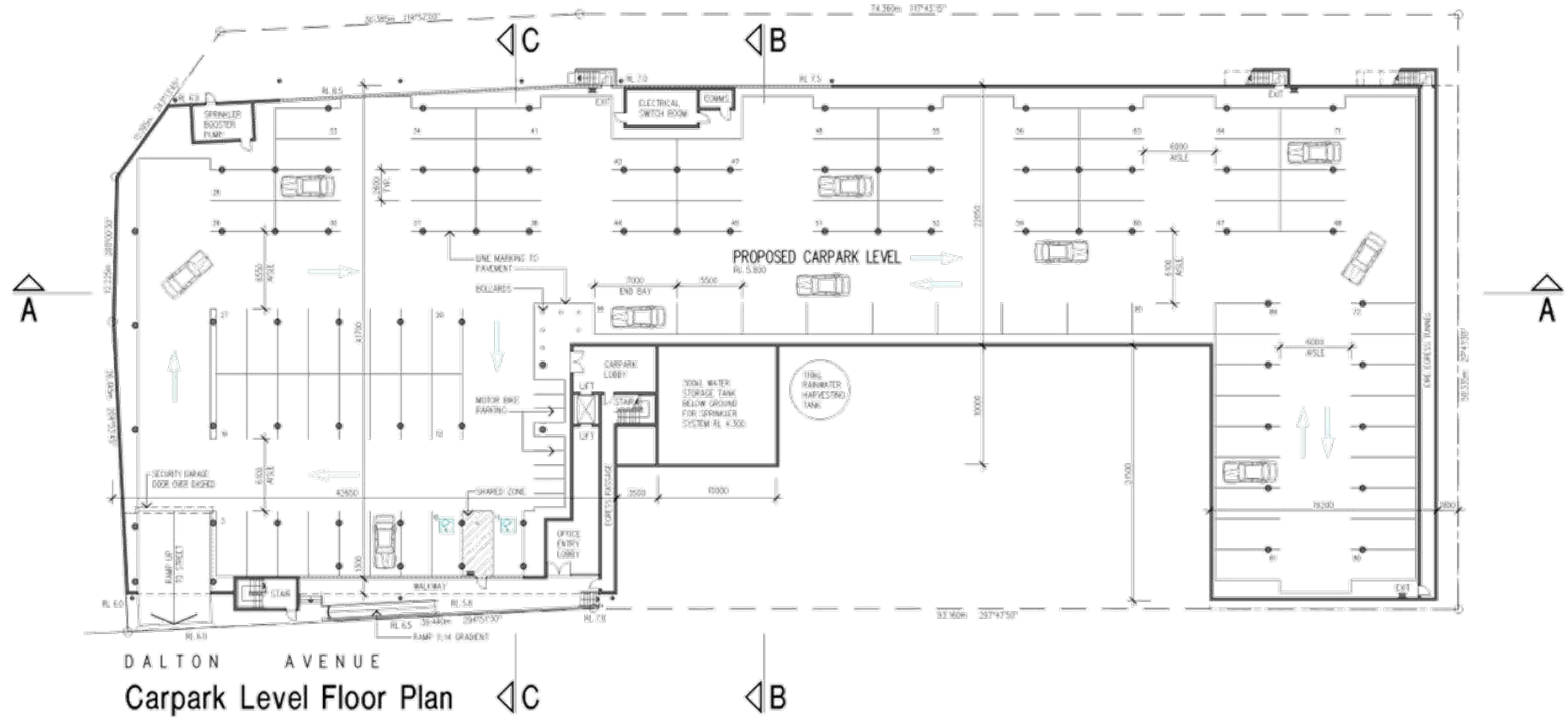
WAREHOUSE AND OFFICE DEVELOPMENT
222-228 PARRAMATTA RD, HEMERLEIGH WEST

SCALE: 1:200 (A1) DATE: SEPT. 2016

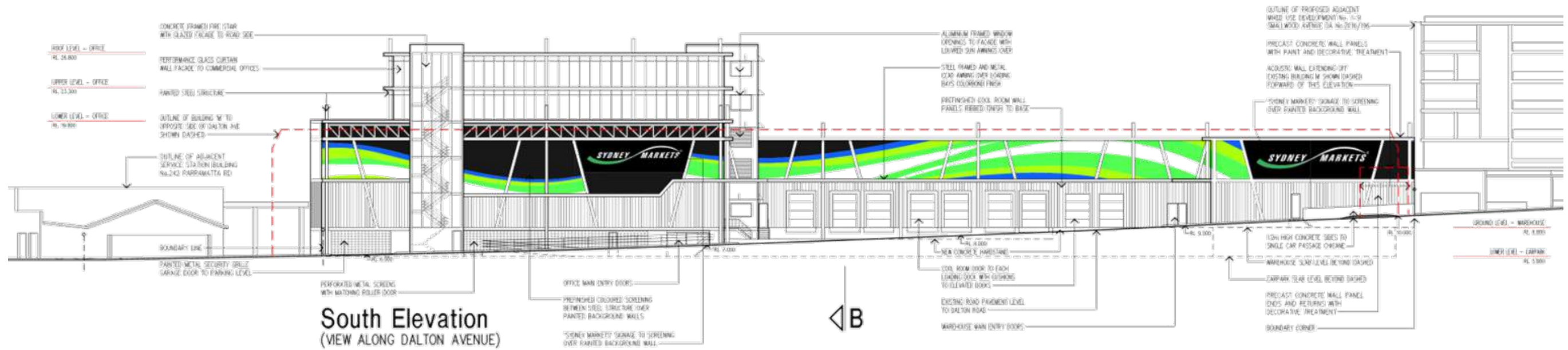
DRAWING

WAREHOUSE FLOOR PLAN & NORTH ELEVATION

No. IN SET: 1 DRAWING NO.: DA-02 REVISION: A



DALTON AVENUE
Carpark Level Floor Plan



South Elevation
(VIEW ALONG DALTON AVENUE)

NO.	DATE	REVISION DESCRIPTION
1	10/01/16	ISSUED FOR PERMITS
2	14/09/16	CHANGE IN SPREAD DRAWING FOR

NO.	DESCRIPTION
1	NOTES

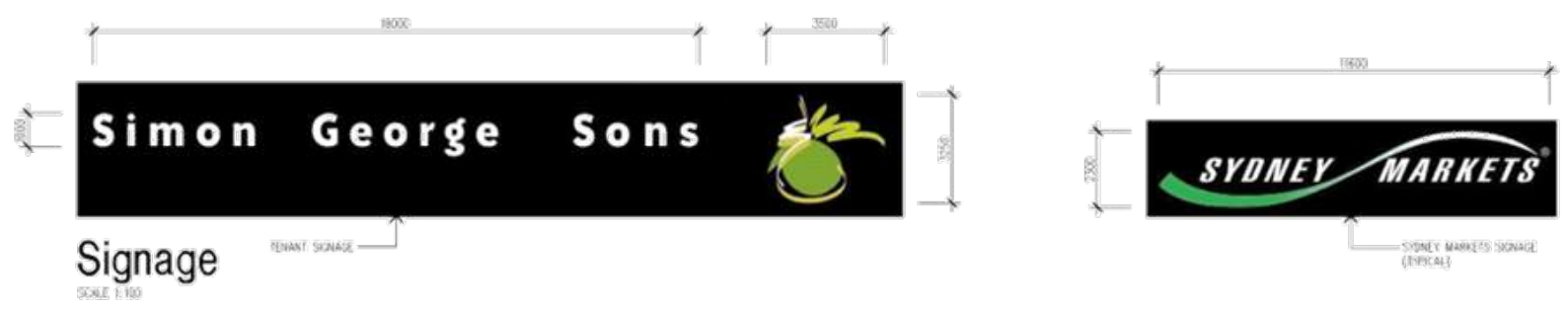
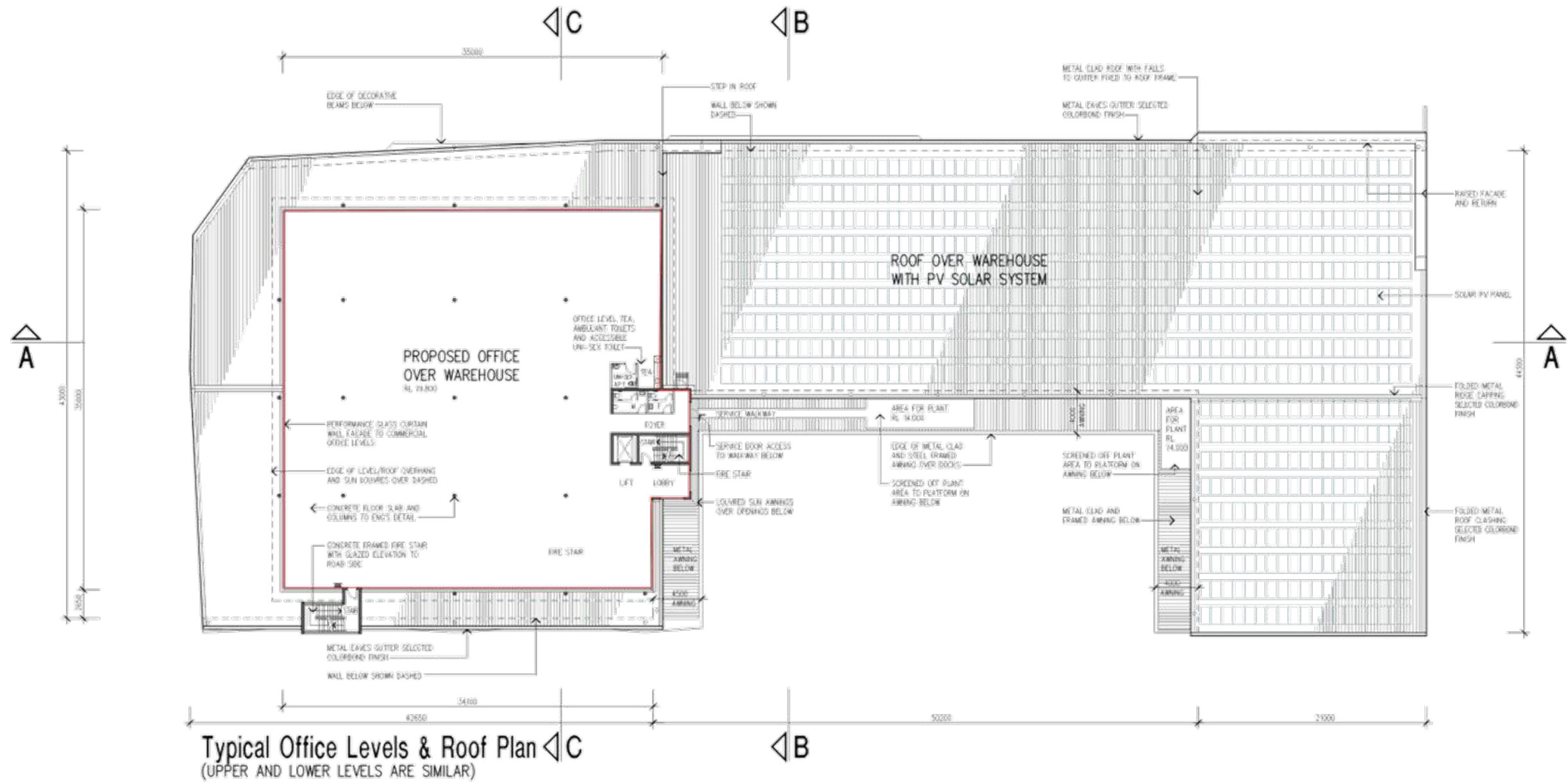


CLIENT
SYDNEY MARKETS LIMITED
P.O. BOX 3, SYDNEY MARKETS NSW 2129

PROJECTS
Koturic+Co.
STEVEN KOTURIC - NSW ARCHITECT NSW REG. 9442
KOTURIC & Co. Pty. Ltd.
P.O. BOX 580 CONCORD NSW 2137

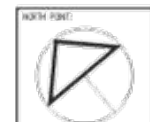
PROJECT
WAREHOUSE & OFFICE DEVELOPMENT
222-238 FARRAMATTA RD, HOMERUSH NSW
SCALE: 1:200 @ A1 DATE: SEPT. 2016

DRAWING
CARPARK LEVEL PLAN & SOUTH ELEVATION
NO. 11/167 DRAWING NO. DA-03 A



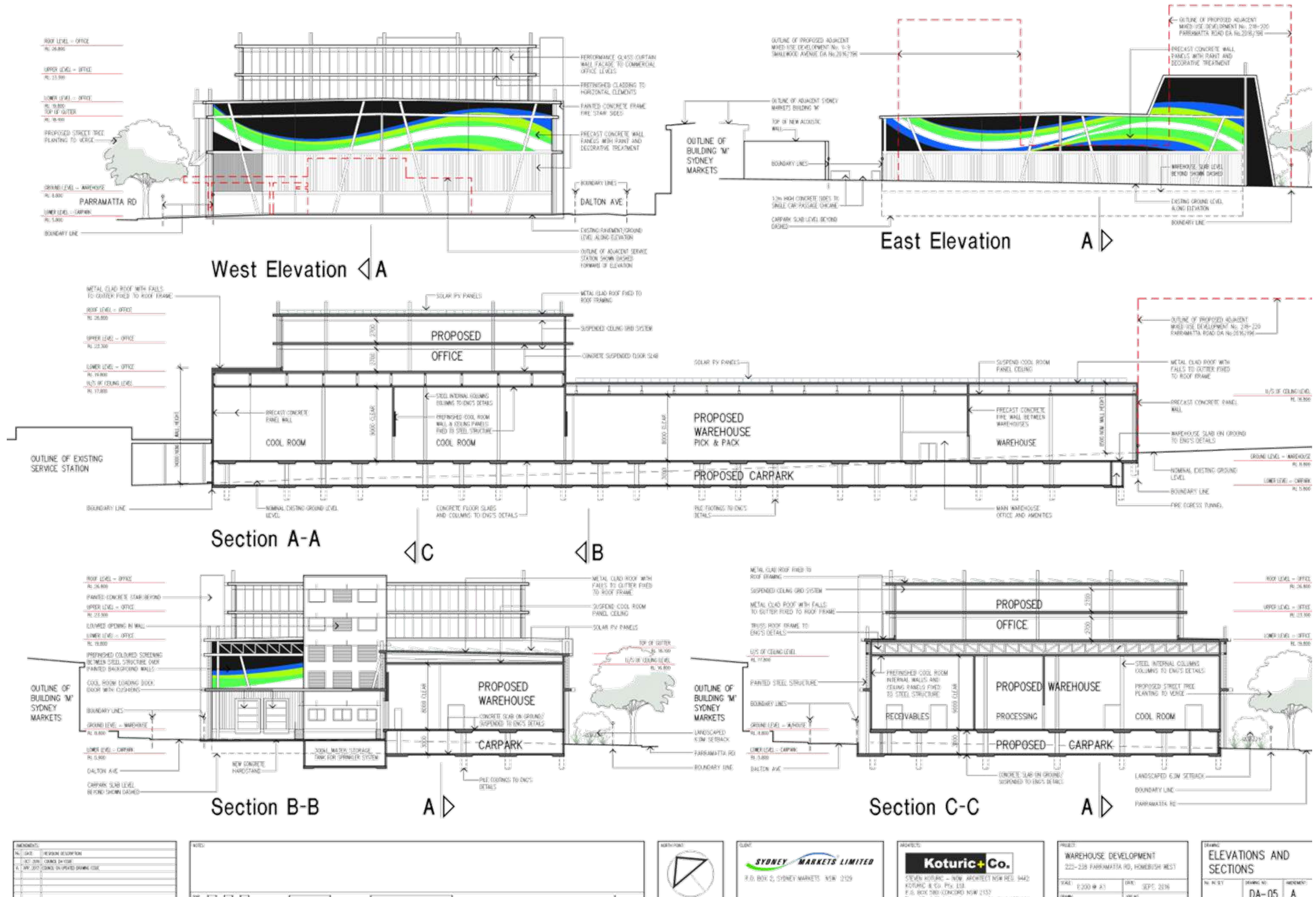
REVISIONS	
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1	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT
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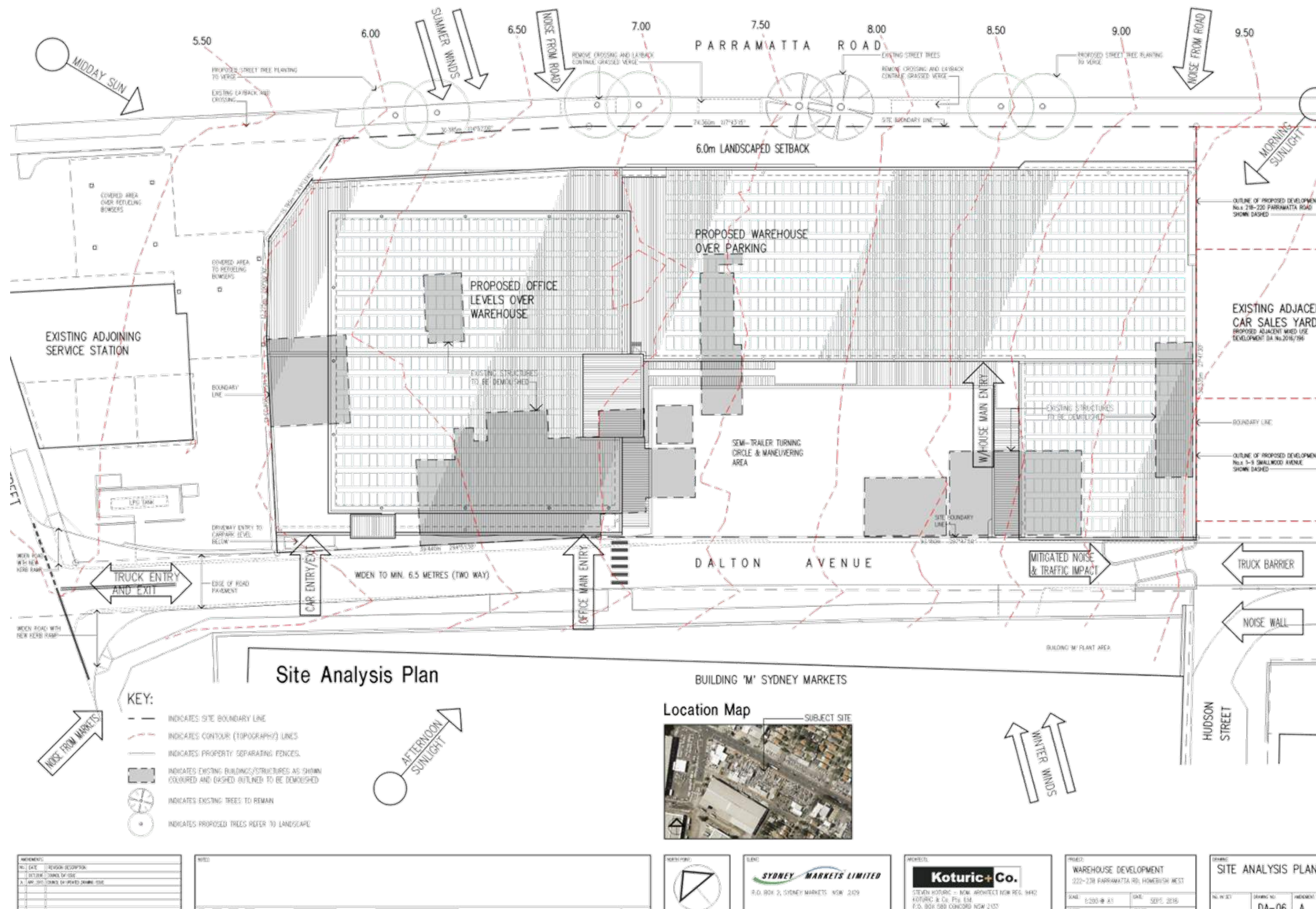
NOTES	

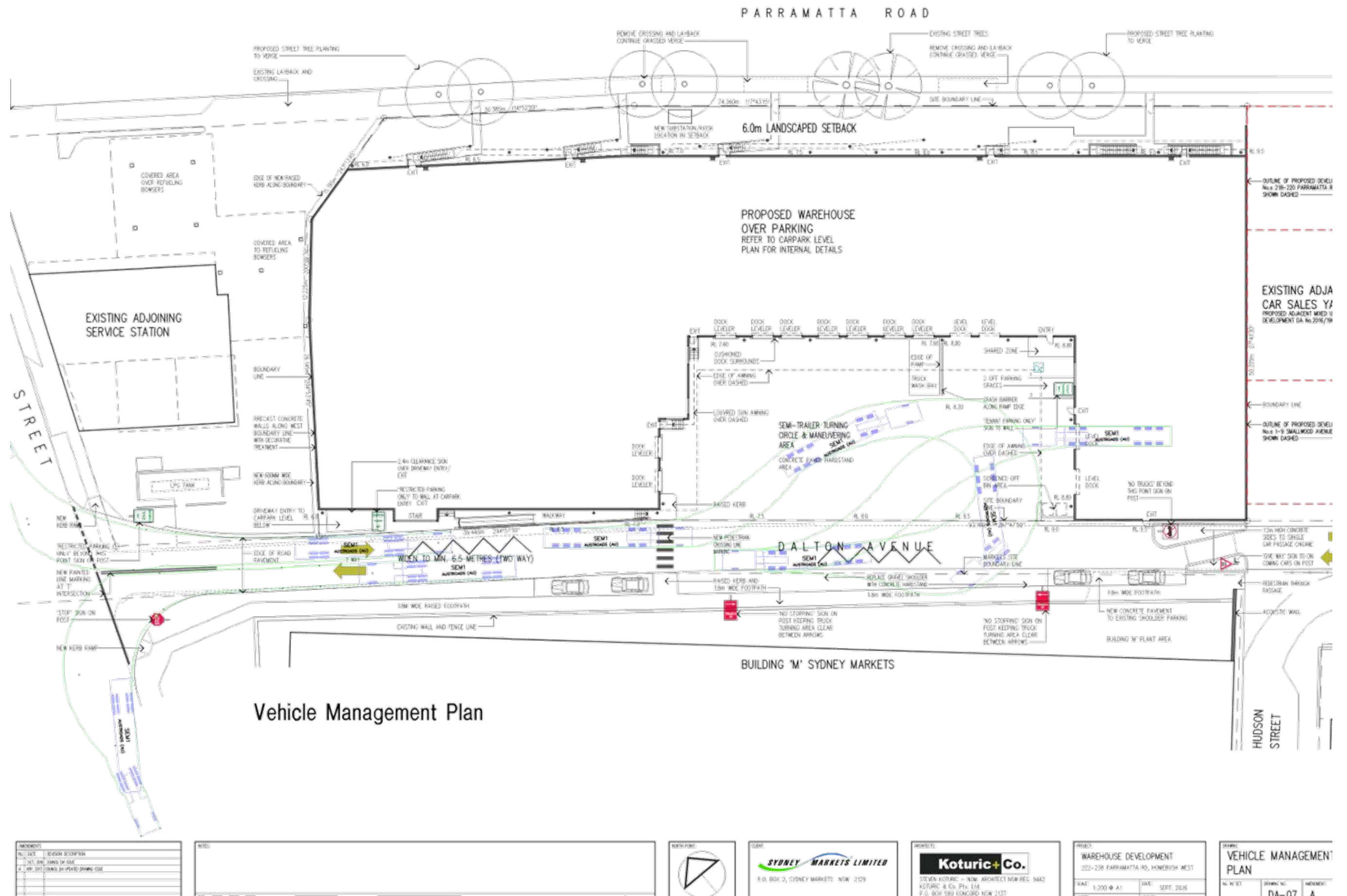


PROJECT	
WAREHOUSE AND OFFICE DEVELOPMENT	
223-228 PARRAMATTA RD, HOMEBUSH WEST	
SCALE	DATE
1:200 @ A1	SEPT. 2016

DRAWING		
TYPICAL OFFICE LEVELS		
ROOF PLAN AND SIGNAGE		
No. IN SET	DRAWING NO.	REVISION
1	DA-04	A







Vehicle Management Plan

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/09/2016</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>2</td> <td>10/09/2016</td> <td>ISSUE FOR PERMIT</td> </tr> </tbody> </table>	NO.	DATE	REVISION DESCRIPTION	1	10/09/2016	ISSUE FOR PERMIT	2	10/09/2016	ISSUE FOR PERMIT	<p>NOTES</p>	<p>NORTH POINT</p>	<p>CLIENT</p> <p>SYDNEY MARKETS LIMITED</p> <p>P.O. BOX 2, SYDNEY MARKETS NSW 2129</p>	<p>ARCHITECT</p> <p>Koturic + Co.</p> <p>STEVEN KOTURIC - NSW ARCHITECT NO. REG. 9442 KOTURIC & Co. Pty. Ltd. P.O. BOX 580 CONCORD NSW 2137</p>	<p>PROJECT</p> <p>WAREHOUSE DEVELOPMENT 222-238 PARRAMATTA RD, HOMERISH HEST</p> <p>SCALE: 1:200 @ A1 DATE: SEPT. 2016</p>	<p>DRAWING</p> <p>VEHICLE MANAGEMENT PLAN</p> <p>NO. 07 DRAWING NO. D&L-07</p>
NO.	DATE	REVISION DESCRIPTION													
1	10/09/2016	ISSUE FOR PERMIT													
2	10/09/2016	ISSUE FOR PERMIT													



TO: Strathfield Independent Hearing and Assessment Panel Meeting - 4 May 2017
REPORT: SIHAP – Report No. 6
SUBJECT: MELVILLE RESERVE HOMEBUSH WEST - LOTS 10 TO 14 DP 14766 AND PART LOT D DP 381826
DA NO. 2017/152

SUMMARY

Proposal: Melville Community Hall
Applicant: Strathfield Council
Owner: Strathfield Council
Date of lodgement: 11 April 2017
Notification period: 18 April 2017 to 3 May 2017
Submissions received: NIL
Assessment officer: External consultant (AW)
Estimated cost of works: \$1,500,000
Zoning: RE1 Public Recreation - SLEP 2012
Heritage: Heritage item
Flood affected: Yes
Is a Clause 4.6 variation proposed? No
RECOMMENDATION OF OFFICER: **APPROVAL**

- 1.0 The Development Application is for a new community hall within Melville Reserve in Homebush West and includes the demolition of the existing scout hall, removal of trees, alterations and additions to the internal vehicle access driveway and car park with the addition of (13) parking spaces, landscaping including replacement tree planting, ancillary stormwater management and building identification signage.
- 2.0 The application and plans were notified in accordance with Part L of the Strathfield Consolidated Development Control Plan (SCDCP) 2005 from the 18 April 2017 to 3 May 2017. No written submissions were received.
- 3.0 The proposed development is consistent with the relevant provisions and objectives of Strathfield Local Environmental Plan 2012 and is permissible with consent in the RE1 Public Recreation Zone. The proposal will, with the recommended conditions of consent, generally comply with the development controls in the Strathfield Consolidated Development Control Plan 2005 and provide a new community facility with a positive social impact without significantly compromising the amenity of adjacent residential properties or having an unreasonable impact on the environment.
- 4.0 It is recommended that DA2017/052 for the development of a new community hall in Melville Reserve be approved subject to conditions as it meets relevant statutory planning controls and demonstrates planning merit.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the east side of Hampstead Road and covers an area of approximately 2,500m² on the southern part of Melville Reserve on land legally described as part of Lots 10 to 14 DP 14766 and Part Lot E DP 394168.

Melville Reserve is an irregular shape with a frontage of approximately 120m along Hampstead Road and a varying depth of 80m to 190m.

Melville Reserve has a gentle sloping topography with a drainage channel traversing through the middle from the southwest corner to the northeast corner. The site of the proposed development on the southeast side of the drainage channel has a gentle slope from the high point at RL13.2AHD in the southeast corner to the low point at RL11AHD next to the drainage line on the northeast corner.

Existing development on the site comprises of a single storey child care centre (Lot D DP 381826), single storey scout hall, children's playground, heritage listed war memorial, fountain and pedestrian bridge, on-grade asphalt car park containing (17) parking spaces, and stormwater canal.

Vehicular access is provided to the site via an existing two-way internal driveway off Hampstead Road for an on-grade car park located on the southern part of the reserve.

The streetscape on Hampstead Road is characterised by the Melville Reserve parkland and three (3) storey residential flat buildings.

The surrounding area is characterised by medium density housing with three (3) storey residential flat buildings to the north and west, low density housing with detached dwellings to the south and east, and parklands further to the east and west.

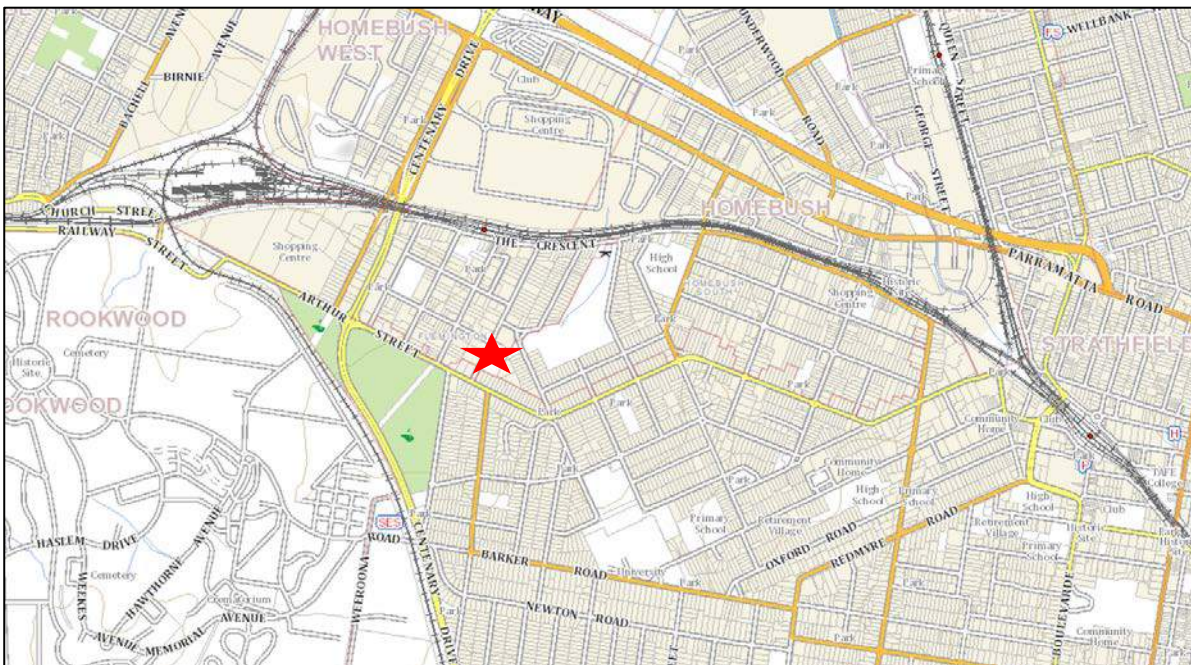


Figure 1: Locality plan (with site shown as red star).

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

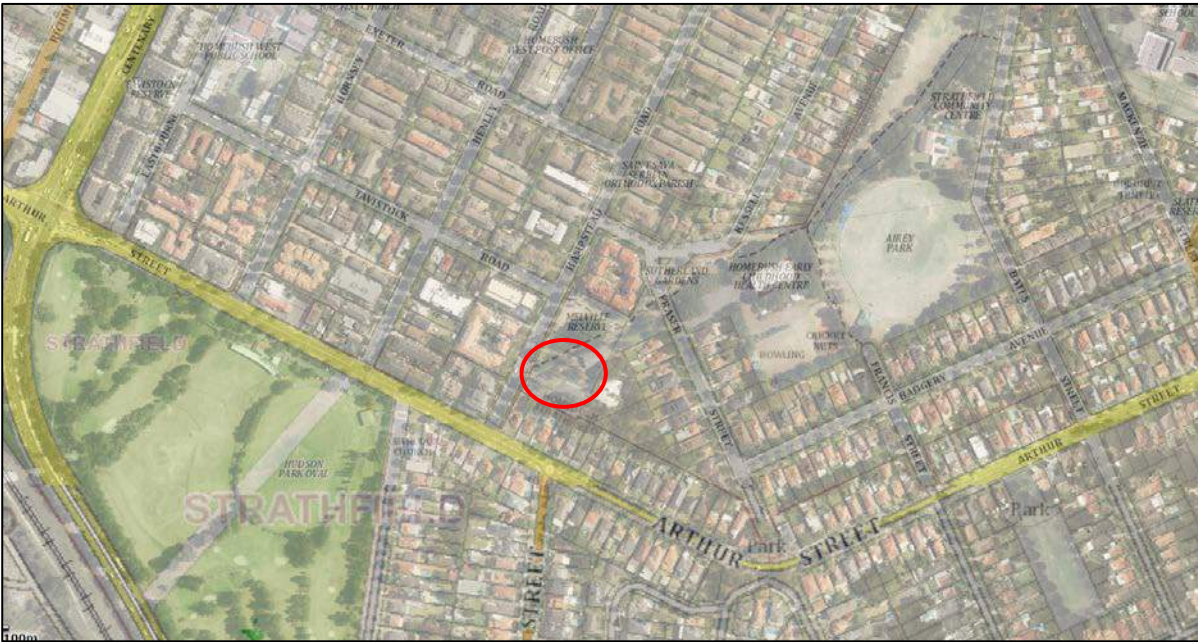


Figure 2: Aerial photo of the site shown in red outline within part of Melville Reserve and the locality.



Figure 3: Cadastral plan of the site shown in red outline within part of Melville Reserve.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

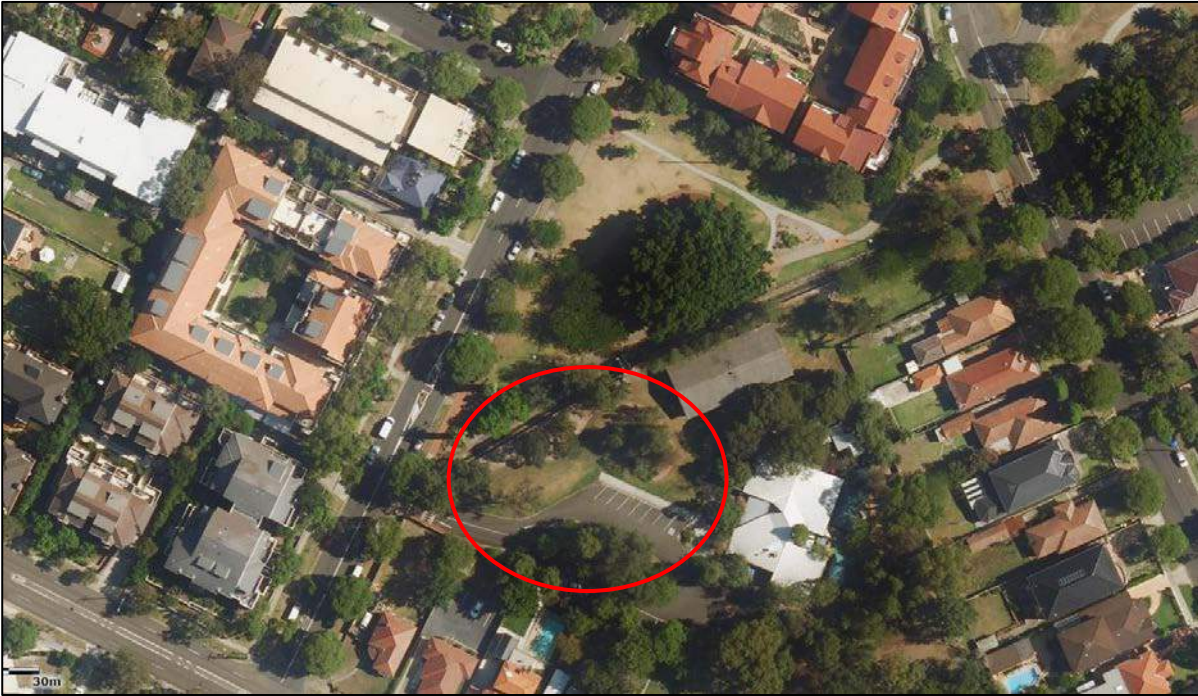


Figure 4: Aerial photo of the site shown in red outline within part of Melville Reserve.

PROPERTY BURDENS AND CONSTRAINTS

Melville Reserve has easements for a transmission line, water pipe and drainage channel traversing the reserve all in a southwest – northeast direction. The proposed development is outside of the easements.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the development of a community hall on the site in Melville Reserve and involves the following:

- demolition of the existing scout hall;
- removal of (24) trees and pruning of five (5) trees;
- erection and use of a community hall including:
 - ground floor with a gross floor area of 676.72m² containing main hall, lobby, stage, storage rooms, workshop, office and meeting room, two (2) kitchenettes, six (6) toilets including two (2) accessible toilets, and garbage room;
 - mezzanine level with a gross floor area of 130.15m² containing workshop and storage/plant room;
- alterations and additions to an internal vehicle access driveway and car park with the addition of (13) parking spaces to give a total of (30) parking spaces including two (2) accessible parking spaces, motorcycle and bicycle parking space, and loading area;
- landscaping including planting of over (40) new trees and tall shrubs;
- ancillary stormwater management; and
- building identification signage.
- hours of operation Monday to Sunday 7am – 10pm.

REFERRALS

INTERNAL REFERRALS

The DA has been referred to Council's Development Engineer, Building Surveyor, Tree Management Officer, and Traffic Engineer prior to lodgement.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)**Engineering Comments**

Council's Development Engineer has commented on the proposal and offered no objections subject to a stormwater management plan being designed in accordance with Council's stormwater management code and the stormwater runoff being collected and discharged by gravity system into the adjacent Sydney Water channel in accordance with the requirements of Sydney Water. These requirements are included in the recommended conditions of consent.

Council's Development Engineer advises that no on-site detention (OSD) provisions apply to this proposal as the site and impervious area are less than the minimum areas to which these provisions apply.

Building Comments

Council's Building Officer has commented on the proposal and advised that the plans comply with the National Construction Code 2016 and in particular Section C Fire Resistance, Section D Egress, and Section F Health and Amenity.

Landscaping Comments

Council's Tree Management Officer has prepared a tree assessment report which finds that the proposed development requires the removal of (24) trees of which the majority are young or insignificant and easily replaced within the landscape. The tree assessment report recommends replacement planting using several advanced sized specimens (500L – 1000L) to revegetate the site in conjunction with other plantings to offset trees proposed for removal and continue with Council's strategies of increasing canopy cover and extending vegetation corridors. The assessment report also makes recommendations for tree protection zones (TPZs) for remaining trees on site, pruning of four (4) trees, root mapping investigation of (19) trees, limiting compaction, tree maintenance. The recommendations of the tree assessment report are included in recommended conditions of consent.

Traffic Comments

Council's Traffic Engineer has prepared a report on the proposed development which finds that the proposed number of car parking spaces meets the practical requirements of the existing and proposed uses on site, the proposed internal driveway is adequate, the proposed loading bay arrangement is acceptable, bicycle and pedestrian facilities are adequate, and no external traffic works are required from the development.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:**(i) any environmental planning instrument****STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012**

An assessment of the proposal against the general aims of SLEP 2012 is included below:

Cl. 1.2(2)	Aims	Complies
(a)	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	Yes

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

(b)	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	Yes
(c)	<i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	Yes
(d)	<i>To provide opportunities for economic growth that will enhance the local community</i>	Yes
(e)	<i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	Yes
(f)	<i>To identify and protect environmental and cultural heritage</i>	Yes
(g)	<i>To promote opportunities for social, cultural and community activities</i>	Yes
(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	Yes

Comments: The proposed development is consistent with the aims of SLEP 2012 in the following respects:

- it provides a quality urban form and design that reflects the existing and desired character of the reserve and neighbourhood;
- it provides an efficient and spatially appropriate use of land particularly in the siting of development consolidated with other development in a particular part of the reserve;
- it integrates transport and land use with suitable access and parking;
- it provides opportunities for social cultural, educational and community activities;
- it protects the environmental and cultural heritage qualities of the site;
- it is on land that is flood prone and conditions of consent are recommended for a flood study to ensure appropriate floor levels and construction methods for flood protection.

Zoning and Permissibility

The subject site is Zoned RE1 Public Recreation under Strathfield Local Environmental Plan (SLEP) 2012.

Community facilities are permissible within the RE1 Zone with consent and defined under SLEP 2012 as follows:

“community facility means a building or place:

- (a) *owned or controlled by a public authority or non-profit community organisation, and*
 (b) *used for the physical, social, cultural or intellectual development or welfare of the community,*
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.”

The proposed development for the purpose of a community facility is consistent with the definition above and is permissible within the RE1 Zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the RE1 Zone is included below:

Objectives	Complies
➤ <i>To enable land to be used for public open space or recreational purposes.</i>	Yes
➤ <i>To provide a range of recreational settings and activities and compatible land uses.</i>	Yes
➤ <i>To protect and enhance the natural environment for recreational purposes.</i>	Yes

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

Comments: The proposed development for the purposes of a community hall is consistent with the objectives of the RE1 Zone in providing a facility for community use which may support recreational purposes.

Part 4: Principal Development Standards

The development standards in Part 4 of SLEP 2012 for minimum lot size, building height and floor space ratio are not applicable to the site or proposed development.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the SLEP 2012 are addressed below as part of this assessment:

5.9 Preservation of trees or vegetation

The DA seeks consent for the removal of (24) trees pursuant to clause 5.9 of SLEP 2012. Council's Tree Management Officer has prepared a tree assessment report which finds that the proposed development requires the removal of (24) trees as proposed in the DA and that the majority of these trees are young or insignificant and easily replaced within the landscape. The tree assessment report recommends replacement planting using several advanced sized specimens (500L – 1000L) to revegetate the site in conjunction with other plantings to offset trees proposed for removal and continue with Council's strategies of increasing canopy cover and extending vegetation corridors. The assessment report also makes recommendations for tree protection zones (TPZs) for the remaining (75) trees on site, pruning of four (4) trees, root mapping investigation of (19) trees, limiting compaction, tree maintenance. The recommendations of the tree assessment report are included in recommended conditions of consent.

5.10 Heritage Conservation

Clause 5.10(6) of SLEP 2012 states that "*The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*"

Melville Reserve contains a war memorial fountain, gate and bridge over the drainage channel which are listed as heritage items in SLEP 2012 and in relative close proximity to the proposed development. The proposed development does not impact directly on the war memorial heritage item or pedestrian bridge heritage item, and will not have an adverse impact on the setting of these heritage items as it is separated on the opposite side of the drainage channel in the part of the reserve on which is located the existing building structures of the scout hall, child care centre building and car park. The proposed new community hall is anticipated to have a positive impact on the setting with improved amenity, activity / usage and site management in the reserve. In the circumstances, a specialist heritage assessment or management plan is not warranted for this DA.

There are no known archaeological items or places of Aboriginal significance on the site. A condition of consent is recommended in the event that any potentially significant Aboriginal object is discovered, then work is to stop and the NSW Department of Environment and Heritage is to be notified immediately pursuant to the National Parks and Wildlife Act 1974.

Part 6: Local Provisions

The relevant provisions contained within Part 6 of the SLEP 2012 are addressed below as part of this assessment:

6.1 Acid sulphate soils

The site is identified as being Class 5 land under clause 6.1 of SLEP 2012. The proposed development does not require an Acid Sulfate Soils Management Plan according to clause 6.1 as it does not involve works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

AHD and by which the watertable is likely to be lowered below 1 metre AHD on Class 1, 2, 3 or 4 land.

6.2 Earthworks

The proposed development involves relatively minor earthworks associated with achieving required site levels and footings and piers to a maximum depth of 1.1m. In these circumstances, the earthworks and associated environmental impacts raised in clause 6.2 of SLEP 2012 can be managed with the erosion and sediment control plan submitted with the DA and a waste management plan which are required to be implemented in recommended conditions of consent. A geotechnical report and dilapidation report are not warranted given the relatively minor earthworks and the substantial distance to nearby buildings.

6.3 Flood planning

The site of the proposed development is identified in Council's Powells Creek Flood Study as being land that is subject to a main stream flood hazard including partial inundation in a 1 in 100 year flood event and full inundation in a probable maximum flood (PMF) event. No specialist flood report has been submitted with the DA. A condition of consent is recommended for a flood study to be prepared prior to construction certificate to ensure appropriate floor levels and construction methods for flood protection are provided in the proposed development in accordance with Council's flood prone land policy and NSW Floodplain Development Manual, and in satisfaction of clause 6.3 of SLEP 2012.

6.4 Essential services

Essential services are available at the site in compliance with clause 6.4 of SLEP 2012.

6.6 Erection or display of signage

The proposed building identification signage is compatible with the amenity and visual character of the reserve and community facilities within it, provides effective communication in a suitable location for building identification and wayfinding in the reserve, and is of a quality design and finish in satisfaction of clause 6.6 of SLEP 2012.

SEPP NO.55 – REMEDIATION OF LAND

Clause 7 of SEPP 55 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and if the land is contaminated is satisfied that the land is suitable, or will be remediated and made suitable for the proposed use.

The site is not known as being used previously for a potentially contaminating activity. Standard conditions of consent are recommended for appropriate management of any contaminated material found on the site.

SEPP NO.64 – ADVERTISING AND SIGNAGE

Clause 8 of SEPP 64 has the following provisions applying to the proposed building identification signage:

8 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

The proposed building identification signage is consistent with the objectives of SEPP 64 as it is compatible with the amenity and visual character of the community facilities in the reserve, provides effective communication of the building use, and is of a quality low key design for the use and context.

The proposed building identification signage satisfies the assessment criteria in Schedule 1 of SEPP 64 in the following respects:

1. Character of the area: The proposed signage is low key and consistent with the character and amenity of community facilities in the reserve.
2. Special areas: The proposed signage is low key on the wall of the proposed building and does not detract from the amenity of Melville Reserve.
3. Views and vistas: No significant views, vistas or scenic landscape qualities are significantly affected by the building identification sign proposed on the wall of the building.
4. Streetscape, setting or landscape: The proposed signage is appropriate for a community facility in the reserve setting in terms of its size, proportions and siting on the building wall entrance. It will not cause visual clutter of signage.
5. Site and building: The proposed signage is compatible with the scale and proportion of the site and community facility building on which it is proposed to be located. It does not compromise any significant features of the reserve or building structures on the site.
6. Associated devices and logos with advertisements and advertising structures: No safety devices, platforms, or logos have been designed as an integral part of the signage or its structure.
7. Illumination: No LED illumination is proposed.
8. Safety: The proposed signage is low key and not expected to adversely affect traffic safety and operation on the adjacent road.

79C(1)(a)(ii) any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan**STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005**

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Part H - WASTE MANAGEMENT

The proposed development includes a waste storage room and loading bay. No Waste Management Plan or information on anticipated waste generated by the proposed use or on management of demolition and construction waste is provided in the DA. A condition of consent is recommended for a comprehensive waste management plan to be prepared in accordance with SCDCP 2005 and submitted to Council prior to issue of a construction certificate.

PART I - PROVISION OF OFF STREET PARKING FACILITIES

Council's Traffic Engineer has prepared a report on the proposed development which finds the proposed number of car parking spaces meets the practical requirements of the existing and proposed uses on site, the proposed internal driveway is adequate, the proposed loading bay arrangement is acceptable, bicycle and pedestrian facilities are adequate, and no external traffic works are required from the development consistent with SCDCP 2005.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)**PART J - ERECTION & DISPLAY OF ADVERTISING SIGNS AND STRUCTURES**

Building identification signage is proposed at the main building entrance and lobby area which is reasonable for building identification and wayfinding in the reserve, and is consistent with the DCP.

PART K - DEVELOPMENT ON CONTAMINATED LAND

The site is not known as being used previously for a potentially contaminating activity. Standard conditions of consent are recommended for appropriate management of any contaminated material found on the site consistent with SCDCP 2005.

PART N - WATER SENSITIVE URBAN DESIGN

Part N applies to the proposed development as the total area affected by it is over 1,500sq.m and it involves the construction of more than 10 additional car parking spaces. A condition of consent is recommended for a Water Sensitive Urban Design Strategy to be prepared in accordance with Part N of the SCDCP 2005 as part of a detailed stormwater management plan for the site prior to issue of a construction certificate.

Part O – TREE MANAGEMENT

The proposed development includes the removal of (24) trees. Council's Tree Management Officer has prepared a tree assessment report which finds that the proposed development requires the removal of (24) trees as proposed in the DA and that the majority of these trees are young or insignificant and easily replaced within the landscape. The tree assessment report recommends replacement planting using several advanced sized specimens (500L – 1000L) to revegetate the site in conjunction with other plantings to offset trees proposed for removal and continue with Council's strategies of increasing canopy cover and extending vegetation corridors. The assessment report also makes recommendations for tree protection zones (TPZs) for the remaining (75) trees on site, pruning of four (4) trees, root mapping investigation of (19) trees, limiting compaction, tree maintenance. The recommendations of the tree assessment report are included in recommended conditions of consent and are consistent with Part O of SCDCP 2005.

79C(1)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

The proposed development is not located on land subject to the Government Coastal Policy.

The proposed development involves the demolition of the existing scout hall building, and therefore a condition of consent is recommended pursuant to Clause 92(1)(b) of the EP&A Regulation for the demolition to be carried out in compliance with Australian Standard (AS) 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are recommended to ensure the prescribed conditions of consent including compliance with the *Building Code of Australia*.

(ii) any coastal zone management plan

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

Although Council is not subject to a coastal zone management plan, the sea level rise planning benchmarks have also been established in order to assess the likely increase in the frequency, duration and height of flooding and as a consequence likely property and infrastructure damage on affected and potentially affected land. Council is therefore required to consider the impact of sea level rise and resultant flooding from Powell's Creek and Cook's River which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively.

The site of the proposed development is identified in Council's Powells Creek Flood Study as being land that is flood prone from a main stream and subject to partial inundation in a 1 in 100 year flood event and full inundation in a probable maximum flood event (PMF). A condition of consent is recommended for a flood study to be prepared prior to construction certificate to ensure appropriate floor levels and construction methods for flood protection are provided in the proposed development in accordance with Council's flood prone land policy and NSW Floodplain Development Manual, and taking into account the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

The environmental impacts of the proposed development have been assessed as follows:

- a positive social impact is provided with an additional community facility proposed for public use;
- the character and amenity of Melville Reserve and adjacent residential zones is complemented by the additional community facility proposed for this part of the reserve;
- the scale, height and bulk of the proposed community facility building is consistent with that of the adjacent child care centre, smaller than nearby apartment buildings, and compatible with nearby dwelling houses;
- the built form is well modulated and articulated in the walls and roof form which breaks up the scale of the building mass to a reasonable degree and provides legible access points;
- the streetscape is not significantly impacted as the proposed community hall is setback over 30m from Hampstead Road behind landscaping;
- landscaping is included in the proposed development with over (40) new trees and tall shrubs which replace the trees proposed for removal, and tree protection measures are proposed for remaining trees;
- pedestrian and vehicle access paths in the development are legible and parking is provided to meet demand according to Council's traffic engineer;
- traffic generation is within the capacity of the local road network according to Council's traffic engineer;
- there will be no unreasonable impact on adjacent residential properties in terms of solar access, visual and acoustic privacy or views due to the substantial separation distances and existing uses in the reserve;
- there will be no adverse impact on the heritage structures in the reserve due to separation distance, and a condition of consent is recommended to manage any aboriginal archaeological objects that may be found on site;
- a stormwater management plan is included which has been assessed by Council's engineers as being satisfactory subject to recommended conditions of consent;
- waste management facilities are included in the development plans, and a condition of consent is recommended for a comprehensive waste management plan to be prepared;

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

- safety and security is addressed in a recommended condition of consent for a crime prevention through environmental design report to be prepared in consultation with NSW Police with measures to be included in the design of the development;
- sustainable development considerations are addressed in a recommended condition of consent for an ecologically sustainable development report to be prepared with measures for energy efficiency, water conservation, waste management and sustainable building materials to be implemented in the development;
- construction impacts are addressed with standard conditions of consent recommended for construction hours, site safety fencing, waste management plan, erosion and sediment control, construction environmental management plan, construction traffic management plan, noise and vibration management plan, and if needed a works zone.

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

The subject site is considered suitable for the proposed development as it is zoned to permit it and has substantial separation from compatible surrounding housing development, sufficient site area and dimensions, road access, utility services available, and no prohibitive environmental constraints. The proposed development is suitably sited within a part of the reserve that has substantial separation from the heritage structures and on which is located existing building structures including scout hall, child care centre building and car park.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part L of the SCDCP 2005 from 18 April 2017 to 3 May 2017. No written submissions were received.

79C(1)(e) the public interest

The proposed development is in the public interest in providing a community facility that is permissible under relevant planning controls on a suitable site without unreasonable environmental impact. The public interest is also served through the detailed assessment of this development application in accordance with the relevant planning legislation and statutory instruments.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
- or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

STRATHFIELD INDIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Development Contributions Plan 2010-2030 as follows:

Local Amenity Improvement Levy **\$15,000**

CONCLUSION

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005, and is considered to be satisfactory for approval subject to the recommended conditions of consent.

RECOMMENDATION

That Development Application No.2017/052 for a new community hall in Melville Reserve at Hampstead Road in Homebush West be **APPROVED** subject to the following conditions:

Special Conditions (DASC)**DASP001 Flood Study**

A flood study is to be prepared prior to issue of a construction certificate to ensure appropriate floor levels and building design / construction methods for flood protection are provided in the proposed development in accordance with Council's flood prone land policy and NSW Floodplain Development Manual, and taking into account the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

(Reason: To protect life and property from flood hazard.)

DASP002 Crime Prevention

A Crime Prevention Through Environmental Design Report is to be prepared by a suitably qualified person in consultation with NSW Police prior to issue of a construction certificate with measures recommended to maximise safety and security and minimise opportunities for crime in the detailed design and operation of development and on the site. The measures recommended in the report are to be implemented in construction certificate drawings.

(Reason: For safety and security in the development and on the site.)

DASP003 Sustainable development

A Sustainable Development Report is to be prepared by a suitably qualified person prior to issue of a construction certificate with measures recommended for energy efficiency, water conservation, waste management, and sustainable building materials in the detailed design and operation of the development. The measures recommended in the report are to be implemented in construction certificate drawings.

(Reason: For sustainable development.)

DASP004 Aboriginal archaeological heritage

In accordance with the National Parks and Wildlife Act 1974, if any Aboriginal objects are unearthed during construction all work must cease immediately and the NSW Office of Environment and Heritage must be contacted for advice before any works re-commence. No Aboriginal objects may be harmed unless an Aboriginal Heritage Impact Permit has been issued.

(Reason: To conserve any Aboriginal archaeological objects on site.)

General Conditions (DAGC)**DAGC001 Approved plans and reference documentation**

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/052:

Drawing No.	Title/Description	Prepared by	Revision & Date
DA0.04	Site Plan	Strathfield Council	Rev.P1 - 03.03.17
DA0.05	Parking Layout Plan	Strathfield Council	Rev.P1 - 03.03.17
DA1.06	Site Plan Showing Ground Floor Plan	Strathfield Council	Rev.P1 - 03.03.17
DA1.07	Ground Floor Plan	Strathfield Council	Rev.P1 - 03.03.17
DA1.08	Mezzanine Floor Plan	Strathfield Council	Rev.P1 - 03.03.17
DA1.09	Roof Plan	Strathfield Council	Rev.P1 - 03.03.17
DA2.10	South East and South West Elevation	Strathfield Council	Rev.P1 - 03.03.17
DA2.11	North East and North West Elevation	Strathfield Council	Rev.P1 - 03.03.17
DA2.12	Streetscape Elevation	Strathfield Council	Rev.P1 - 03.03.17
DA3.13	Section A-A	Strathfield Council	Rev.P1 - 03.03.17
DA4.14	Landscape Plan	Strathfield Council	Rev.P1 - 03.03.17
DA5.15	Stormwater Plan	Strathfield Council	Rev.P1 - 03.03.17
DA5.16	Sediment and Erosion Plan	Strathfield Council	Rev.P1 - 03.03.17
DA5.17	Waste Management Plan	Strathfield Council	Rev.P1 - 03.03.17
DA6.18	3D View	Strathfield Council	Rev.P1 - 03.03.17
DA8.20	Material Sample Board	Strathfield Council	Rev.P1 - 03.03.17

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No.2017/052:

Title / Description	Prepared by	Date
Statement of Environmental Effects	Strathfield Council	11 April 2017
Traffic Engineering Report	Strathfield Council	March 2017
Tree Assessment Report	Strathfield Council – Tree Management Officer	07.04.2017

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail. However, the conditions of this consent shall prevail to the extent of any inconsistency.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council)

DAGC007 Construction hours

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

(Reason: To maintain amenity to adjoining land owners)

DAGC011 Demolition (site safety fencing)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

(Reasons: Statutory requirement and health and safety)

DAGC018 Landscaping (trees permitted to be removed)

The trees numbered 14 to 26, 36, 40, 41, 48, 49, 59, 73, 74, 89, 90, 91 in the Tree Assessment Report dated 07.04.2017 prepared by Strathfield Council's Tree Management Officer submitted with the Development Application are permitted to be removed to accommodate the proposed development.

All trees permitted to be removed by this consent shall be replaced by species selected from Council's Recommended Tree List.

Replacement trees shall be a minimum 50 litre container size and at least four trees shall be a minimum 500 litre container size. Trees are to conform to the *NATSPEC guide* and *Guide for assessing the quality of and purchasing of landscape trees* by Ross Clarke, 2003. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting; and shall be maintained until maturity.

All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner/fertilizer/moisture retention additive/s are to be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch shall be placed within an area 0.5m from the base of the tree.

Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To ensure appropriate planting back onto the site)

DAGC019 Landscaping (tree preservation)

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited.

All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970 – Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

(Reason: To ensure the protection of trees to be retained on the site)

DAGC020 Landscaping (tree pruning permitted)

Pruning of the trees numbered 37,38, 39 and 42 in the Tree Assessment Report dated 07.04.2017 prepared by Strathfield Council's Tree Management Officer submitted with the Development Application is permitted.

No more than 10% of the entire crown is to be removed as part of this approval. The pruning shall not give the crown an unbalanced appearance. All pruning work must be undertaken by a minimum

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

level 2 (AQF 3) qualified Arborist who is currently a member or eligible for membership to *Arboriculture Australia* (AA) or the *Tree Contractors Association Australia* (TCAA), in accordance with AS4373—*Pruning of Amenity Trees*.

(Reason: To ensure tree preservation and pruning is undertaken in accordance with AS4373:2007 – Pruning of amenity trees)

DAGC021 Lighting

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety)

DAGC022 Materials (external materials and reflectivity)

All external materials, colours and finishes including windows and doors and roofing materials must be of high quality and compatible with those of the surrounding streetscape and locality. All external materials and colours shall be of low glare and reflectivity. Details demonstrating compliance with this condition, shall be provided to the Principal Certifying Authority, prior to the issue of any Construction Certificate.

(Reason: To ensure a positive contribution to the streetscape and to minimise excessive glare and reflectivity)

DAGC023 Materials (schedule of external materials, finishes and colours)

The external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent)

DAGC024 Principal certifying authority (PCA) identification sign

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

- (i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- (ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- (iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement)

DAGC027 Site management (during demolition and construction works)

All of the following are to be satisfied/complied with during demolition, construction and any other

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

site works:

- (i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (x) All waste must be contained entirely within the site.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
- (xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Any work must not prohibit or divert any natural overland flow of water.
- (xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
- (xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

DAGC028 Stormwater management plan (certification requirement)

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure is not overloaded)

DAGC029 Sydney water (stamped plans prior to commencement)

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

For Quick Check agent details please refer to the web site www.sydneywater.com.au (see Building Developing and Plumbing then Quick Check) or telephone 13 20 92. The consent authority or a Certifying Authority must ensure that a Quick Check agent/Sydney Water has stamped the plans before the commencement of work.

(Reason: Compliance with Sydney Water requirements)

DAGC030 Utilities and services (protection)

Construction plans must be approved by the appropriate utility's office Sydney Water Corporation to demonstrate that the development complies with the utility's requirements.

The applicant must provide written evidence (e.g. compliance certificate, formal advice) of compliance with the requirements of all relevant utility providers (e.g. Water, Energy, Telecommunications, Gas)

(Reason: To ensure protection of infrastructure assets)

DAGC031 Waste (trackable)

Removal of trackable waste (as defined by the NSW Environment Protection Authority) from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005 for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed on land without permission of the land owner and must with the provisions of the Protection of the Environment and Operations Act 1997.

Reason: To ensure compliance with legislation)

Conditions to be satisfied prior to the issue of a Construction Certificate (DACC)**DACC001 Access (access for people with disabilities)**

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC002 Access (disabled toilets)

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Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the *Disability Discrimination Act 1992*. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards)

DACC010 Building Code of Australia (compliance with)

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000)

DACC012 Car parking (disabled car parking spaces)

Two (2) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 3.2m wide x 5.5m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability)

DACC016 Car parking (compliance with AS/NZS 2890.1:2004)

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure compliance with Australian Standards relating to parking of vehicles)

DACC019 Commencement of works (no works until a CC is obtained)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

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Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions)

DACC020 Construction and environmental management plan

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- (i) Detailed information on any approvals required from other authorities prior to or during construction.
- (ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- (iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- (iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- (v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- (i) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- (ii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- (iii) Asbestos management procedures:
 - Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.

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- Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
- Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
- The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - the full name and license number of the asbestos removalist/s; and
 - the telephone number of WorkCover's Hotline 13 10 50
 - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

(Reason: Safety, amenity and protection of public infrastructure and the environment)

DACC023 Driveway design (speed hump and stop sign on exit)

The applicant shall install a stop sign and a speed hump at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards. The building plans shall indicate compliance with this requirement, prior to the issue of a Construction Certificate.

(Reason: Traffic safety and management)

DACC030 Fire safety schedule

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979)

DACC038 Landscaping (maintenance strategy)

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To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival)

DACC042 Noise and vibration management plan

Prior to the issue of a Construction Certificate, a Noise and Vibration Management Plan is to be prepared by a suitably qualified person addressing the likely noise and vibration from demolition, excavation and construction of the proposed development and provided to Council or the Principal Certifying Authority.

The Plan is to identify amelioration measures to ensure the noise and vibration levels will be compliance with the relevant legislation and Australian Standards. The report that itemises equipment to be used for excavation works. The Plan shall address, but shall not be limited to, the following matters:

- (i) identification of activities carried out and associated noise sources;
- (ii) identification of potentially affected sensitive receivers, including residences, churches, commercial premises, schools and properties containing noise sensitive equipment;
- (iii) determination of appropriate noise and vibration objectives for each identified sensitive receiver;
- (iv) noise and vibration monitoring, reporting and response procedures;
- (v) assessment of potential noise and vibration from the proposed demolition, excavation and construction activities, including noise from construction vehicles;
- (vi) description of specific mitigation treatments, management methods and procedures to be implemented to control noise and vibration during construction;
- (vii) construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency;
- (viii) procedures for notifying residents of construction activities likely to affect their amenity through noise and vibration; and
- (ix) contingency plans to be implemented in the event of non-compliances and/or noise complaints. A register should be kept of complaints received, and the action taken to remediate the issue.

(Reason: To protect acoustic amenity of surrounding properties and the public)

DACC051 Section 94 contributions (indirect contributions plan)

In accordance with the provisions of Section 94A(1) of the Environmental Planning and Assessment Act 1979 and the Strathfield Indirect Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Local Amenity Improvement Levy	\$15,000
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The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. The amount of the contribution under this condition shall be indexed in accordance with clause 4.12 of the Strathfield Indirect Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

A copy of this condition is to be presented to Council's Customer Service Centre when paying the

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contribution so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Indirect Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development)

DACC053 Stormwater (rainwater re-use)

A rainwater re-use system shall be provided in accordance with either the BASIX minimum requirements, any relevant Council Rainwater Policy and/or specification of the management of stormwater, whichever is applicable. A detailed stormwater plan showing the proposed re-use system shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance and amenity)

DACC054 Stormwater (silt arrestors and gross pollutant traps)

Silt and gross pollutant traps shall be fitted in all new stormwater pits and designed in accordance with Council's specification for the management of stormwater. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

DACC058 Wastewater control

The applicant shall contact Sydney Water, to determine the requirements for the disposal of wastewater. The applicant must provide a copy of the Authority to connect to the sewer system prior to the issue of a Construction Certificate.

There is to be no discharge of wastewater to the stormwater system.

(Reason: To ensure suitable disposal of waste water)

DACC059 Works permit

A Works Permit shall be obtained from Strathfield Council at least five (5) working days prior any work (including demolition, excavation and the erection of site fencing/hording). The approved Works Permit and any approved Construction Traffic Management Plan must be complied with at all times until all demolition, building, engineering and construction work associated with the development has been completed. The permit must be retained on site at all times.

DACC061 Traffic (construction traffic management plan)

A Construction Traffic Management Plan (CTMP) is to be prepared by an appropriately qualified Traffic Management Consultant and submitted to and approved by Council's Engineering Section, prior to the commencement of any works including demolition.

The following matters should be addressed in the CTMP (where applicable):

- (i) description of the demolition, excavation and construction works;
- (ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- (iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- (iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- (v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in

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- the frontage roadways;
- (vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
 - (vii) proposed hours of construction related activities and vehicular movements to and from the site;
 - (viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
 - (ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
 - (x) measures to maintain public safety and convenience;
 - (xi) any proposed road and/or footpath closures;
 - (xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
 - (xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
 - (xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
 - (xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
 - (xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
 - (xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
 - (xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
 - (xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

(Reason: To mitigate traffic impacts on the surrounding area during the construction period)

DACC062 Utilities and telecommunications (electricity connection)

Provision must be made for connection to future underground distributions mains. This must be achieved by installing:

- (i) an underground service line to a suitable existing street pole; or
- (ii) sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre).

Note: A limit of one (1) pole per site will apply.

Any costs associated with the relocation of the above are at the requestor's expense. Any disturbance to public land as a result of the undergrounding of services shall be restored at no cost to Council.

Details are to be submitted to the Principal Certifying Authority with the Construction Certificate Application.

(Reason: Environmental amenity)

DACC067 Waste management plan

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

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The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

(Reason: To ensure appropriate management of waste)

DACC069 Waste (garbage rooms)

Garbage rooms must be constructed of solid material: cement rendered and steel trowelled to a smooth even surface. The door to the garbage room is to be designed and constructed to ensure the room is vermin proof and can be opened from the inside at all times. The garbage room is to be ventilated to the external air by natural ventilation or an approved air handling exhaust system.

(Reason: To keep garbage rooms in a clean and sanitary condition to protect public health)

DACC070 Water sustainability (water sensitive urban design)

Details of the Water Sensitive Urban Design (WSUD) components (stormwater treatment measures) shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. Details shall demonstrate compliance with the water conservation and stormwater quality targets set out under Sections 3.1 and 3.2 respectively under Part N of the SCDP 2005, and be prepared by a suitably qualified professional engineer.

(Reason: To promote Water Sensitive Urban Design)

DACC072 Water heating systems (location of)

Any water heating system shall be located so as not to be visible from public places and the ground level of adjoining properties. Details (type and location) of the water heaters shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To maintain streetscape character)

DACC073 Works zone (approval by Council's traffic committee)

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement)

Conditions to be satisfied prior to the commencement of works (DAPC)**DAPC001 Appointment of a principal certifying authority**

No work shall commence in connection with this Development Consent until:

- (i) A construction certificate for the building work has been issued by the consent authority or a

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

Principal Certifying Authority.

- (ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
- (iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and
 - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- (v) The person having the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

Note: If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates.

Under the Environment Planning and Assessment (Quality of Construction) Act, 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.

(Reason: Statutory requirement)

DAPC003 Notice of commencement

No work shall commence until the following details are submitted to Council:

- (i) a Notice of Commencement (form will be attached with issue of a Construction Certificate or available from our website) within two (2) days of the date on which it is proposed to commence works associated with the Development Consent;
- (ii) details of the appointment of a Principal Certifying Authority (either Council or another Principal Certifying Authority); and
- (iii) details of the name, address and licence details of the Builder.

(Reason: Statutory requirement)

Conditions to be satisfied during demolition and building works (DADW)**DADW001 Contaminated land unexpected finds**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements)

DADW002 Fill material

The only waste derived material which may be received at the development site is:

- (i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- (ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any (b)-type material received at the development site must be accompanied by documentation certifying by an appropriately qualified environmental consultant the materials compliance with the exemption conditions; and this documentation must be provided to the Principal Certifying Authority on request.

(Reason: To ensure imported fill is of an acceptable standard for environmental protection purposes)

DADW007 Public infrastructure and services

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services)

DADW010 Site requirements during demolition and construction

All of the following are to be satisfied/complied with during demolition, construction and any other site works:

- (i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- (ii) Demolition must be carried out by a registered demolition contractor.
- (iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- (iv) No blasting is to be carried out at any time during construction of the building.
- (v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- (vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- (vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- (viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (ix) All waste on the site is to be stored, handled and disposed of in such a manner as to

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.

- (x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- (xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- (xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- (xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- (xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- (xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- (xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- (xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- (xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area)

Conditions to be satisfied prior to the issue of an Occupation Certificate (DAOC)**DAOC006 Engineering works (certification of)**

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- (i) the stormwater drainage system; and/or
- (ii) the car parking arrangement and area; and/or
- (iii) any related footpath crossing works; and/or
- (iv) the proposed driveway and layback; and/or
- (v) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management)

DAOC007 Fire safety (certification)

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- (i) has been assessed by a properly qualified person; and
- (ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the *Environmental Planning & Assessment Regulation 2000*.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the *Environmental Planning & Assessment Regulation 2000*.

A copy of the fire safety certificate and fire safety schedule shall be:

- (i) submitted to Strathfield Council;
- (ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
- (iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement)

DAOC011 Landscaping (Arborist's follow up report of tree/s to be retained)

As part of the on-going assessment of the tree/s to be retained, the consulting arborist engaged by the applicant is to assess their health and any impacts suffered by them as a result of the proposed approved development, prior to the issue of an Occupation Certificate. Findings are to be compiled in a detailed report and submitted to the Principle Certifying Authority, which documents the following:

- (i) methods of excavation or construction used to carry out the works;
- (ii) any damage sustained by the tree/s as a result of the works;
- (iii) any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage; and
- (iv) any future or on-going remedial work required to be carried out to ensure the long term retention of the tree/s.

(Reason: To ensure the survival of trees to be retained)

DAOC013 Occupation of building

A person must not commence occupation or use (*or change of use where an existing building*) of the whole or any part of a new building (within the meaning of section 109H (4) of the *Act*) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- (i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- (ii) any preconditions to the issue of the certificate required by a development consent have been met.

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement)

DAOC017 Stormwater (certification of the constructed drainage system)

The constructed stormwater system shall be certified by a suitably qualified person, in accordance with Council's Stormwater Management Code, prior to the issue of any Occupation Certificate.

(Reason: Adequate stormwater management)

DAOC021 Ventilation system (mechanical)

Any mechanical ventilation system is to comply with the following:

- (i) The Building Code of Australia;
- (ii) Protection of the Environment Operations Act 1997; and
- (iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

At the completion of the installation of the mechanical exhaust ventilation system, a certificate from a practising mechanical engineer shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate demonstrating compliance with the above.

(Reason: To ensure the mechanical exhaust ventilation system complies with the relevant requirements/standards)

DAOC022 Ventilation systems (natural)

Any natural ventilation system shall be designed, constructed and installed in accordance with the provisions of:

- (i) The Building Code of Australia; and
- (ii) Protection of the Environment Operations Act 1997.

Details demonstrating compliance with this condition shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate.

(Reason: To ensure any natural ventilation systems comply with the relevant regulations/standards)

Conditions to be satisfied during ongoing use of the premises**DAOU005 Deliveries**

All deliveries must not occur before 7.00am or after 8.00pm weekdays and before 8.00am or after 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

(Reason: To control noise impacts)

DAOU006 Fire safety (annual statement)

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

- (i) Forwarded to the Commissioner of the New South Wales Fire Brigade; and
- (ii) Prominently displayed in the building.

(Reason: Fire safety)

DAOU011 Greywater (treatment systems)

Greywater must not be stored on the property unless within an approved greywater treatment system. Any greywater treatment system and associated reuse distribution system must:

- (i) comply with the Local Government (General) Regulation 2005 and Local Government Act 1993;
- (ii) comply with the NSW Code of Practice: Plumbing and Drainage 3rd Edition 2006;
- (iii) be accredited by the NSW Department of Health;
- (iv) installed by a licensed plumber; and
- (v) installed to prevent the incidence of cross-connection, overflow and backflow.

Additional requirements:

- (i) Sydney Water shall be notified in writing by the installing plumber that the system is in place. Written notification shall be in the form of 'as completed plans' (e.g. an amended sewer service diagram) or other documentation as required by Sydney Water;
- (ii) where the GTS is connected to internal fixtures for toilet flushing and washing machine use, a back-up water supply is required to ensure a constant water supply to all fixtures should the GTS fail; and
- (iii) Greywater must be contained within the property and not allowed to migrate onto neighbouring properties.

(Reason: Health and amenity)

DAOU013 Hours of operation

The hours of operation of the premises must (ie. Hours open for business) must not exceed the following, without the prior approval of Council:

<i>Days</i>	<i>Approved hours of operation</i>
Monday to Sunday (including public holidays)	7am – 10pm

(Reason: To ensure the business operates between the approved hours)

DAOU018 Noise (complaints relating to use)

The use of the premises shall comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2008.

Should substantiated complaints or breaches of noise regulations occur, a suitably qualified acoustic consultant shall be engaged by Council to measure noise emanating from the building/premises and to recommend appropriate action. The cost of such an appointment shall be borne by the operator/owner and any works recommended by the acoustic consultant shall also be borne by the operator/owner and carried out within a time frame set by Council.

(Reason: Noise control and amenity)

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)**DAOU020 Noise (no amplified music)**

Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the *Protection of the Environment Operations Act 1997*. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.

Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

(Reason: Environmental amenity)

DAOU022 Noise (signage to patrons exiting the premises)

A clearly visible sign shall be permanently erected immediately adjacent to the entry/exit doors indicating that patrons are to leave in an orderly fashion and shall leave the vicinity of the premises in a manner that does not disturb the quiet and good order of the neighbourhood.

(Reason: Public interest)

DAOU025 Pollution (compliance with PEOA 1997 generally)

The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the *Protection of the Environment Operations Act 1997*.

DAOU028 Security (management plan)

Management must ensure the implementation of a Security Management Plan which specifies security patrol, surveillance and other security and response methods and security management of the public domain within and surrounding the site.

(Reason: Amenity, health and safety)

DAOU037 Waste and recycling (collection hours)

The collection of waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the premises.

All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

(Reason: To regulate noise and garbage collection arrangements)

DAOU038 Waste (control of litter)

The occupant or person in control of the premises must take all practicable steps to ensure that the public area adjacent to the premises is maintained in a clean and tidy condition.

DAOU041 Waste (restricted times for bottle, can or garbage disposal)

No bottle, can or garbage disposal shall take place between the hours of 8.00pm and 7.00am daily.

(Reason: Disturbance and public interest)

Melville Reserve Homebush West - Lots 10 to 14 DP 14766 and Part Lot D DP 381826 (Cont'd)

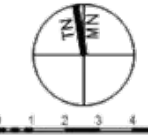
ATTACHMENTS

1. Plans



IMPORTANT NOTES:
Do not scale from drawings. All dimensions shall be checked on site before commencement of work. All elevations shall be brought to the attention of the Architect. Large scale drawings and written dimensions take precedence. This drawing is copyright of the author, and must not be retained, copied or used without the express authority of STRATHFIELD COUNCIL.

FOR APPROVAL
NOT FOR CONSTRUCTION



REVISION	DATE	DESCRIPTION	BY
1	2017.04.03	COUNCIL DA SUBMISSION	MM

DA APPLICATION MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD HOMEBUSH WEST, 2040

DRAWING LIST		
SHEET NO	TITLE	SCALE
DA0.01	TITLE SHEET	NTS
DA0.02	URBAN CONTEXT/ SITE ANALYSIS PLAN	1:500 @A1 / 1:1000@A3
DA0.03	SURVEY PLAN	1:200 @A1 / 1:400@A3
DA0.04	SITE PLAN	1:200 @A1 / 1:400@A3
DA0.05	PARKING LAYOUT PLAN	1:200 @A1 / 1:400@A3
DA1.06	SITE PLAN SHOWING GROUND FLOOR PLAN	1:100 @A1 / 1:200@A3
DA1.07	GROUND FLOOR PLAN	1:100 @A1 / 1:200@A3
DA1.08	MEZZANINE PLAN	1:100 @A1 / 1:200@A3
DA1.09	ROOF PLAN	1:100 @A1 / 1:200@A3
DA2.10	SOUTH EAST & SOUTH WEST ELEVATION	1:100 @A1 / 1:200@A3
DA2.11	NORTH EAST & NORTH WEST ELEVATION	1:100 @A1 / 1:200@A3
DA2.12	STREETSCAPE ELEVATION	1:100 @A1 / 1:200@A3
DA3.13	SECTION A-A	1:200 @A1 / 1:400@A3
DA4.14	LANDSCAPE PLAN	1:200 @A1 / 1:400@A3
DA5.15	STORMWATER PLAN	1:200 @A1 / 1:400@A3
DA5.16	SEDIMENT & EROSION PLAN	1:200 @A1 / 1:400@A3
DA5.17	WASTE MANAGEMENT PLAN	1:200 @A1 / 1:400@A3
DA6.18	3D VIEW	1:200 @A1 / 1:400@A3
DA7.19	NOTIFICATION PLAN	1:200 @A1 / 1:400@A3
DA8.20	MATERIAL SAMPLE BOARD	1:200 @A1 / 1:400@A3

AREA CALCULATION
GROUND FLOOR : 676.72 SQM
MEZZANINE FLOOR: 130.15 SQM
TOTAL AREA: 806.87 SQM
EXISTING HUNGARIAN SCOUT HALL TO BE DEMOLISHED : 339.60 SQM
EXISTING PARKING ON SITE : 17 PARKING SPACES
PROPOSED PARKING ON SITE : 30 PARKING SPACES



GENERAL NOTES:
Do not scale from drawings. Verify dimensions on site. Measurements in millimeters unless otherwise noted. Verify any discrepancies with the Project Manager. All works to comply with the Building Code of Australia (BCA), Australian Standards (AS), Council Conditions & Planning Instruments & other relevant Statutory Authorities.

DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD HOMEBUSH WEST 2040

DRAWING TITLE
TITLE SHEET

SCALE	DATE	DRAWN	CHECKED
NTS	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
.	DA0.01	P1	



1 3D VIEW FROM CAR PARK
NTS



2 3D VIEW FROM CHILD CARE
NTS

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REVISION	DATE	DESCRIPTION	BY
1	2017.04.11	COUNCIL DS SUBMISSION	MM



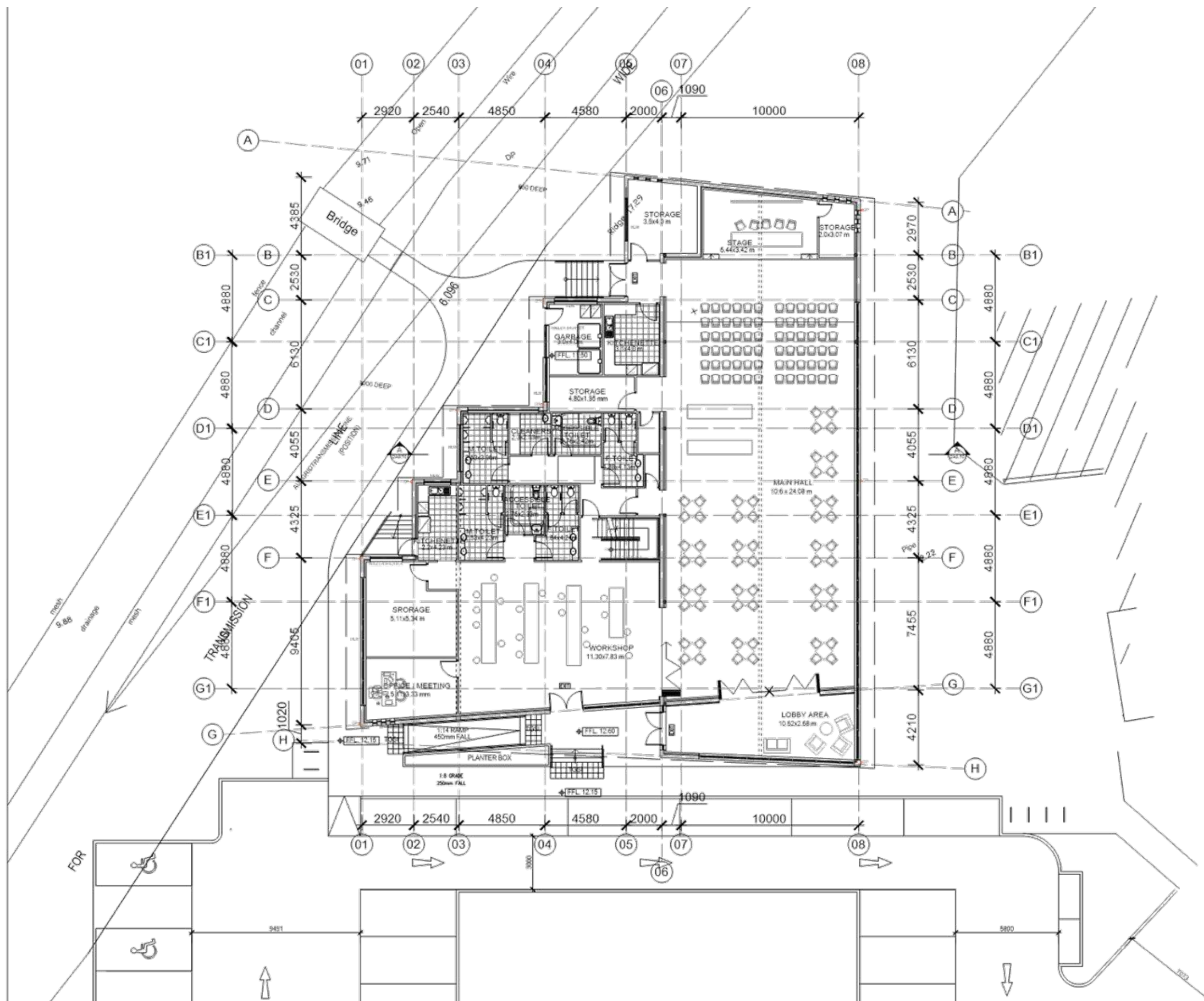
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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

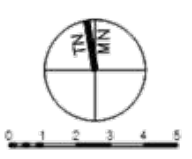
DRAWING TITLE
3D VIEW

SCALE	DATE	DRAWN	CHECKED
NTS	03.03.17	WA/GA	MM
JOB	DRAWING	REVISOR	
	DA6.18	P1	



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REVISION	DATE	DESCRIPTION	BY
1	2017.04.11	COUNCIL DA SUBMISSION	MM



GENERAL NOTES:
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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
GROUND FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
DA1.07		P1	

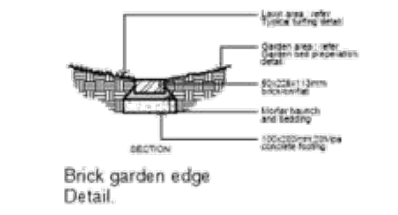
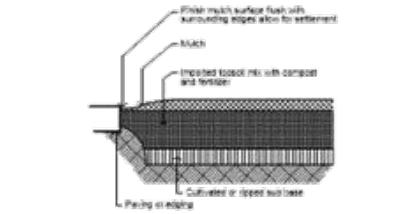
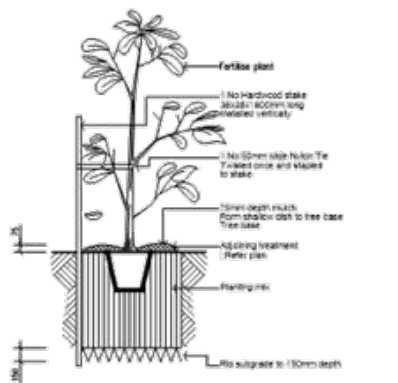
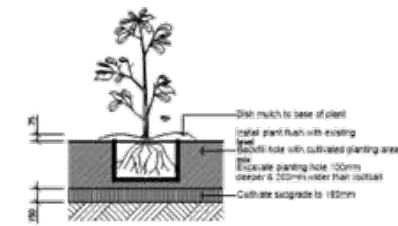
PLANT SCHEDULE

NO	GENUS	SPECIES	COMMON	SIZE	POT SIZE	COMMENTS
12	Allocasuarina	Torulosa (AT)	Forest she-oak	8.0m X 5.0m	75 L	
12	Backhousia	Myrtifolia (BM)	Grey Myrtle	4.0m X 3.0m	75 L	
05	Melaleuca	Decora (MD)	Showy Paperbark	12.0m X 6.0m	75 L	
07	Callistemon	Salignus (CS)	Willow Bottlebrush	5.0m X 5.0m	75 L	
100	Lomandra	Hystrix (LH)	Matt Rush	1.0m X 1.0m	140mm	IN GARDEN BED
90	Austrostipa	Ramosissima	Bamboo Grass	1.0m X 0.5m	140mm	
300	Viola	Hederacea (VH)	Native Violet	0.1m X 0.5m	100mm	VOILET AT 1M-CENTRE
03	Corymbia	Maculata (CM)	Spotted Gum	15m X 10m	200 L	



NOTE:
ALL BEDS MULCHED
WITH 75mm LEAF
MULCH

- LEGEND**
- Turf: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Plant: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Gravel: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.
 - Planting hole: 100mm high raised and edged brick pavers (100mm x 100mm x 40mm) laid in a brick bond pattern with 10mm mortar joints. All dimensions shall be checked on site before commencement of work. All dimensions shall be brought to the attention of the Architect. Large scale drawings and smaller dimensions take precedence. This drawing is copyright of the author and shall not be released, copied or used without the express authority of STRATHFIELD COUNCIL.



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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD HOME BUSH WEST 2040

DRAWING TITLE
LANDSCAPE PLAN

SCALE	DATE	DRAWN	CHECKED
1:200	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
DA4.14		P1	



DOORS & WINDOWS ALUMINIUM
FRAMED, BRONZE ANODIZED FINISH.
(TF)

COLORBOND EAVES GUTTERS, FLASHINGS
AND DOWNPIPES, DARK SEPIA FINISH.
(EG)

COLORBOND KING SPAN ROOF PANEL,
GRAY FINISH.
(KS)

CONCRETE PAVING,
TROWEL MACHINE FINISH.
(CP)

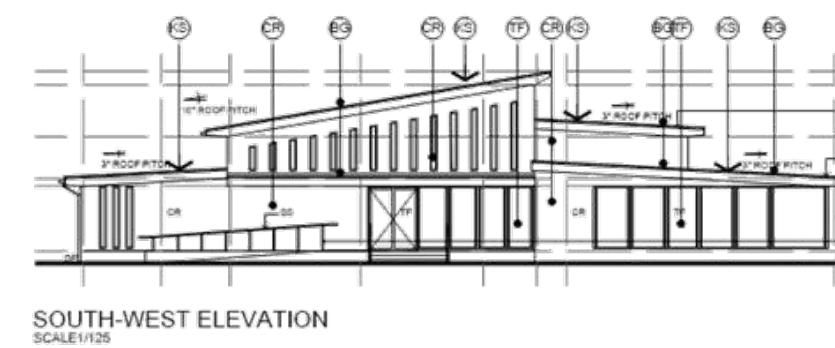
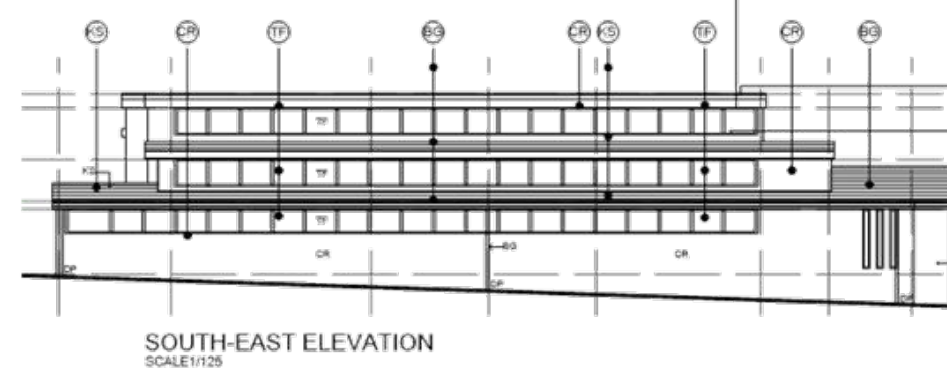
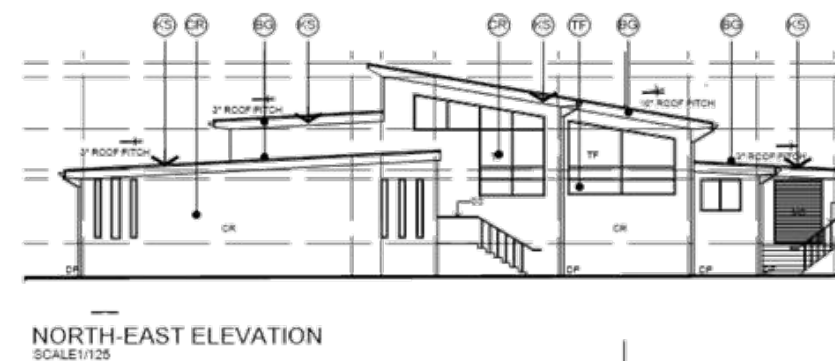
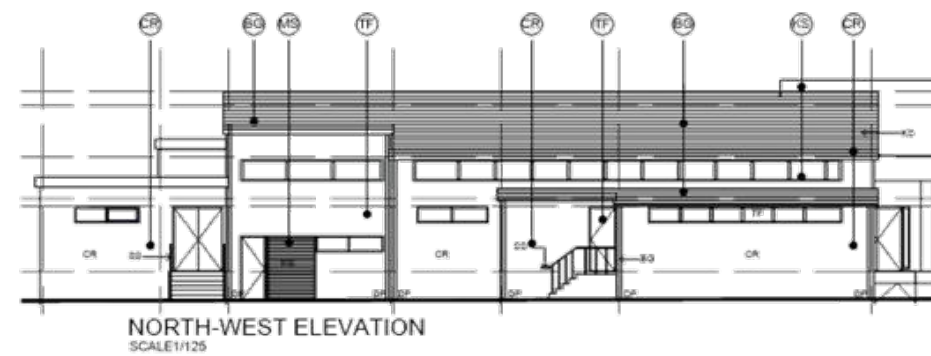
CEMENT RENDER.
(CR)

CONCRETE KERB.
(CK)

TERRACOTTA PAVERS.
(TP)

COLORBOND SEPIA METAL SHUTTER.
(MS)

BITUMINE PAVING.
(BP)



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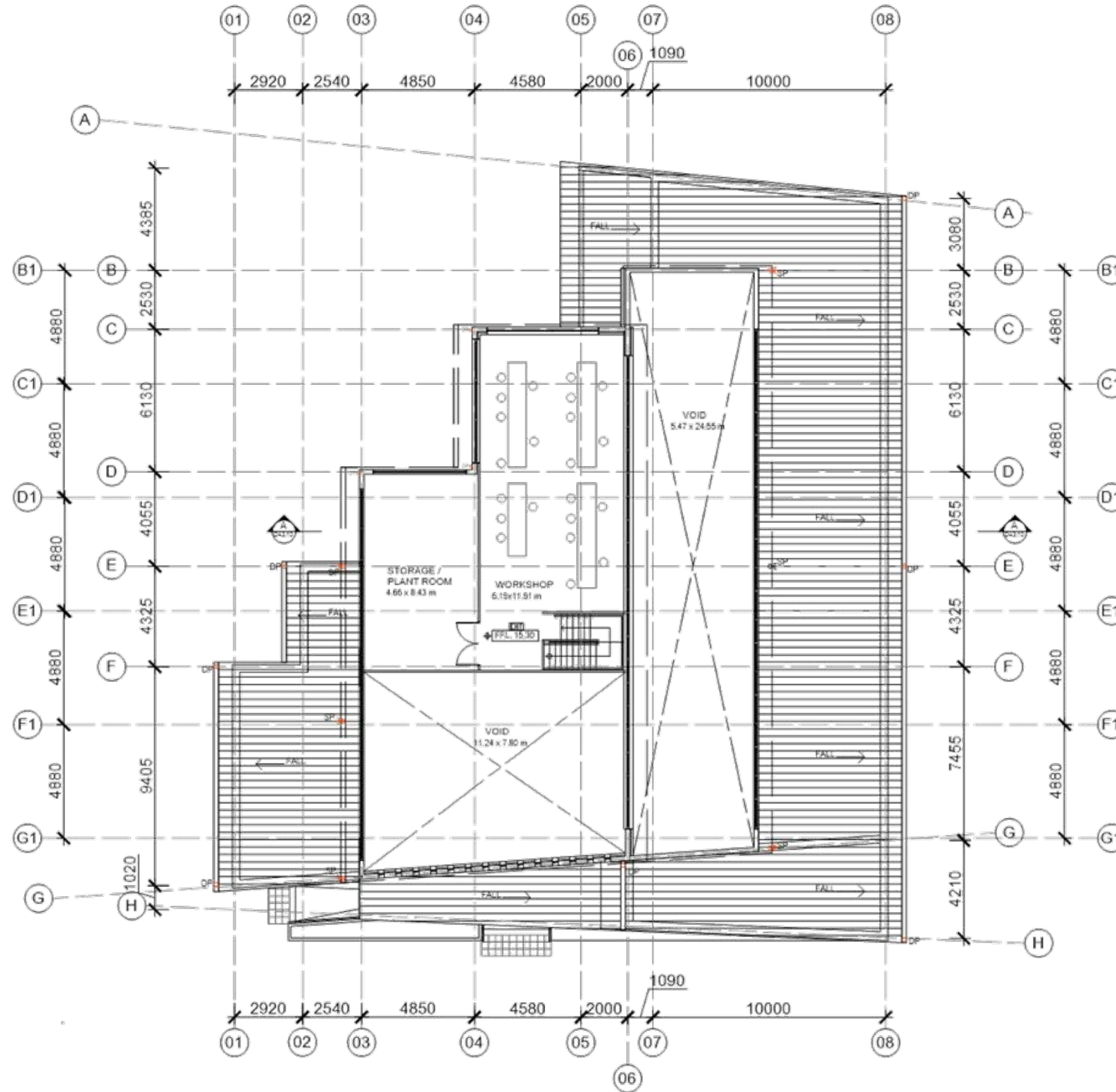
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DEPARTMENT
INFRASTRUCTURE &
PLANNING

PROJECT
MELVILLE COMMUNITY
HALL, HAMPSTEAD ROAD
HOMEBUSH WEST 2040

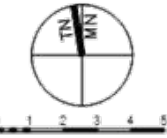
DRAWING TITLE
MATERIAL
SAMPLE BOARD

SCALE	DATE	DRAWN	CHECKED
1:100 1:200 1:500	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
DA8.20		P1	



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DEPARTMENT
INFRASTRUCTURE & PLANNING

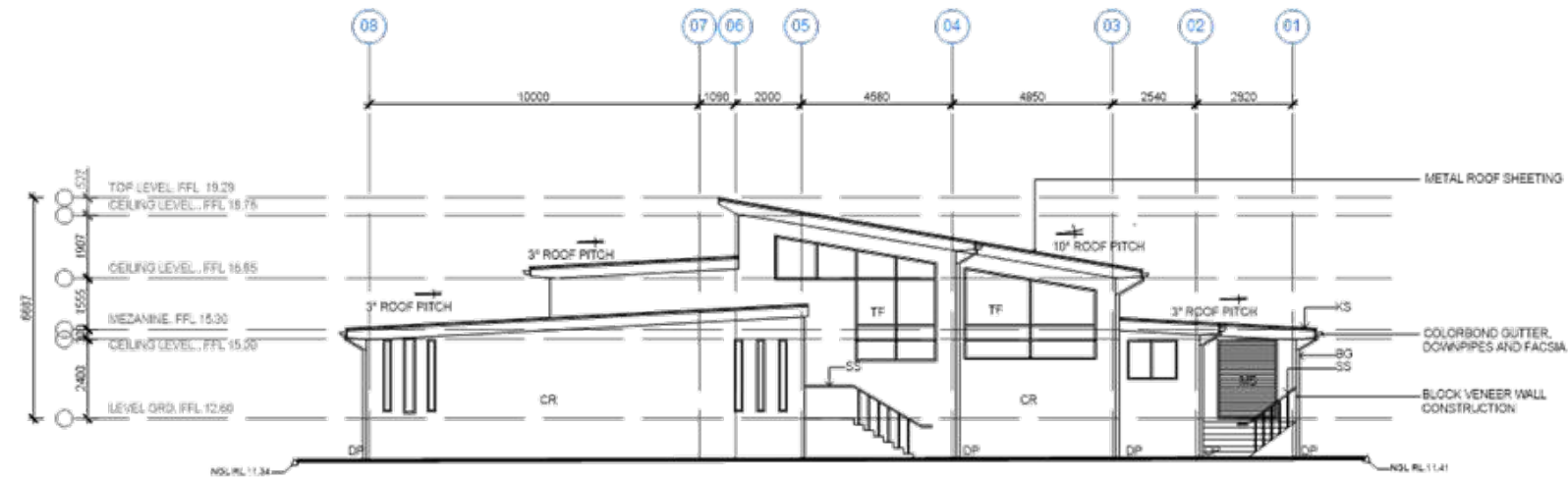
PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
MEZZANINE FLOOR PLAN

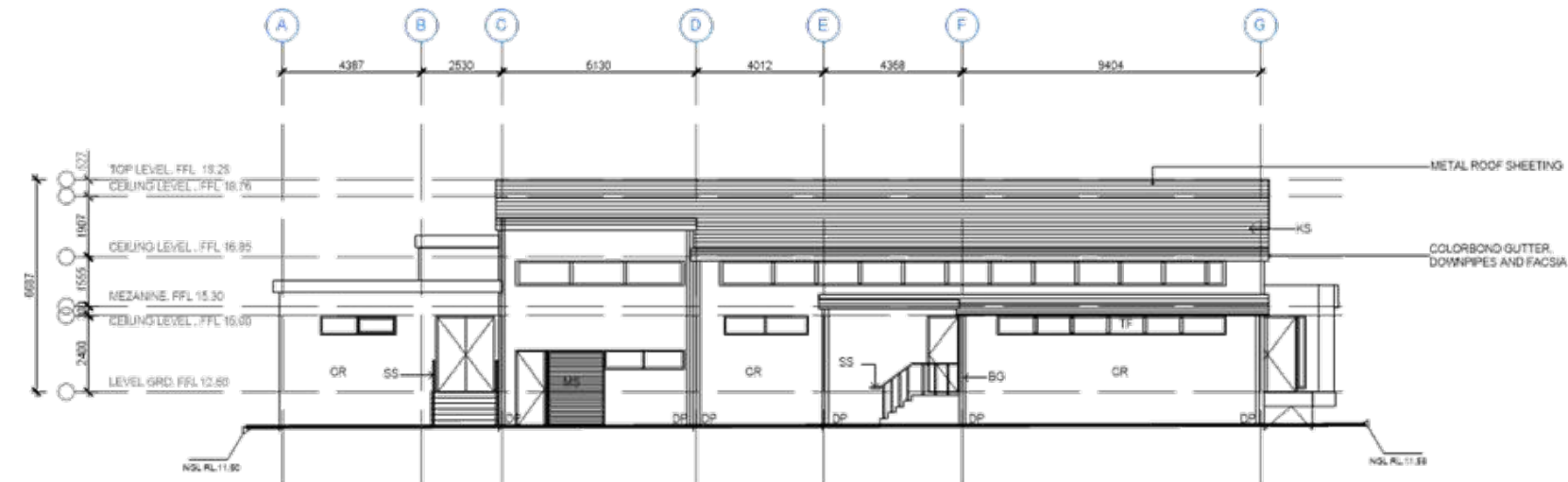
SCALE	DATE	DRAWN	CHECKED
1:100	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
DA1.08		P1	

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1 NORTH EAST ELEVATION
1:100 @ A1 / 1:200 @ A3



2 NORTH WEST ELEVATION
1:100 @ A1 / 1:200 @ A3

REVISION	DATE	DESCRIPTION	BY
1	2017.04.11	COUNCIL DA SUBMISSION	MM



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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

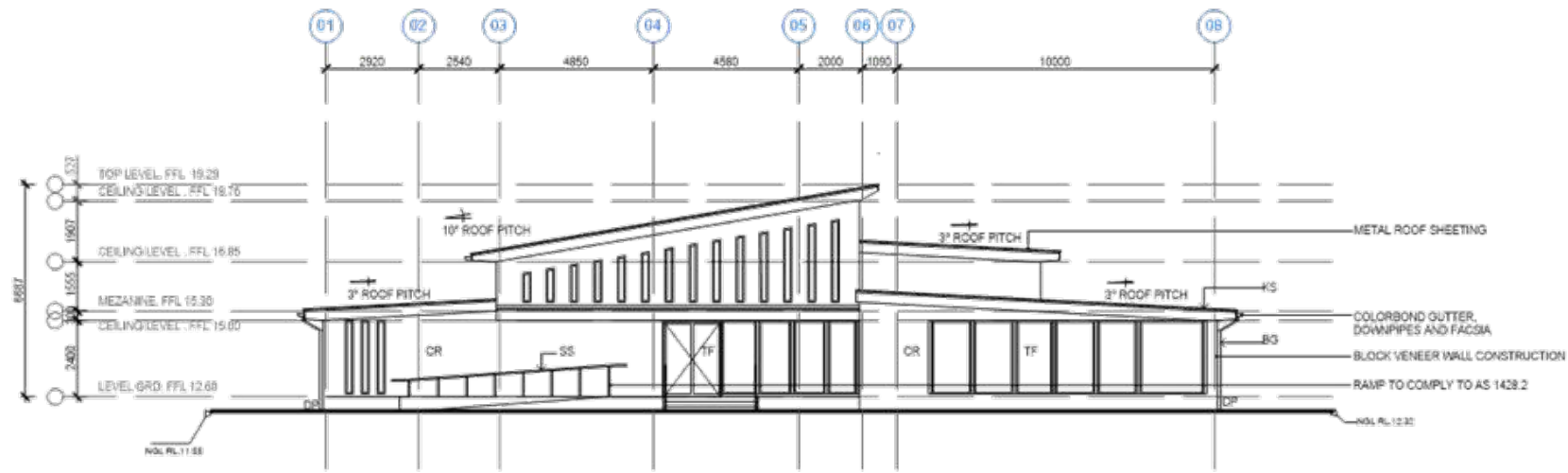
DRAWING TITLE
NORTH EAST & NORTH WEST ELEVATION

MATERIAL LEGEND	
CEMENT RENDER : CR	COLORBOND SEPIA METAL SHUTTER : MS
ALUMINUM FRAMED BRONZE ANODIZED FINISH : TF	COLORBOND DARK SEPIA FINISH EAVES GUTTER DP : BG
COLORBOND KING SPAN : KS	STAINLESS STEEL HANDRAILS : SS

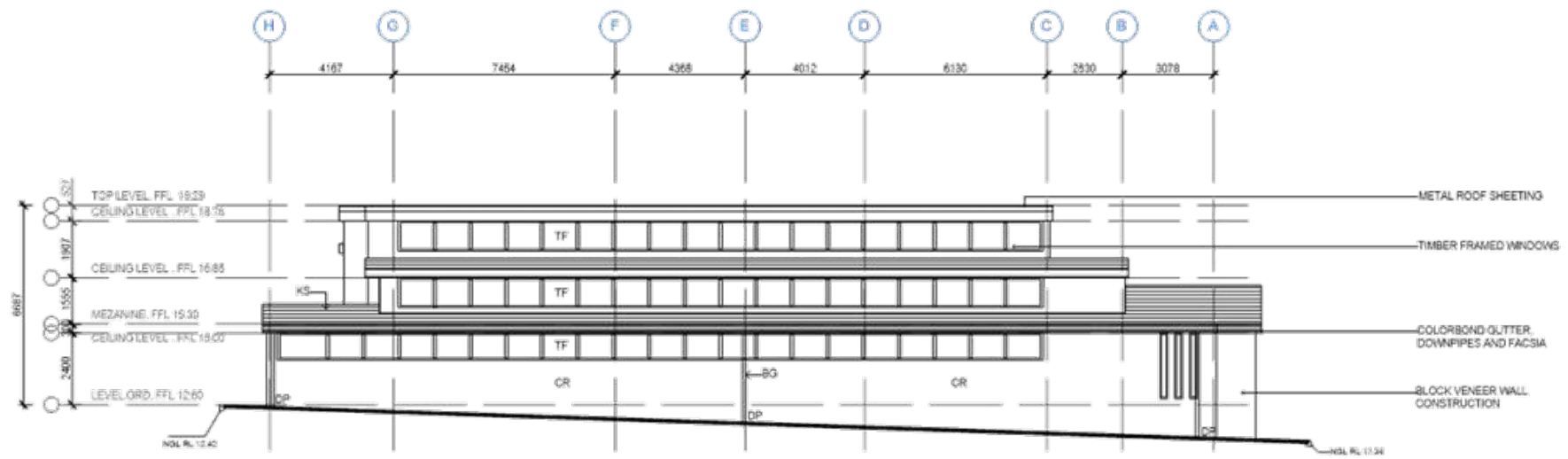
SCALE	DATE	DRAWN	CHECKED
1:100 @ A1 1:200 @ A3	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
	DA2.11	P1	

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1 SOUTH WEST ELEVATION
1:100 @ A1 / 1:200 @ A3



2 SOUTH EAST ELEVATION
1:100 @ A1 / 1:200 @ A3



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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
SOUTH EAST & SOUTH WEST ELEVATION

MATERIAL LEGEND	
CEMENT RENDER : CR	COLORBOND SEPIA METAL SHUTTER : MS
ALUMINUM FRAMED BRONZE ANODIZED FINISH : TF	COLORBOND DARK SEPIA FINISH LEAVES GUTTER DP : BG
COLORBOND KINGS PAN : KS	STAINLESS STEEL HANDRAILS : SS

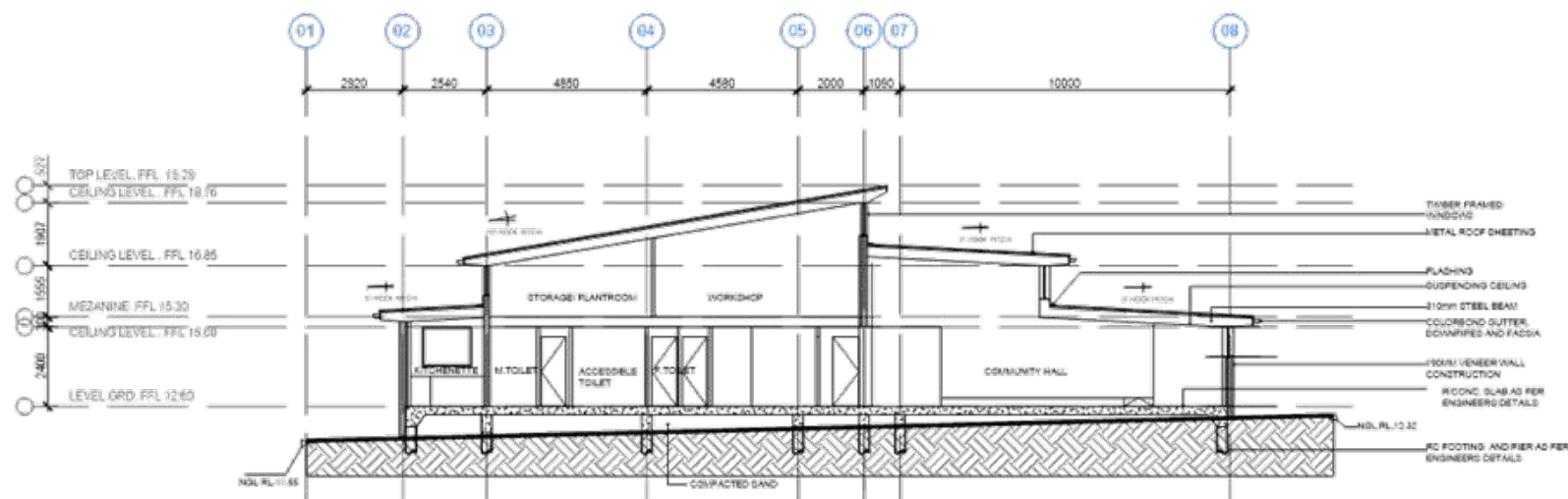
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JOB	DRAWING	REVISION	
DA2.10		P1	

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1 SECTION A-A
1:100 @ A1 / 1:200 @ A3



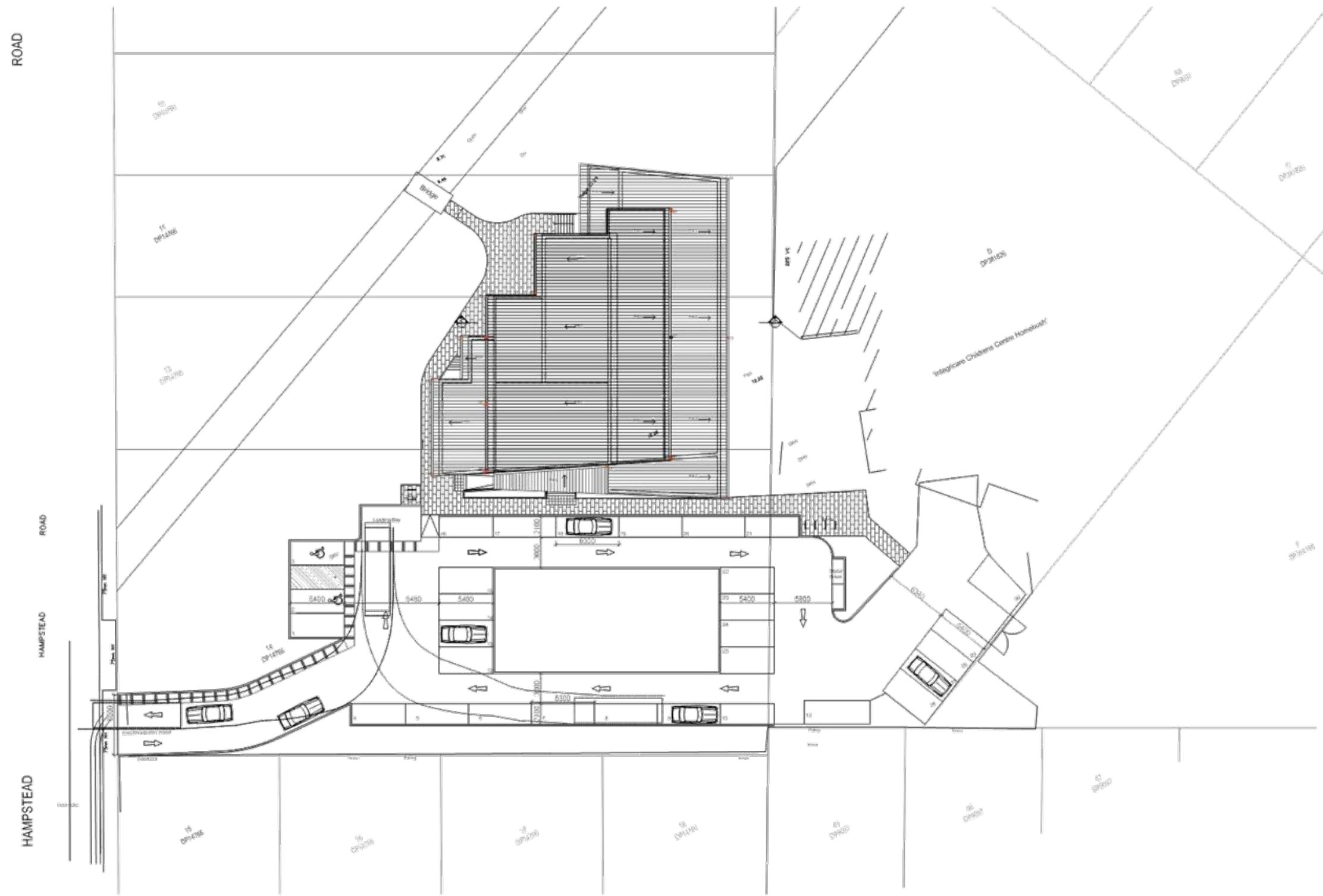
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INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
SECTION A-A

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1 1:200 @ A3	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
	DA3.13	P1	



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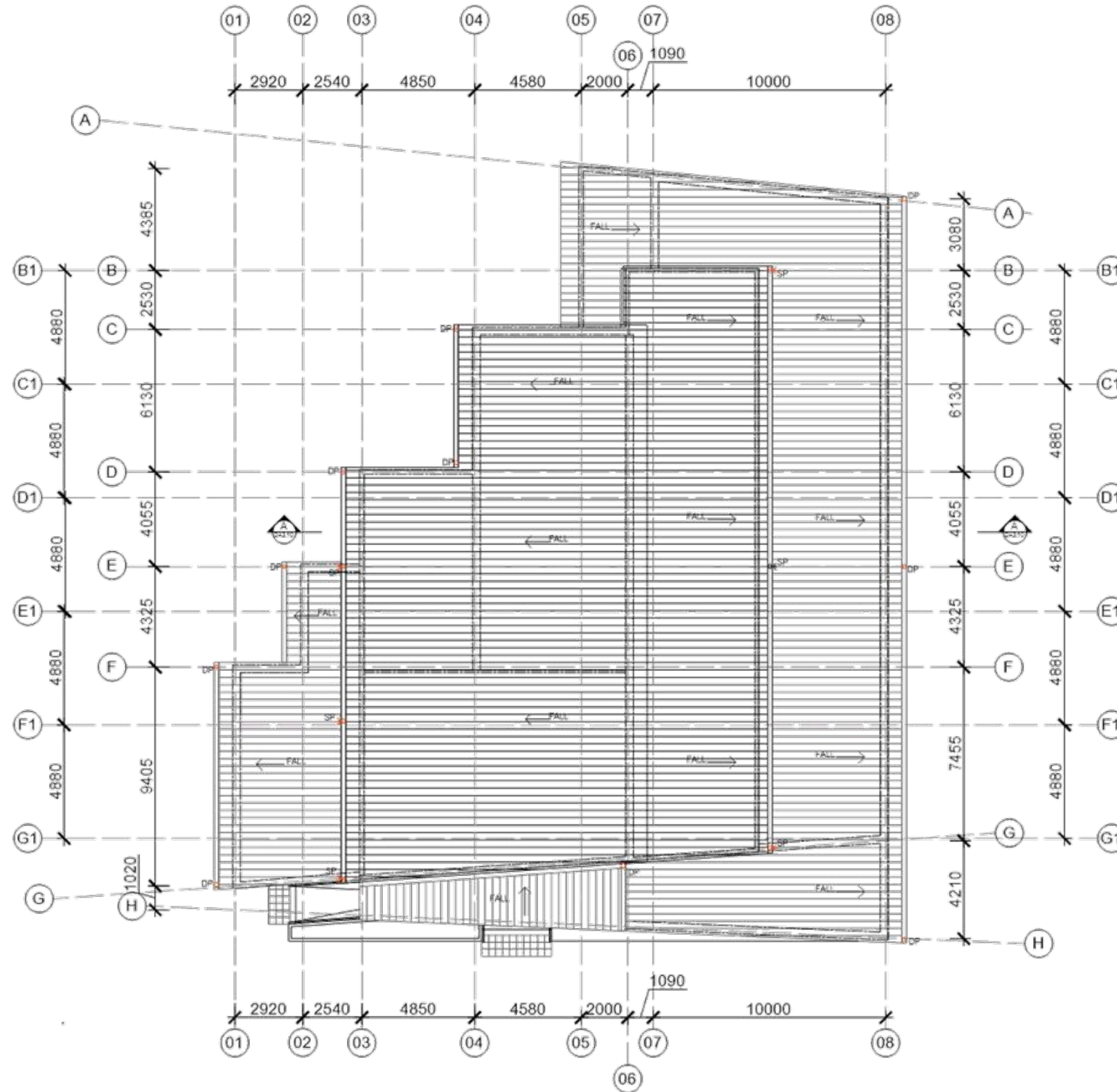
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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

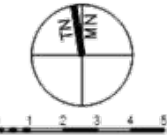
DRAWING TITLE
PARKING LAYOUT PLAN

SCALE	DATE	DRAWN	CHECKED
1:200 1:400	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
	DA0.05	P1	



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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
ROOF PLAN

SCALE	DATE	DRAWN	CHECKED
1:100 1:200	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
	DA1.09	P1	

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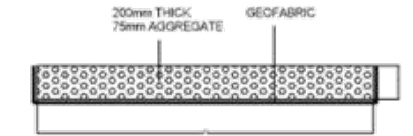
DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAL HOMEBUSH WEST 2040

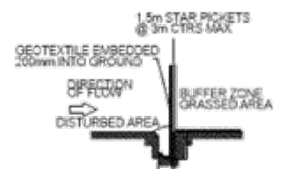
DRAWING TITLE
SEDIMENT & EROSION PLAN

SCALE	DATE	DRAWN	CHECKED
1:200 1:400	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
DA5.16		P1	

- SEDIMENT AND EROSION NOTES**
- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH SEDIMENT AND EROSION CONTROL DETAILS AS ATTACHED.
 - B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS'.
 - B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPIRED LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS. TOPSOIL SHALL NOT BE RESPIRED ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
 - B5. LAY TURF STRIP (MIN 300mm WIDE) ON 100mm TOPSOIL WITH 1.0m LONG RETURNS EVERY 5.0m BEHIND ALL KERB AT THE TOP OF ALL BATTERS AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING OR FORMATION.
 - B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.
 - B7. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS. WHEN ANY DEVICES ARE TO BE HANDLED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
 - B8. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
 - B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
 - B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
 - B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
 - A) DOWNPIPES CONNECTED
 - B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER



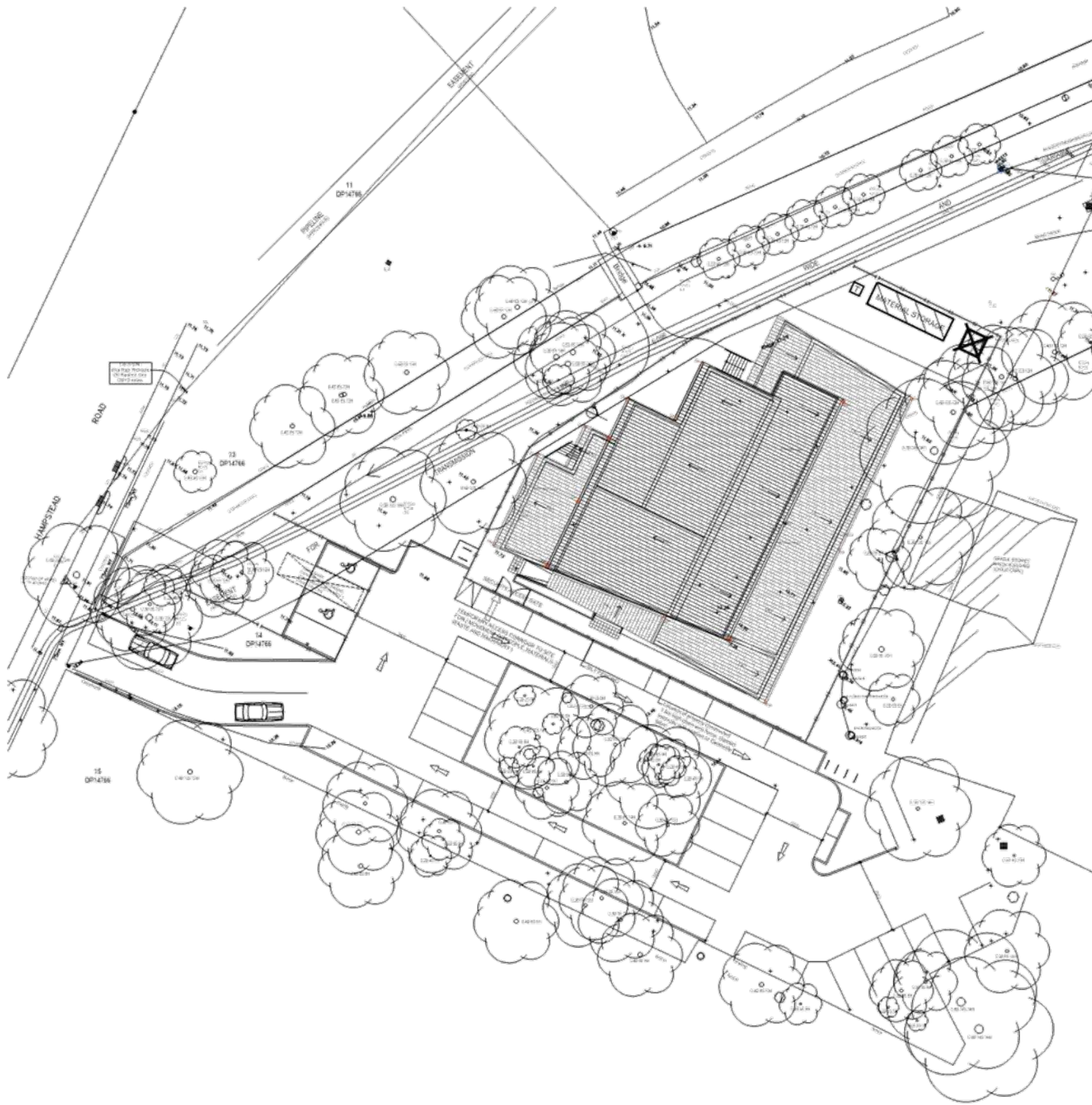
DETAIL OF STABILISED SITE ACCESS
SCALE 1:100 HORIZONTAL
SCALE 1:20 VERTICAL

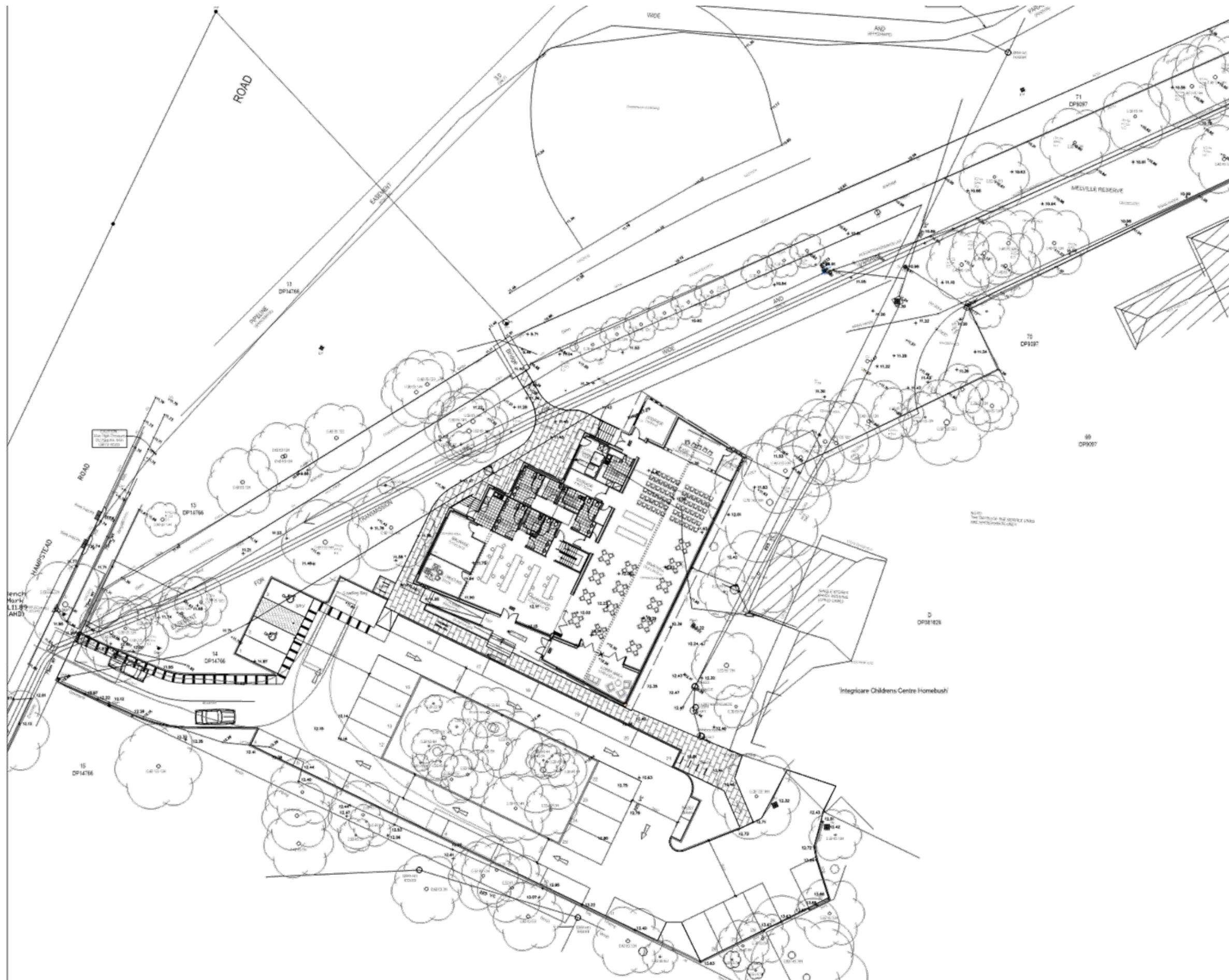


GEOTEXTILE EMBEDDED 200mm INTO GROUND
DIRECTION OF FLOW
DISTURBED AREA
1.5m STAR PICKETS @ 3m CTRS MAX
BUFFER ZONE GRASSED AREA
GEOTEXTILE LINED SILT FENCE (STRUCTURE TYPE A)
SCALE 1:20

SEDIMENT CONTROL LEGEND

- MATERIAL STORAGE
- SILT BARRIER FENCE (STRUCTURE TYPE A)
- SITE ACCESS
- SITE SHED
- SITE TOILETS
- STABILISED SITE ACCESS





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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
SITE PLAN SHOWING GROUND FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200 1:400 (P1)	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
	DA1.06	P1	



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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSHEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:200 1:400 (A3)	03.03.17	WA/GA	MM
JOB	DRAWING	REVISION	
DA0.04		P1	

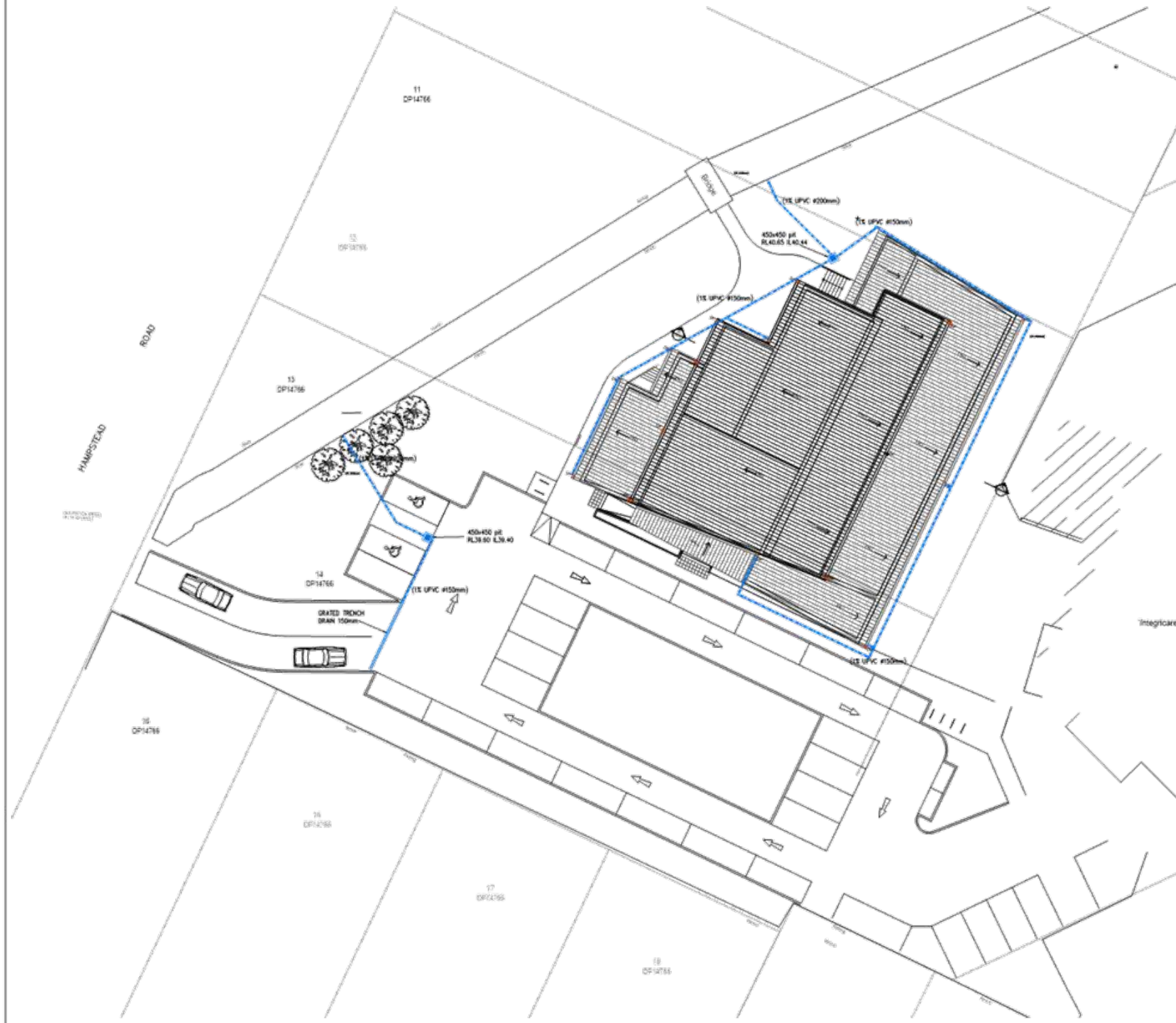
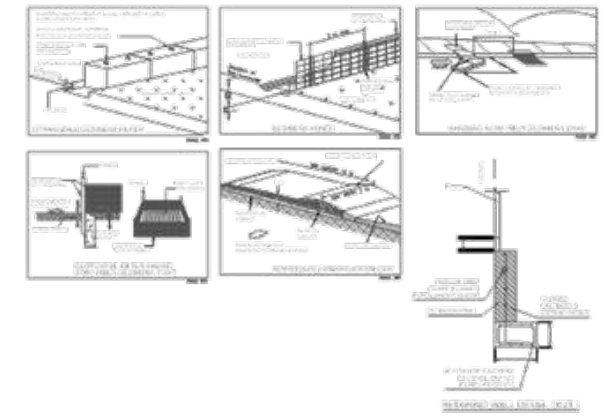
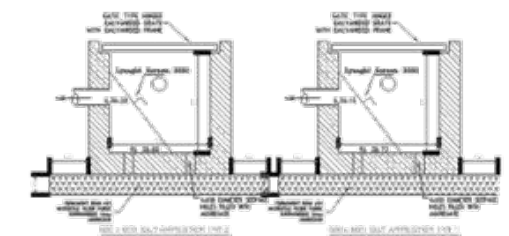
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NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION. ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SMD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SMD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE. DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



LEGEND

- STORM WATER PIPE
- STORM WATER PIT
- DP DOWN PIPE Ø 100mm
- SP DOWN PIPE SPREADER Ø100mm
- GRATED TRENCH DRAIN 150mm



GENERAL NOTES:
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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
STORMWATER PLAN

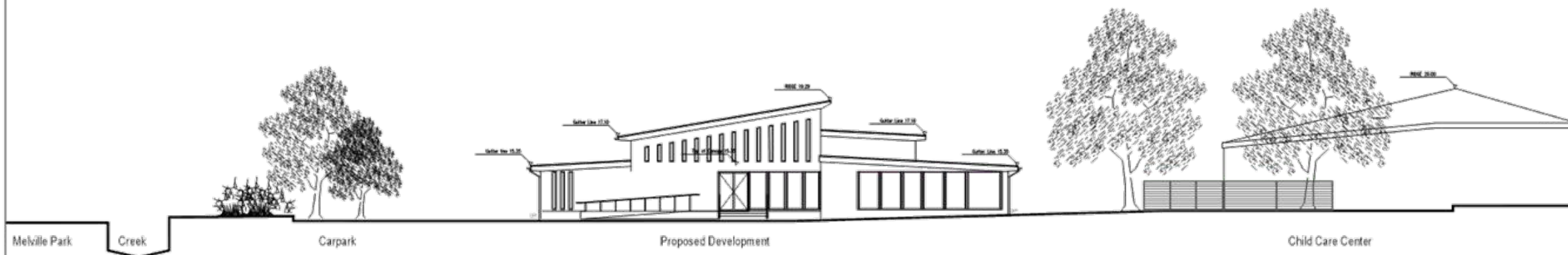
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JOB	DRAWING	REVISION	
DA5.15		P1	

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REVISION	DATE	DESCRIPTION	BY
1	2017.04.11	COUNCIL DA SUBMISSION	MM



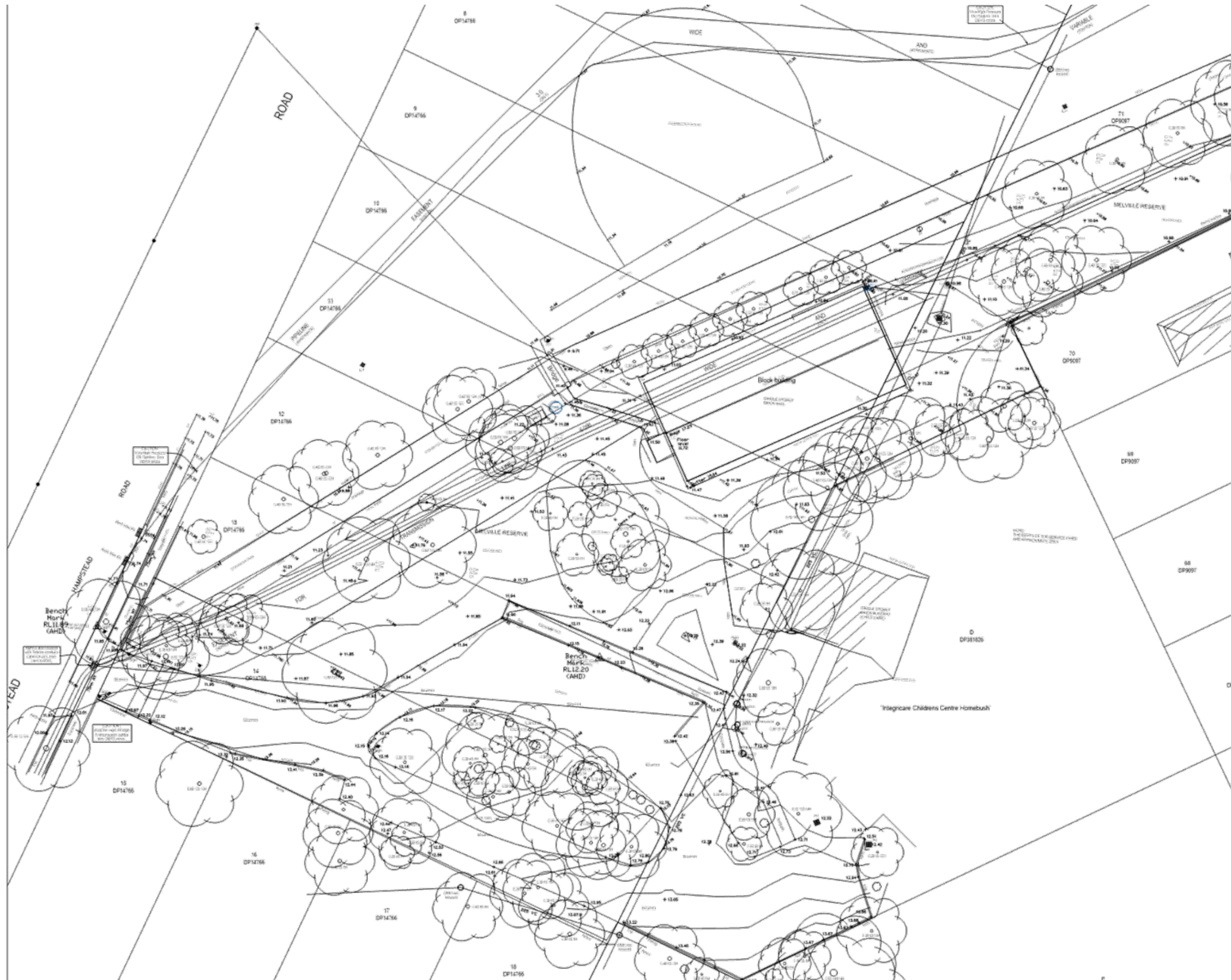
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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
STREETSCAPE ELEVATION

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
	DA2.12	P1	



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REVISION	DATE	DESCRIPTION	BY
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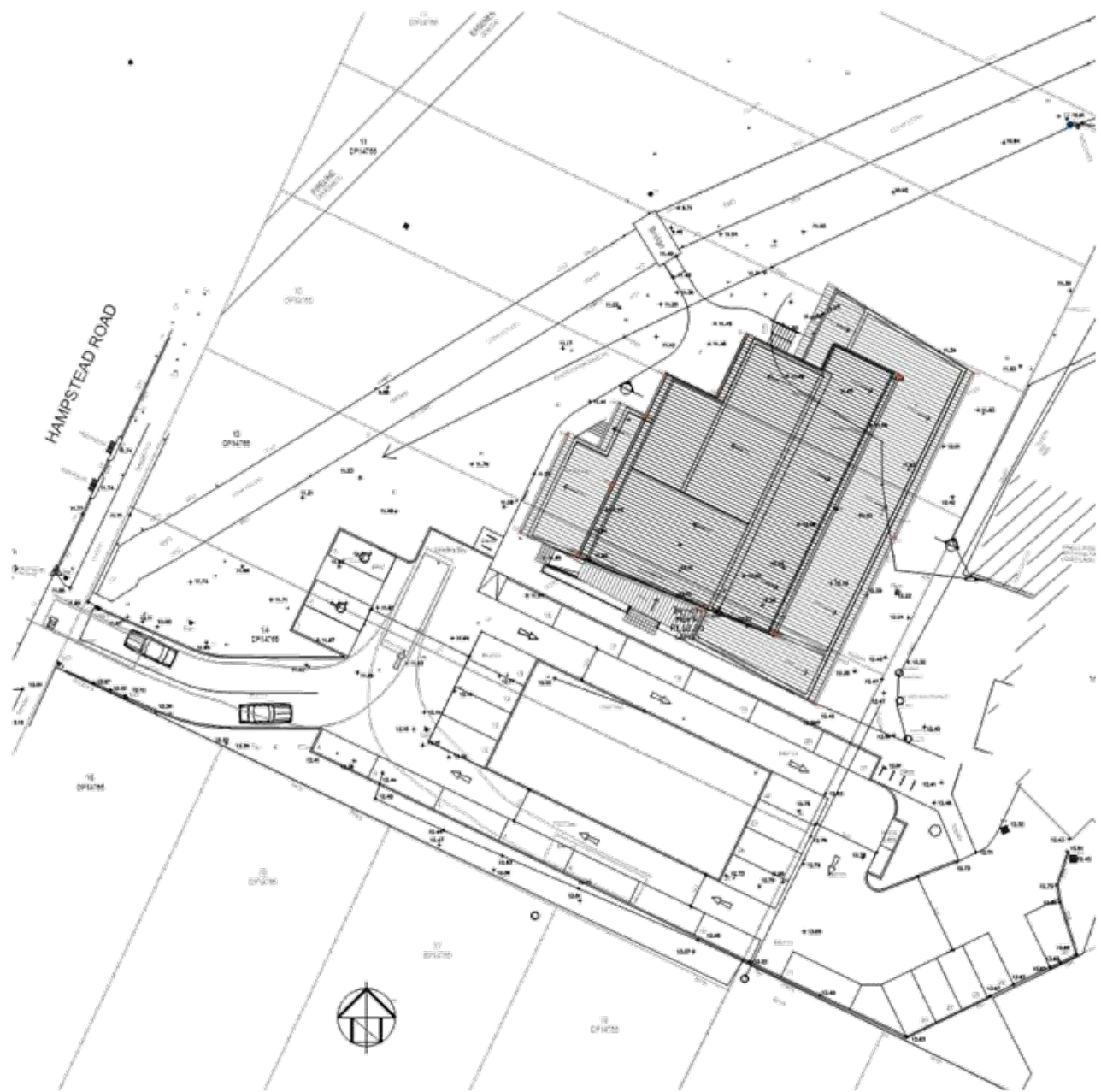
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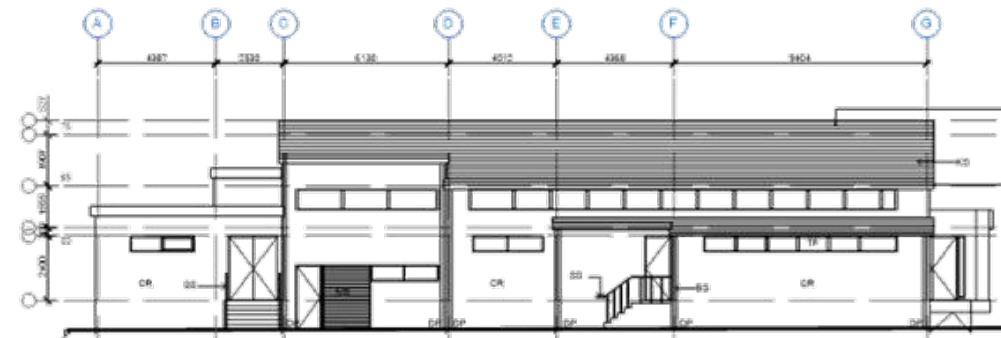
PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD HOME BUSH WEST 2040

DRAWING TITLE
SURVEY PLAN

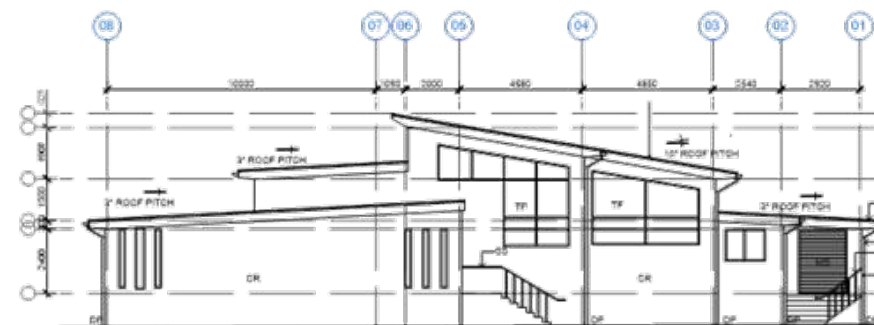
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DA0.03		P1	



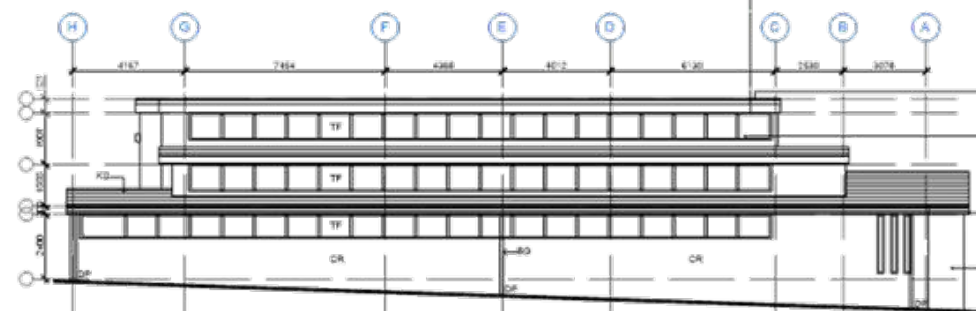
SITE PLAN
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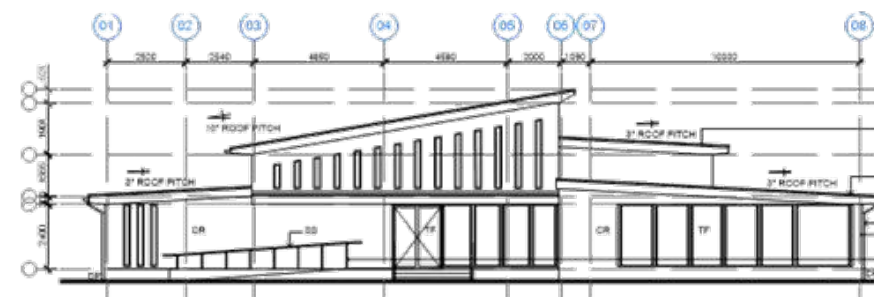
NORTH-WEST ELEVATION
SCALE 1/125



NORTH-EAST ELEVATION
SCALE 1/125



SOUTH-EAST ELEVATION
SCALE 1/125



SOUTH-WEST ELEVATION
SCALE 1/125

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DEPARTMENT
INFRASTRUCTURE & PLANNING

PROJECT
MELVILLE COMMUNITY HALL, HAMPSTEAD ROAD, HOMEBUSH WEST 2040

DRAWING TITLE
NOTIFICATION PLAN

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REV	REV
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