

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, 2 November 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.

TABLE OF CONTENTS

Item	Page No.
SIHAP AGENDA ITEMS	
SIHAP - Report No. 1 DA2017/105 23 Redmyre Road, Strathfield Lot 1 DP 724485	3
SIHAP - Report No. 2 DA2017/134 8-10 Gould Street, Strathfield South LOT 63 in DP1776	81
SIHAP - Report No. 3 DA2017/095 14-40 Madeline Street, Strathfield South Lot 22 DP1200563	153
SIHAP - Report No. 4 DA2017/132 26 Dean Street, Strathfield South.....	169
SIHAP - Report No. 5 DA2016/160/02 222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274	183

TO: Strathfield Independent Hearing and Assessment Panel Meeting - 2
November 2017

REPORT: SIHAP – Report No. 1

SUBJECT: 23 REDMYRE ROAD, STRATHFIELD
LOT 1 DP 724485

DA NO. 2017/105

SUMMARY

Proposal: Demolition of existing structures and reconstruction of existing dwelling, a new two (2) storey addition to the rear with basement garage, swimming pool and new front fence.

Applicant: The Site Foreman (NSW) Pty Ltd

Owner: Ms. YL Yang

Date of lodgement: 17 July 2017

Notification period: 31 July 2017 – 15 August 2017

Submissions received: Two (2) written submissions received

Assessment officer: LM

Estimated cost of works: \$1 million

Zoning: R2 - SLEP 2012

Heritage: Yes – Located within Redmyre Road Heritage Conservation Area

Flood affected: No

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

This application seeks approval for the demolition of existing structures and reconstruction of existing dwelling with a new two (2) storey addition to the rear with basement garage, swimming pool and new front fence.

The plans and documentation submitted as part of the application were notified in accordance with Part L of the Strathfield Consolidated Development Control Plan 2005. Two (2) submissions were received during this time raising concern for visual privacy. These matters have been addressed throughout this report having regard to the proposed design against the relevant DCP controls.

The proposed addition has been designed with respect to the prevailing built form and character of the heritage conservation area within which the site is located. The proposal has also sought to ensure the new addition is compatible with the type, form and colour of the existing heritage components of the dwelling as well as surrounding development in the streetscape.

The recommended conditions of consent contain a requirement that the original front portion of the dwelling is not to be demolished in its entirety so that the existing fabric be retained in-situ, rather than rebuilt or replaced. This will ensure the dwelling remains as close to its original form as possible. A further condition of consent is also proposed to ensure that all conservation and restoration works are catalogued by an experienced heritage conservation specialist so as to ensure the proposed works remain sympathetic to the original dwelling.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

Accordingly, it is recommended that the Development Application be approved subject to conditions.

The subject application was referred to Council's Internal Development Assessment Panel (IDAP) for consideration on 25 October 2017. The Panel supported the Assessing Officer's recommendation and associated conditions and recommended that the application be referred to SIHAP for determination.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located upon the northern side of Redmyre Road and is located west of the intersection of Raw Square and Redmyre Road. The site is comprised of two (2) residential allotments known as:

- Lot 1 in DP 933755: 15.24m x 51.12m
- Lot 1 in DP 724485: 4.875m x 51.12m

The site is a regular-shaped residential allotment providing a gentle cross fall to the rear northern boundary. The combined site frontage width of the site is 20.12m with a total site area of 1,028.28m². Located immediately south of the site is Meriden School and located approximately 250m north-west of the site is the Strathfield Town Square.



Figure 1: Locality plan

The site comprises a Federation Queen Anne style dwelling featuring a gabled roof form and an L-shaped front verandah which wraps around the front south-western portion of the dwelling. The dwelling forms part of the listed Redmyre Road Heritage Conservation Area as and is a prime example of early twentieth century architecture and is a positive contribution to the streetscape. As such, dwellings located within the immediate streetscape are traditional in style comprised of brown facebrick exterior walls with terracotta tiled roof forms and timber decoration.

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)



Figure 2: View of existing dwelling

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 demolition of existing structures and reconstruction of the existing dwelling with a new two (2) storey addition to the rear with basement garage, swimming pool and new front fence.

The specific elements of the proposal are:

Demolition

- Demolition of all existing dwelling structures on site including front fence, garage and carport structures.
 - *Note: the applicant states that demolition will include the entire demolition of the heritage dwelling however conditions of consent are recommended to ensure the works are retained 'in-situ' to conserve as much original fabric as possible.*

Refurbishments

- Reconstruction of original front portion of dwelling utilising existing building materials where possible and matching existing materials like for like where required.

Basement level:

- The basement is to be comprised of four (4) car parking spaces, home theatre, storage and bathroom.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

Ground floor level:

- The existing portion of the dwelling to be retained will include construction of a new guest bedroom, office and bathroom; and
- The new addition will be connected to the original dwelling through a hallway and will be comprised of an open plan dining, living and kitchen, and laundry.

First floor level:

- The first floor is to be comprised of four (4) bedrooms.

External works:

- Construction of a swimming pool;
- Construction of a new 1.5m high fence with brick piers and metal batten infill; and
- Construction of a courtyard immediately west of the ground floor hallway located between the existing bathroom and living room.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

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

"The stormwater drainage concept plan prepared by Hyten Engineering rev A drawing no. SW01-SW05 project no. 16 H 4059 dated 01.06.2017, is not feasible and cannot be supported in its current format due to the following:

- Contributing catchment area to the pump out system must be limited to the basement access ramps and subsoil drainage only. The basement pump out tank needs to have a minimum capacity capable of handling 4 hours of a 1 in 100yr ARI storm event.
- Pressure pipe from basement pump is not permitted to discharge directly to the street kerb and gutter. Alternatives for gravity drainage system should be in accordance with Section 4.5 of Council's stormwater management code.

Amended plans were submitted during the assessment process to address the abovementioned requirements. No further concerns were raised subject to conditions of consent.

Landscaping Comments

Council's Tree Coordinator has commented on the proposal as follows:

- "The applicant has proposed a design to realign the existing driveway to the other side of the property which most likely would conflict with the roots of a prominent Lophostemon confertus (BrushBox) street tree at this location. This avenue of trees form some of the oldest and the most prominent street trees in our LGA.
- It is recommended that the existing driveway be utilised for this development to avoid damaging the roots from several trees within the nature strip.

Amended plans were submitted during the assessment process demonstrating that the design has been modified so as to utilise the existing driveway for the site as opposed to constructing a new driveway. This mitigates any conflicts with adjoining street trees.

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

Heritage Comments

Council’s Heritage Advisor has commented on the proposal as follows:

“A major issue is the proximity and form of the first floor addition where it adjoins the existing building – this is of a larger scale and different form from the existing buildings, and will clearly have an adverse impact on the conservation area when viewed from Redmyre Road.

Other issues include the height of the front fence, and the proposed roof over the pedestrian entry.

I recommend that:

- *A single storey link be created between the existing and new elements, in order to recess the first addition further behind the existing building – i.e. relocate the proposed lift and stairs which about the existing buildings.*
- *The proposed front boundary fence be amended to match the height and detail of typical historic fences within the conservation area*
- *The proposed entry roof structure be omitted, as such elements are not typical components of the conservation area.”*

Amended plans were submitted during the assessment process having regard to the above recommendations. Council’s Heritage Advisor provided the following comment:

- *The increased setback of the new addition from the existing building makes a positive difference.*
- *The addition is very prominent, and will be able to be seen from the rear (Churchill Avenue), although at a distance, and due to the fall of the land it will appear quite high. It would be good if they could review their design to mitigate this impact somewhat.*
- *On balance I think the proposal can be supported, subject to special conditions*

Council’s Heritage Advisor raised objection to the repair works proposed to the original dwelling. This has been discussed further in this report with special conditions of consent recommended.

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 (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.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

Cl. 1.2(2) Aims	Complies
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23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

(a)	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	Yes
(b)	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	Yes
(c)	To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community	Yes
(d)	To provide opportunities for economic growth that will enhance the local community	Yes
(e)	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	Yes
(f)	To identify and protect environmental and cultural heritage	Yes
(g)	To promote opportunities for social, cultural and community activities	Yes
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	Yes

Comments: The proposal is considered appropriate to the character of the streetscape and will be a positive contribution to the street.

Permissibility

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

A dwelling house is permissible within the R2 – Low Density Residential Zone with consent and is defined under SLEP 2012 as follows:

“dwelling house means a building containing only one dwelling.”

The proposed development for the purpose of a dwelling house and is permissible within the R2 – Low Density Residential Zone with consent.

Zone Objectives

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

Objectives	Complies
➤ To provide for the housing needs of the community within a low density residential environment.	Yes
➤ To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.	Yes

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	9.5m	Yes

Objectives	Complies
(a) To ensure that development is of a height that is generally compatible with or	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

	<i>which improves the appearance of the existing area</i>	
(b)	<i>To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area</i>	Yes
(c)	<i>To achieve a diversity of small and large development options.</i>	Yes

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	<i>Floor space ratio</i>	0.5:1 (514.14m ²)	0.408:1 (419.375m ²)	Yes

	Objectives	Complies
(a)	<i>To ensure that dwellings are in keeping with the built form character of the local area</i>	Yes
(b)	<i>To provide consistency in the bulk and scale of new dwellings in residential areas</i>	Yes
(c)	<i>To minimise the impact of new development on the amenity of adjoining properties</i>	Yes
(d)	<i>To minimise the impact of development on heritage conservation areas and heritage items</i>	Yes

Comments: The proposed dwelling is consistent with the predominant bulk, scale and character of dwellings in the streetscape and is unlikely to adversely impact upon the amenity of adjoining residents.

Part 5: Miscellaneous Provisions

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

5.10 Heritage Conservation

The subject site forms part of the Redmyre Road Heritage Conservation Area listed under Schedule 5 of the SLEP, 2012.

The Heritage Conservation objectives under Clause 5.10 of the SLEP 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.*

Amended plans were submitted to Council during the assessment process having regard to Council’s Heritage Advisor’s comments including improving the new rear addition’s compatibility with the prevailing traditional built form of the existing dwelling. The revised design has sought to replace the flat roof with a pitched roof form and has increased the building separation provided between the existing dwelling and new rear addition by narrowing the link between the two (2) structures. This has resulted in improvements to the level of articulation provided throughout the body of the dwelling whilst providing a substantial visual break between the old and new elements of the dwelling.

The material colours and finishes have also been revised to complement the existing dwelling through replacement of the modern-style grey coloured Vitrapanel and cladding finishes with traditional brown coloured facebrick and neutral coloured render.

The Heritage Impact Statement submitted with the application notes that elements of the existing dwelling are in need of repair. This requires removal of an unsympathetic roller blind to the eastern side elevation of the dwelling, removal of dilapidated garage and shed to the rear of the site,

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

repainting the verandah columns, repair of the front door step and replacement of the timber front fence. The statement also notes evidence of structural cracking throughout the dwelling which has required the rebuilding of a portion of the front façade wall. Further discussion regarding repairs to the original dwelling is provided in the Likely Impacts section of this report as Council is generally not in support of the entire demolition and rebuild of the existing dwelling.

The new addition generally reflects the prevailing type, built form and colours applied to the existing dwelling so that it complements the traditional characteristics of the original heritage fabric of the existing dwelling. The proposal is therefore considered a sympathetic addition to the dwelling and surrounding heritage streetscape and is therefore appropriate for 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 sulfate 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 to be imposed.

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	To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield	Yes
B	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	Yes
C	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	Yes
D	Conserve archaeological sites and places of Aboriginal significance	Yes
Cl. 1.11	Controls	Complies
(1)	A Statement of Heritage Impact is required for proposed development: <ul style="list-style-type: none"> a) affecting a heritage item; b) within a heritage conservation area; or 	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

<i>c) in the vicinity of an item or heritage conservation area</i>		
(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: A Heritage Impact Statement was submitted with the application having regard to the heritage listed item adjoining the site. The statement makes mention of the dilapidated condition that the dwelling is in (as noted in the structural engineer's report) and that structural damage is prevalent throughout the dwelling including external/internal brickwork, flooring, walls and ceiling. The proposal therefore seeks a complete demolition of the dwelling and the reconstruction of the entire front portion like for like. Refer to Likely impacts discussion of report.

PART A – DWELLING HOUSES AND ANCILLARY STRUCTURES

An assessment of the proposal against the objectives contained within Clause 1.3 of Part A of SCDCP 2005 is included below:

No.	Objectives	Complies
A	<i>To preserve and enhance the residential amenity and heritage value of buildings in the Strathfield Municipality</i>	Yes
B	<i>To encourage construction of environmentally sustainable dwelling houses and ancillary structures</i>	Yes
C	<i>To preserve the appearance of dwellings in tree-lined streets and park-like settings</i>	Yes
D	<i>To maintain compatible architectural styles of dwelling houses within the streetscape</i>	Yes
E	<i>To encourage innovation in housing design and detail</i>	Yes
F	<i>To maintain continuity of streetscape by requiring new and altered dwellings to be constructed to a similar size and scale to adjoining developments</i>	Yes
G	<i>To provide a high standard of dwelling house design, construction and finish</i>	Yes
H	<i>To maximise solar access to existing and proposed developments</i>	Yes
I	<i>To provide adequate and convenient on-site car parking</i>	Yes

Comments: The proposed addition is of a high quality built form as it has considered the prevailing scale, bulk and architectural qualities of the existing dwelling and in the streetscape so as not to detract from the heritage character of development in the street. The proposed rear addition conforms with the pitched roof form provided by the existing dwelling so as to become a sympathetic addition to the rear.

Streetscape

Cl. 3.2	Objectives	Complies
A.	<i>Ensure that development respects the height, scale, character, materials and architectural qualities of the surrounding neighbourhood, including any adjoining or nearby heritage item or heritage conservation area</i>	Yes
B.	<i>Protect and retain the amenity of adjoining properties</i>	Yes
C.	<i>Discourage the use of non-responsive streetscape elements</i>	Yes
D.	<i>Ensure that each new dwelling, addition or alteration respects the predominant height, bulk and scale of existing residential development in the immediate vicinity</i>	Yes
E.	<i>Ensure that the dominant building rhythm of the streetscape is reflected in the building design in terms of the spacing and proportion of the built elements</i>	Yes

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

F.	<i>Retain a feeling of openness and space between built elements by maintaining landscaped setbacks</i>	Yes
G.	<i>Ensure that new dwellings have facades, which define, address, and enhance the public domain</i>	Yes
H.	<i>Preserve the appearance of dwellings set in the tree lined streets and park-like environment</i>	Yes
I.	<i>Achieve quality architecture in new development through the appropriate composition and articulation of building elements</i>	Yes
J.	<i>Encourage building materials, colours and finishes that are sympathetic to the materials and finishes of surrounding buildings and can be integrated into the overall building form</i>	Yes
K.	<i>To ensure fencing is sympathetic to the design of the dwelling and enhances the character of both the individual house and street</i>	Yes

Cl.	Element	Controls	Complies
3.3.1	<i>Neighbourhood character and amenity</i>	<ol style="list-style-type: none"> (1) <i>New dwellings positioned and oriented to address the street frontage and complement the existing pattern of development in the street</i> (2) <i>Consistently occurring positive building façade features within existing streetscape incorporated into the dwelling design</i> 	Yes
3.3.2	<i>Scale, massing and rhythm</i>	<ol style="list-style-type: none"> (1) <i>Overall scale, massing, bulk and layout to complement existing streetscape</i> (2) <i>New buildings, alterations and additions shall reflect dominant building rhythm in the street</i> 	Yes
3.3.3	<i>Street edge and garden setting</i>	<ol style="list-style-type: none"> (1) <i>Retain existing trees within the front setback</i> (2) <i>At least two (2) canopy trees within the front setback with minimum mature height of 10m</i> (3) <i>Driveway location must not necessitate the removal of any street tree</i> (4) <i>At least 50% of the front setback area must comprise deep soil landscaping</i> 	Yes
3.3.4	<i>Materials, colours, roof forms and architectural detailing</i>	<ol style="list-style-type: none"> (1) <i>Roof design to be similar in pitch, materials and colour to roofs in the immediate streetscape</i> (2) <i>Colours of garages, window frames, ventilation and downpipes and balustrading on main facades and elevation to complement external design of the building</i> (3) <i>Building form to be articulated to avoid large expanses of unbroken wall.</i> (4) <i>In relation to heritage items or buildings within a conservation area, cement render of previously unrendered masonry is not permitted</i> (5) <i>Materials used for additions and ancillary structures to be compatible with the existing dwelling house</i> (6) <i>Monotone face brick walls and tiled roofs used where they are existing in the immediate streetscape</i> (7) <i>Highly reflective materials are not acceptable for roof or wall cladding</i> 	Yes
3.3.5	<i>Fencing</i>	<ol style="list-style-type: none"> (1) <i>Front and side fencing facing a secondary street to be sympathetic to the style of the dwelling.</i> (2) <i>Any fencing forward of the building line may be topped by an additional 0.8m high open timber picket, wrought iron, palisade or similar element. Brick piers over 1m are permitted to support decorative elements, provided they are equally spaced along the street, and do not exceed a height of 1.8m.</i> 	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

- (3) Solid fencing forward of the building line shall not exceed 1m above NGL.
- (4) Solid fencing up to 1.8m along a secondary frontage.
- (5) Side and rear fences permitted up to 1.8m high.
- (6) Materials not supported for front fences: unrendered cement block, galvanised or aluminium sheeting, fibre-cement board, brushwood, barbed wire, or fencing with a spear type design.
- (7) Side fencing shall be stepped to reflect the topography of the street.
- (8) Side and rear fences to allow stormwater to flow through or under the fence.
- (9) Fencing on corner allotments to incorporate a minimum 1.5m x 1.5m splay adjacent to the road intersection to maintain sight distances for pedestrians and drivers.
- (10) Solid fences adjoining vehicular access driveways to be provided with a minimum 1m x 1m splay to maintain sight distances for pedestrians and drivers.
- (11) Corner splays must be landscaped.
- (12) Council does not permit trees to be removed to facilitate a fence design.
- (13) Dividing fences between private property and Council parks, reserves, open space etc. must be constructed only in timber palings (lapped and capped) with a maximum height of 1.8m.
- (14) No gates or entries from private property onto Council's parks, reserves, open space, etc. are permitted.

Comments:

- The proposed new addition seeks to provide a pitched roof form which complements the prevailing pitched roof form provided by the existing dwelling as well as dwellings in the streetscape.
- The front fence is to be replaced with masonry piers and metal batten infill. The fence will be compatible with the existing dwelling as well as existing fences in the streetscape which are also predominantly comprised of masonry with timber or metal batten infill
- The dwelling is well articulated so as not to appear “box-shaped” and will respond well to existing dwellings in the streetscape which are all relatively well articulated.

Architectural Design and Details

Cl. 5.2 Objectives	Complies
A. Encourage architecture that is innovative and that uses high quality detailing, blending elements characteristic of Strathfield with contemporary materials and features	Yes
B. Encourage building materials and finishes which are sympathetic to the materials and finishes within the surrounding context	Yes
C. Require the use of colours that are sympathetic to the surrounding dwelling and streetscape that is within proximity of the new development.	Yes
D. Reduce the use of highly reflective colours and materials that create visual prominence	Yes
E. Building forms should be compatible with the existing dwelling house (in the case of alteration and additions) or with adjoining dwelling houses and	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

the streetscape in terms of type, form and colour

Cl.	Element	Controls	Complies
5.3.1	Building forms	(1) Flat roofs may be considered where there are similar roof forms present in the immediate street. Flat roofs are not appropriate in the case of heritage items or heritage conservation areas. (2) Where a dwelling is located on a street corner it shall be designed to address both street frontages. Blank walls shall not be presented to either frontage and walls shall be articulated or staggered so as to avoid appearing unduly bulky or long.	Yes
5.3.2	Two (2) storey porticoes	(1) Two (2) storey porticoes may be considered where they are in scale with the proposed dwelling and compatible with the streetscape. (2) Two (2) storey porticoes are to be vertically articulated or broken to reduce their height. (3) No porticoes or associated porches shall protrude more than 1m forward of the front building façade. (4) Porticoes are not to extend higher than the understorey of the eaves/guttering.	Yes
5.3.3	Dormers	Dormers shall be traditionally proportioned and rectilinear.	Yes

Comments: The proposed new addition has sought a pitched roof form which complements the roof form provided by the existing dwelling.

Ecologically Sustainable Development

Cl. 6.2	Objectives	Complies
A.	Encourage passive and active strategies in the design of dwellings and promote the achievement of ecologically sustainable practices	Yes
B.	Ensure dwellings are designed to allow sufficient natural ventilation and lighting whilst minimising heat gain during summer and maximising solar access during winter, thereby reducing the need for artificial cooling and heating	Yes
C.	Minimise the over use of Sydney's limited high quality domestic water supply by ensuring new dwellings incorporate water storage tanks for use in toilet flushing, landscape irrigation and to encourage new dwellings, additions and alterations to incorporate water saving devices and water conservation strategies	Yes
D.	Utilise low greenhouse impact water systems technology in all new dwellings	Yes
E.	Achieve greater efficiency in domestic energy consumption, thereby helping to alleviate the effects of greenhouse emissions	Yes

Cl.	Element	Controls	Complies
6.3.1	Solar access and natural lighting	(1) The design of new dwellings should ensure that living areas face north, sleeping areas face to the east or south, and utility areas to the west or south to maximise winter solar access. (2) In new dwellings, solar access to the windows of habitable rooms and to at least 50% of private open space must be provided or achieved for a minimum period of 4 hours between 9.00am and 3.00pm at the winter solstice (June 22). (3) In the case of alterations or additions to existing dwellings, solar access to the windows of habitable	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

		<i>rooms and to the majority of private open space of adjoining properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22).</i>	
6.3.2	<i>Natural heating</i>	(1) <i>Living areas should be oriented to the north to maximise direct solar access</i> (2) <i>Where it is proposed to plant trees to the north of the dwelling they must be deciduous to allow solar access during the winter</i> (3) <i>Materials with a high thermal mass are encouraged</i>	Yes
6.3.3	<i>Natural cooling</i>	(1) <i>Windows and walls should be shaded by the use of shading devices, eaves, louvres and trees. Shading devices should be sympathetic to dwelling design and not detract from the appearance of the dwelling</i> (2) <i>Windows should be positioned to capture breezes and allow for cross-ventilation</i>	Yes
6.3.5	<i>Water tanks</i>	(1) <i>Above ground water tanks shall be located behind the dwelling. Where it is not possible to locate a water tank wholly behind the dwelling, it should be located behind the front building line and screened from view from the public domain with appropriate landscaping</i> (2) <i>Above ground water tanks must be located at least 450mm from any property boundary</i>	Yes
6.3.6	<i>Hot water heater units</i>	(1) <i>Hot water units shall be located behind the dwelling. Where it is not possible to locate the unit either internally or wholly behind the dwelling, it must be located behind the front building line and screened from view from the public domain with appropriate landscaping</i> (2) <i>Hot water systems are not to be located on balconies unless they are screened from public view</i>	Yes

Comments: The site is orientated north-south and accordingly will not result in adverse overshadowing impacts to adjoining neighbours.

Landscaped Areas

Cl. 9.2	Objectives	Complies
A.	<i>Encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development</i>	Yes
B.	<i>Encourage new dwellings to preserve existing landscape elements on site and encourage the integration of existing landscape elements in the design of the proposal</i>	Yes
C.	<i>Ensure adequate deep soil planting is retained on each allotment</i>	Yes
D.	<i>Ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer</i>	Yes
E.	<i>Encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna</i>	Yes
F.	<i>Encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna</i>	Yes
G.	<i>Provide functional private open and outdoor spaces for active or passive use by residents</i>	Yes
H.	<i>Provide private open areas with provision for clothes drying facilities screened from the street and lane or a public place</i>	Yes
I.	<i>Encourage the greater provision of more effective shade within the community</i>	Yes
J.	<i>Encourage the integration of existing trees into the design of the new or altered dwelling</i>	Yes
K.	<i>Require owners assess the feasibility of retaining existing site trees prior to the design of a development</i>	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

<i>L.</i>	<i>Ensure protection of trees during construction is adequate</i>		Yes
Cl.	Element	Controls	Complies
9.3.1	<i>Minimum landscaped area</i>	<i>45% (462.7m²) as per Table 2 of Part A SCDCP 2005</i>	Yes
9.3.2	<i>Planting of landscaped areas</i>	(1) <i>Minimum 25% of canopy trees to comprise locally sourced indigenous species</i> (2) <i>Planting areas shall include a mix of low-lying shrubs, medium-high shrubs and canopy trees in location where they will soften the built form.</i> (3) <i>Where no existing canopy trees are present on a site at least two (2) canopy trees must be provided in the front yard and one (1) canopy tree in the rear yard.</i> (4) <i>New structures shall be positioned to provide for the retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops.</i>	Yes
9.3.3	<i>Private outdoor living space</i>	<i>Private open space is to be provided in a single parcel rather than a fragmented space and shall be directly accessible from internal living areas of the dwelling</i>	Yes
9.3.4	<i>Tree removal and preservation</i>	(1) <i>Development shall provide for the retention and protection of existing significant trees, especially near property boundaries</i> (2) <i>The trunk of a proposed canopy tree must be planted a minimum of 4m from built structures, or a minimum of 3m from pier beam footings</i> (3) <i>New dwellings must be setback a minimum of 5m from any significant tree listed in Council's significant tree register</i> (4) <i>Building works should be located outside of the canopy spread of existing trees, with suitable setbacks depending upon species and size</i> (5) <i>Trees planted on side boundaries adjacent to neighbouring dwellings and structures must have a minimum 0.6m deep root deflection barrier provided for a minimum of 1.5m either side of the tree centre</i>	Yes

Comments: The proposal seeks to provide 44.06% (453.08m²) deep soil landscaping which is a departure of 0.94% (9.62m²) deep soil landscaping. Whilst this is a departure from the minimum requirements, the proposal achieves the objectives of the SCDCP 2005 which requires landscaping to be appropriate to the scale of the development. The proposed development seeks to retain the landscaped spaces provided throughout the front setback of the site including retention of existing trees located in the front setback of the site. Accordingly, the departure is considered negligible and is therefore acceptable on merit.

Setbacks

Cl	Objectives	Complies
10.2		
A.	<i>Establish and maintain the desired setbacks from the street and define the street edge</i>	Yes
B.	<i>Provide a transitional area between public and private space</i>	Yes
C.	<i>Create a perception of openness in streets</i>	Yes
D.	<i>Assist in achieving passive surveillance whilst protecting visual privacy</i>	Yes
E.	<i>Preserve and enhance the established garden settings within each local area</i>	Yes
F.	<i>Ensure new development is compatible with the established streetscape character</i>	Yes

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

G.	<i>Maintain view corridors between dwellings</i>	Yes
H.	<i>Reinforce a sense of openness of the locality</i>	Yes
I.	<i>Ensure that all new and existing dwellings achieve adequate visual and acoustic privacy</i>	Yes
J.	<i>Allow for appropriate access for services and utilities easements</i>	Yes
K.	<i>Minimise overshadowing of neighbouring properties from new developments</i>	Yes

Cl.	Element	Controls	Complies
10.3.1	<i>Street setback</i>	(1) <i>9m or prevailing setback in the street block</i> a) <i>1.5m for secondary street setbacks for dwellings on corner allotments</i> b) <i>3m where main entrance to dwelling from secondary frontage</i> (2) <i>Despite subclause (1), a primary street setback of less than 9m may be considered where:</i> a) <i>the predominant setback is the street block is less than 9m</i> b) <i>the proposed setback is not less than the setback of the existing dwelling</i> c) <i>the proposed setback would not be in conflict with the character of the existing streetscape</i> (3) <i>The street setback is measured at right angles from the lot boundary to the front wall of a dwelling</i> (4) <i>In the case of a corner site with two (2) frontages, the 9m setback applies to the narrowest or primary street frontage</i>	Yes
10.3.2	<i>Side and rear setbacks</i>	(1) <i>New dwellings and extensions: 25% of the width of the block with minimum 1.5m setbacks for each side</i> (2) <i>Minimum 6m rear setback to provide adequately sized outdoor living areas and adequate deep soil areas for shading/screening trees</i> (3) <i>Subject to meeting minimum landscaped areas, ancillary facilities such as garages/outbuildings may be located within the rear setback area</i> (4) <i>Following minimum setbacks apply to ancillary structures:</i> a) <i>Nil for detached garages and carport structures open on three (3) sides; 0.5m for all other</i> b) <i>0.5m setback from side and rear boundaries for garden sheds, studios, cabanas</i> c) <i>1m for pool concourse</i> d) <i>1m from any boundary and 3m from neighbouring habitable buildings for tennis courts</i>	Yes
10.3.3	<i>East-west lots</i>	(1) <i>Primary frontage facing west: the southern side setback should be utilised for the driveway/garage entry to reduce overshadowing</i> (2) <i>Primary frontage facing east: minimum side setback should be on the north</i> (3) <i>The wider setbacks on the southern side may require relocation of driveway or crossing</i>	Yes

Comments:

- The proposal seeks to retain the front portion of the dwelling thus the front and side setbacks immediately surrounding the existing dwelling are to remain unchanged.
- The new rear addition achieves compliance with the minimum combined 25% (5.04m) setbacks required and will provide a 10.4m setback to the rear.

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

Vehicle Access and Parking

Cl. 11.2	Objectives	Complies
A.	<i>Ensure that the area of access driveways is minimised in the design of the new development, addition or alteration</i>	Yes
B.	<i>Ensure driveway widths are kept to a minimum to allow for maximum landscaped areas</i>	Yes
C.	<i>Ensure that construction materials used for driveways respect the architectural qualities of the dwelling</i>	Yes
D.	<i>Garages and carports should not visually dominate the street façade of the dwelling</i>	Yes

Cl.	Element	Controls	Complies
11.3.1	Driveway and grades	<p>(1) Existing driveways must be used unless the applicant can demonstrate that:</p> <ul style="list-style-type: none"> (a) relocation would improve solar access to the property and/or adjoining properties; (b) the amenity of any adjoining residences would not be unduly affected (with regard to sleeping areas); (c) relocation would not impact on street trees, on street parking or the streetscape; and (d) relocation would not adversely impact the safety of vehicles or pedestrians <p>(2) Kerb and footpath crossings as part of the public domain must only be finished in natural finished concrete and not customised finishes that match the property driveway. Coloured concrete is not permitted in the driveway crossing outside the property boundary.</p> <p>(3) Driveway crossings, including apron and layback shall be located a minimum of 1m clear of any existing stormwater pits, lintels or poles and 2m clear of the trunk of any trees within the road reserve</p> <p>(4) The maximum width of driveways at the property boundary is to be 3m.</p> <p>(5) Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction (i.e., vehicle manoeuvring shall be fully maintained within the site).</p> <p>(6) Vehicular turning areas for garages shall comply with the relevant Australian Standard.</p> <p>(7) Areas of concrete visible from a public road (including driveways and pedestrian ways) are to be kept to a minimum and coloured charcoal, grey or brown.</p> <p>(8) New dual or combined driveways are not encouraged. Existing dual driveways may be retained in circumstance where:</p> <ul style="list-style-type: none"> a) The area of deep soil planting in the front garden is at least 50% of the front setback area; and b) Where the entry and egress are able to be undertaken in a safe manner in accordance with Australian road rules. 	Yes

Comments: The proposal seeks to retain the existing driveway.

Basements

Cl. 12.2	Objectives	Complies
A.	<i>Ensure that any proposed basement minimises disturbance to natural drainage systems</i>	Yes

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

B.	<i>Basements are to have discreet entries, safe access and a high degree of natural cross-ventilation</i>	Yes
C.	<i>Minimise excavation to reduce disturbance to NGL particularly adjacent to site boundaries</i>	Yes
D.	<i>To ensure that flooding, drainage or ventilation impacts would not be created for the site, or for adjoining or nearby properties</i>	Yes

Cl.	Element	Controls	Complies
12.3.1	<i>Basement car parking</i>	(1) <i>The maximum area of a basement shall be limited to and contained within the footprint of the dwelling at ground level</i> (2) <i>The height of the dwelling will be measured from NGL and will need to satisfy the building height controls in this policy. Where a basement is proposed, the maximum height of the basement above NGL is limited to 1m measured to the predominant finished floor level of the level above. Where the basement exceeds 1m, it will be considered a storey and included in the calculation of maximum FSR</i> (3) <i>Minimum internal clearance of 2.2m in accordance with BCA requirements</i> (4) <i>Driveways shall comply with the relevant Australian Standards (AS1428.1 and a maximum 1:4 gradient)</i> (5) <i>Basement entries and ramps/driveways within the property are to be no more than 3.5m wide</i> (6) <i>Basements are not to be used for habitable purposes</i> (7) <i>No excavation is permitted within the required minimum side setbacks. Furthermore, the location of basement walls may warrant increased setbacks to provide sufficient area for water proofing, drainage etc.</i> (8) <i>Driveway ramps are to be perpendicular to the property boundary at the street frontage</i> (9) <i>Basements shall be designed to permit vehicles to enter and exit the basement in a forward direction</i> (10) <i>Provision of pump-out systems and stormwater prevention should be in accordance with Council's Stormwater Management Code</i> (11) <i>Basements may not be permissible on flood affected sites. Applicants should check with Council and consider the submitting a pre-lodgement application</i>	Yes

Comments: The basement will be located entirely within the footprint of the new rear addition and will extend no further than 0.18m above Natural Ground Level.

Altering Natural Ground Level (cut and fill)

Cl. 13.2	Objectives	Complies
A.	<i>Encourage minimal use of cut and fill to reduce site disturbance</i>	Yes
B.	<i>Ensure existing trees and shrubs are undisturbed and maintain ground water tables</i>	Yes
C.	<i>Minimise impacts on overland flow/drainage and encourage the maintenance of existing ground levels</i>	Yes

Cl.	Element	Controls	Complies
13.3.1	<i>Cut and fill</i>	(1) <i>Fill is limited to a maximum of 1m above natural ground level (NGL)</i> (2) <i>For all excavation works that require the use of fill, only clean fill is to be used</i> (3) <i>Cut and fill batters must be stabilised consistent with the</i>	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

	<p><i>soil properties.</i></p> <p>(4) <i>Vegetation or structural measures are to be implemented as soon as the site is disturbed</i></p> <p>(5) <i>All areas of excavation shall be setback from property boundaries in accordance with the building setback controls. No excavations shall be made to the ground within the minimum required setbacks</i></p> <p>(6) <i>Where excavation work is proposed, the work must not affect or undermine the soil stability or structural stability of any buildings on adjoining properties</i></p> <p>(7) <i>A dilapidation report may be required for all buildings which adjoin proposed excavation areas</i></p> <p>(8) <i>Avoid excessive fill or floor levels to ensure convenient access between internal spaces and external recreation areas and to minimise potential impacts from overlooking</i></p>
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Comments: A condition of consent is recommended to ensure a dilapidation report is prepared and submitted by a suitably qualified person (such as a structural engineer), on the buildings located on any lot adjacent to the subject site, inclusive of ancillary structures. The report is to be conducted prior to commencement of any demolition or construction work.

Privacy

Cl. 14.2	Objectives	Complies
A.	<i>Maintain reasonable sharing of views from public places and living areas</i>	Yes
B.	<i>Ensure that public views and vistas are protected, maintained and where possible, enhanced</i>	Yes
C.	<i>Ensure that canopy trees take priority over views</i>	Yes
D.	<i>Ensure that the placement of balconies does not adversely impact on the visual privacy of adjoining properties</i>	Yes

Cl.	Element	Controls	Complies
14.3.1	<i>Views and view sharing</i>	<p>(1) <i>Buildings shall maintain views where possible from surrounding and nearby properties and those available to the public from nearby public domain areas</i></p> <p>(2) <i>Established building lines are to be maintained to preserve view sharing</i></p>	Yes
14.3.2	<i>Visual privacy</i>	<p><i>Private open space, recreation areas and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9m by:</i></p> <p>(1) <i>arranging the layout of a building so as to reduce opportunities for overlooking;</i></p> <p>(2) <i>the use of fixed screening devices;</i></p> <p>(3) <i>the separation of buildings;</i></p> <p>(4) <i>the considered placement of windows and openings;</i></p> <p>(5) <i>appropriate evergreen screen plants and trees; and</i></p> <p>(6) <i>ensuring finished floor levels are not excessively elevated above NGL</i></p>	Yes
14.3.3	<i>Windows</i>	<p><i>Windows shall be designed to avoid overlooking of adjacent dwellings and where a transparent window is to be located within 9m of windows of an adjoining dwelling, the window must:</i></p> <p>(a) <i>be offset from the edge of any windows in the adjoining dwelling by a distance of at least 0.5m; or</i></p> <p>(b) <i>have a sill height of at least 1.7m about the floor; or have fixed, obscure glazing in any part of the window less than 1.7m above the floor</i></p>	Yes
14.3.4	<i>Balconies</i>	(1) <i>Upper storey balconies are not permitted on side</i>	No

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

	<i>and screening</i>	<i>boundaries, except where facing the secondary frontage of a corner lot, and provided other setback controls can be achieved</i>	
		(2) <i>Elevated decks, verandahs and balconies shall incorporate privacy screens where necessary and shall be located at the front or rear of the building only</i>	
		(3) <i>Small upper floor rear balconies measuring no more than 1m in depth by 2m in length may be permitted where an applicant can demonstrate that the balcony would not unreasonably impact upon the privacy of adjoining premises (including buildings and outdoor spaces)</i>	
		(4) <i>Second storey balconies extending for the full width of the front façade are not permitted</i>	
14.3.5	<i>Acoustic privacy</i>	(1) <i>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and recreation areas and the like</i>	Yes
		(2) <i>Double glazing, laminated glass, vibration-reducing footings or other materials, should be considered to minimise the effects of noise and/or vibrations</i>	
		(3) <i>Suitable acoustic screen barriers or other noise mitigation measures may be required where physical separation is not able to be achieved</i>	

Comments: The two (2) rear upper level balconies seek a depth of 1.27m and width of 5m-6.23m which is contrary to Section 14.3.4 of the SCDCP 2005. Accordingly, a condition of consent is recommended to ensure that the balconies are redesigned to comply with the maximum 1m x 2m dimensions as per the SCDCP 2005.

Access, Safety and Security

Cl. 15.2	Objectives	Complies
A.	<i>Increase the safety and perception of safety in public and semi-public spaces</i>	Yes
B.	<i>Encourage the incorporation of crime prevention principles in the design of the proposed development</i>	Yes
C.	<i>Provide casual surveillance of the public domain to promote a safe pedestrian environment</i>	Yes
D.	<i>Provide privacy to rooms overlooking the street whilst maintaining surveillance</i>	Yes
E.	<i>Ensure the safety of pedestrians by separating pedestrian access from vehicle access</i>	Yes
F.	<i>Encourage the provision of an accessible entry to dwellings to accommodate a greater range of lifestyles and improve residential amenity and convenience</i>	Yes

Cl.	Element	Controls	Complies
15.3.1	<i>Address and entry sightlines</i>	(1) <i>Buildings are to be designed to allow occupants to overlook public places in order to maximise passive surveillance</i> (2) <i>Design landscaping and materials around dwellings and buildings, so that when plants are mature they do not unreasonably restrict views of pathways, parking and open space areas</i> (3) <i>External lighting should enhance safe access and security around the dwelling and light spill must not adversely impact on adjoining properties</i> (4) <i>Lighting must be designed and located so that it minimises the possibility of vandalism or damage, is</i>	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

		<i>appropriate for the street and minimises glare</i>	
		(5) <i>Security lighting must be fitted with motion detectors to reduce energy use and meet relevant Australian Standards</i>	
15.3.2	<i>Pedestrian entries</i>	(1) <i>Pedestrian entries and vehicular entries should be suitably separated to ensure pedestrian and resident safety</i> (2) <i>Building entrances and house numbers are to be clearly visible from the street, easily identifiable and appropriately lit</i> (3) <i>Walkways and landscaping should be used to direct visitors to the main building entrance</i> (4) <i>One (1) entry to the dwelling should be designed to be as accessible as possible. This entry should be a generous width, without steps, and should be located to facilitate movement</i> (5) <i>The path to any accessible entry should be appropriately paved, ideally achieve a 1:14 grade, and incorporate barriers or handrails where there is a drop off or change in level at the side of the path</i>	Yes

Comments: Pedestrian and vehicular entrances are separated.

Water and Soil Management

Cl. 16.2	Objectives	Complies
A.	<i>Encourage the incorporation of Sydney Water's Water Management Strategies in the development</i>	Yes
B.	<i>Ensure compliance with Council's Stormwater Management Code</i>	Yes
C.	<i>Ensure compliance with the NSW State Governments Flood Prone Lands Policy</i>	Yes
D.	<i>Ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction</i>	Yes
E.	<i>Ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality</i>	Yes
F.	<i>Ensure that new development in areas that may be affected by acid – sulfate soils do not adversely impact the underlying ground conditions and soil acidity</i>	Yes
G.	<i>Ensure that economic and social costs, which may arise from damage to property from flooding, are not greater than that which can reasonably be managed by the property owner and general community</i>	Yes

Cl.	Element	Controls	Complies
16.3.1	<i>Onsite water management and stormwater control</i>	1) <i>Developments shall comply with Council's Stormwater Management Code</i> 2) <i>On site detention devices may be required to assist in the management of stormwater on site.</i>	Yes
16.3.2	<i>Acid sulfate soils</i>	<i>Development is to ensure that sites with potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in Strathfield Draft LEP 2008 and the relevant standards and guidelines</i>	Yes
16.3.3	<i>Flood prone areas and through site drainage</i>	(1) <i>Flood affected properties must comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage)</i> (2) <i>Where a site is subject to flooding applicants should seek written advice from Councils Planning & Environment section in relation to minimum habitable floor height for the site</i>	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

		(3) In areas subject to major overland flow from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer (4) Applicants must comply with Council's Stormwater Management Code with regard to drainage and stormwater detention matters. Full details and plans of the stormwater system are to be submitted for approval as part of the development application	
16.3.3	Flood prone areas and through site drainage	(1) Flood affected properties must comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas and Through Site Drainage) (2) Where a site is subject to flooding applicants should seek written advice from Councils Planning & Environment section in relation to minimum habitable floor height for the site (3) In areas subject to major overland flow from adjoining properties, applicants are required to engage a suitably qualified hydraulics engineer and lodge a drainage/flood report prepared by a hydraulics engineer (4) Applicants must comply with Council's Stormwater Management Code with regard to drainage and stormwater detention matters. Full details and plans of the stormwater system are to be submitted for approval as part of the development application	Yes
16.3.4	• Soil erosion and sediment control	(1) Appropriate soil erosion and sediment control measures must be detailed in the development application and implemented prior to the commencement of work. (2) The following sediment control measures are recommended: a) perimeter bank and channels; b) turf filter strips; c) sediment fences; d) sediment traps; and e) roof guttering. (3) Applicants may be required to provide plans showing stormwater quality treatment techniques to prevent sediments and polluted waters from discharging from the site during the construction phase. Such plans will show temporary measures designed in accordance with the NSW Department of Housing, Managing Urban Stormwater, Soils and Construction Manual.	Yes

Comments: Conditions of consent have been recommended to ensure compliance with the proposed sediment and erosion control plan.

Ancillary Structures

Cl. 20.1	Objectives		Complies
A.	Ensure that the design and location of ancillary structures takes into account the streetscape and overall environmental impact		Yes
B.	Ensure that the provision of ancillary structures, such as air conditioning units, are considered at the design stage of a proposed development		Yes

Cl.	Element	Controls	Complies
20.2.1	Waste bin storage and management	1) Developments shall comply with Part H of SCDCP 2005 2) On site detention devices may be required to assist in the management of stormwater on site.	Yes

23 Redmyre Road, Strathfield
 Lot 1 DP 724485 (Cont'd)

20.2.2	<i>Retaining walls</i>	(1) <i>Retaining walls are to be no more than a maximum of 1.2m in height</i> (2) <i>Council requires retaining walls in excess</i>	Yes
20.2.4	<i>Air conditioning</i>	(1) <i>Air-conditioning units are to be located within a proposed dwelling or within a suitable building and appropriately soundproofed from any habitable room of an adjoining property</i> (2) <i>Where an air-conditioning unit cannot be located in a building or concealed in a structure (as indicated above), it is to be located in the central third of the rear wall of the dwelling and be a minimum of 3m from any boundary</i> (3) <i>Any building work associated with the installation of an air-conditioning unit must not reduce the structural integrity of any existing buildings</i> (4) <i>Only residential grade air conditioners are to be installed and not commercial grade air conditioners</i> (5) <i>Air-conditioning units must be installed to comply with the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control) Regulation 2000</i>	Yes
20.2.7	<i>Swimming pools</i>	(1) <i>Where a pool is more than 1m above ground, the space between the bond beam/concourse and the ground is to be suitably finished with decorative blocks or other approved material and landscaped to Council's satisfaction</i> (2) <i>Swimming Pool enclosures shall comply with the Swimming Pools Act and relevant Australian Standards as amended</i> (3) <i>The outside edge of a pool concourse (and any paved/concreted area adjacent to the concourse) must be separated from a property boundary by an area of land at least 1m wide of deep soil soft landscape area containing a continuous planting of screening shrubs</i> (4) <i>An approved depth indicator must be attached to each end of the pool</i> (5) <i>The pool filter and pump equipment are to be located where they will not create a nuisance to neighbouring property owners/occupiers</i> (6) <i>Lighting should be installed so as not to cause nuisance</i>	Yes

Comments:

- The swimming pool is surrounded by deep soil landscaping and will be located a minimum 2.8m from the rear site boundary.
- Insufficient information was submitted regarding the location of the air conditioning units proposed to be provided to each dwelling in accordance with Section 20.2.4 of Part A of the SCDCP 2005. Refer to likely impacts discussion.

PART H - WASTE MANAGEMENT (SCDCP 2005)

The proposal was accompanied by a Waste Management Plan prepared in accordance with Part H of the SCDCP 2005. Compliance with the waste minimisation strategies of this waste management plan shall be enforced via the conditions of consent.

23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)

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 included within the recommended to ensure compliance with any relevant regulations.

(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*.

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

The proposed development has been amended in accordance with Council's recommendations during the assessment process. This has included the retention of the existing driveway as opposed to construction of a new driveway so as to minimise disturbance to Council's street trees.

Whilst the proposed rear addition is considered appropriate for the site, concern is raised for the proposed demolition and entire reconstruction of the original dwelling. This is contrary to the public interest given that the existing fabric should be retained in-situ, rather than rebuilt or replaced, so that the heritage dwelling remains in its most original state.

As recommended by Council's Heritage Advisor, a condition of consent is recommended to ensure no external fabric to the existing residence is demolished including walls, windows, verandahs or

23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)

chimneys and that the existing residence should be appropriately protected from damage during excavation and construction works of the new rear addition primarily concerning basement works. In order to ensure the heritage integrity of the original dwelling is maintained, a condition of consent is recommended for a detailed catalogue of all restoration and reconstruction works to the dwelling to be undertaken by a suitably experienced Heritage Conservation specialist. This will further ensure that repairs are sympathetic to the dwelling whilst also salvaging original building elements where possible.

Visual Privacy

The proposal seeks to construct two (2) rear upper level balconies which adjoin two (2) upper level bedrooms. The balconies each exceed the maximum 1m x 2m dimensions prescribed by Section 14.3.4 of Part A of the SCDCP 2005 as they seek a depth of 1.27m and a width ranging from 5m-6.23m. This presents opportunities for overlooking into adjoining properties and accordingly, a condition of consent is recommended to ensure the balconies are reduced in size so as to achieve compliance with the abovementioned control.

Air Conditioning Units

Insufficient information was submitted regarding the location of the air conditioning units proposed to be provided to each dwelling in accordance with Section 20.2.4 of Part A of the SCDCP 2005. Appropriate conditions of consent are recommended to be imposed to ensure that each air conditioning unit is concealed in a structure located in the central third of the rear wall of the dwelling and be a minimum of 3m from any boundary.

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

The subject site is considered suitable for the proposed development and generally complies with Council's LEP and DCP requirements. The proposal is considered an acceptable outcome for the site which will not compromise the amenity of adjoining residents.

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 **31 July 2017** to **15 August 2017**, with **two (2)** submissions received, raising the following concerns:

1. *Visual Privacy (Windows) – Concern is raised for the first floor window proposed which indicates that privacy louvers will be installed however fails to specify whether the louvers will be adjustable or fixed. The adjustable louvers will result in a loss of privacy to the adjoining property.*

Assessing officer's comments: The proposal seeks to provide a row of external privacy louvers extending along the upper level western and eastern side elevations of the new addition. It is noted that the applicant wishes to make the louvers adjustable. The upper level contains bedrooms and bathrooms only which are considered as low use areas and therefore do not require the strict application of privacy measures as do living areas. Further, all bedroom windows are relatively narrow in width and present minimal opportunities for overlooking particularly given that the external privacy screening will extend across the entire width of each side elevation. Accordingly, it would be considered heavily onerous to request the privacy louvers to remain fixed to these windows.

2. *Visual Privacy (Balconies) – Concern is raised for the proposed construction of two (2) balconies located upon the rear portion of the dwelling which will result in direct overlooking into the adjoining property to the rear.*

23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)

Assessing officer's comments: Refer to likely impacts section for discussion.

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 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	\$10,000.00
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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

That Development Application No. 2017/105 for demolition of existing structures and reconstruction of existing dwelling, a new two (2) storey addition to the rear with basement garage, swimming pool and new front fence at 23 Redmyre Road, Strathfield be **APPROVED**, subject to the following conditions:

SPECIAL CONDITIONS (SC)

1. DEMOLITION (SC)

The original components of the dwelling, proposed to comprise of the guest bedroom, office, foyer and bathroom in the plan labelled “Ground Floor Plan, Drawing No.A1.05, prepared by The Site Foreman” **are not to be demolished**. Amended plans showing the retention of this portion of the original dwelling shall be prepared and submitted to an Accredited Certifier for approval **prior to the issue of a Construction Certificate**.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

Demolition of the existing dwelling is strictly limited to the rear later additions that are proposed to comprise of the new rear addition. Should any portion of the original dwelling be damaged for whatever reason, all works on site are to cease immediately and written notification given to Council. No work shall resume until such time as the further written approval of Council for the continuation of works is obtained.

(Reason: to retain the heritage integrity of original dwelling)

2. RESTORATION WORK CATALOGUE, RETENTION AND CONSERVATION (SC)

A detailed catalogue of all conservation and restoration work to the original dwelling shall be undertaken by a suitably experienced Heritage Conservation specialist. The catalogue shall detail by way of architectural plans, what elements of the original dwelling are to be retained. Specifically, the external fabric of the original dwelling such as walls, windows, verandahs or chimneys shall be retained and repaired as necessary. The catalogue shall be submitted to and approved by an Accredited Certifier **prior to the issue of a Construction Certificate.**

(Reason: to retain the heritage integrity of original dwelling)

3. ROOFING (SC)

Any new roofing tiles for the existing dwelling and the roofing tiles for the rear extension are to match the existing Marseilles pattern terracotta roof tiles. Details demonstrating this shall be prepared and submitted to an Accredited Certifier for approval **prior to the issue of a Construction Certificate.**

(Reason: Due to the visibility of the extension from Redmyre Road and in order to match the predominant roofing material in the conservation area.)

4. BASEMENT (SC)

The existing dwelling shall be appropriately protected from damage during the course of constructing the basement. If required, the storage area within the basement may be reduced or deleted so as to provide a sufficient degree of separation to ensure the original dwelling is not affected by the excavation/construction of the basement. Engineering specifications demonstrating measures to protect the original dwelling prepared by a suitably qualified structural engineer shall be submitted to an Accredited Certifier for approval **prior to the issue of a Construction Certificate.**

(Reason: Due to concern about the extent and methodology of basement excavation, and the risk of damage including cracking or collapse of the existing structure during these works)

5. LANDSCAPE PLAN (SC)

An amended 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

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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.)

GENERAL CONDITIONS (GC)

6. 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. 2017/105:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
A1.02	Site Plan	The Site Foreman	E	18 October 2017
A1.03	Demolition Plan	The Site Foreman	E	18 October 2017
A1.04	Basement Floor Plan	The Site Foreman	G	18 October 2017
A1.01.1	Ground Floor Plan _Windows Location	The Site Foreman	B	18 October 2017
A1.05	Ground Floor Plan	The Site Foreman	G	18 October 2017
A1.06.1	Level 1 Floor Plan _Windwos Location	The Site Foreman	B	18 October 2017
A1.06	Level 1 Floor Plan	The Site Foreman	F	18 October 2017
A1.07	Roof Plan	The Site Foreman	D	18 October 2017
A2.01	South Elevation_North Elevaiton	The Site Foreman	F	18 October 2017
A2.02	West Elevation	The Site Foreman	F	18 October 2017
A2.03	East Elevation	The Site Foreman	E	18 October 2017
A3.01	Section AA	The Site Foreman	D	18 October 2017

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

A3.02	Section BB	The Site Foreman	E	18 October 2017
A3.03	Ramp Section	The Site Foreman	C	18 October 2017
A4.01	Schedule of External Finishes	The Site Foreman	C	18 October 2017
	Landscape Planting Plan	Michael Siu Landscape Architects	A	17 July 2017
SW01	Stormwater Drainage Roof Plan	Hyten Engineering	C	18 October 2017
SW02	Stormwater Drainage Ground Floor Plan	Hyten Engineering	C	18 October 2017
SW03	Stormwater Drainage First Floor Plan	Hyten Engineering	C	18 October 2017
SW04	Stormwater Drainage Basement Plan	Hyten Engineering	C	18 October 2017
SW05	Pit & Connection Details	Hyten Engineering	C	18 October 2017

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/105:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	The Site Foreman	26 June 2017	17 July 2017
BASIX Certificate		No.A284830 issued 30 June 2017	17 July 2017
Statement of Heritage Impact	Diana's Planning and Heritage	July 2017	17 July 2017
Waste Management Plan	The Site Foreman	17 July 2017	17 July 2017
Stormwater Design Certificate	Hyten Engineering	Job No. 16H4059.SW-DC3	18 October 2017

In the event of any inconsistency, the conditions of this consent shall prevail.

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

7. BUILDING HEIGHT - MAXIMUM RL TO BE COMPLIED WITH (GC)

The height of the building measured to Australian Height Datum (AHD) must not exceed Relative Level (RL) 20.71m AHD to the roof ridge of the building.

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

8. CONSTRUCTION HOURS (GC)

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

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.)

9. CONSTRUCTION WITHIN BOUNDARIES (GC)

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.)

10. DEMOLITION - SITE SAFETY FENCING (GC)

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.)

11. FIREPLACES (GC)

Use of any fireplace for the purpose of wood fired fuel and coal burning is prohibited. Fireplaces may only be used with natural gas and electricity only.

(Reason: To maintain health and safety to surrounding residences and reduce air pollution.)

12. FENCING - FRONT FENCE HEIGHT (GC)

Solid fencing forward of the building line (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1m above natural ground level. The fence may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element.

Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street, and do not exceed a height of 1.5m. Plans demonstrating compliance with this condition are to be submitted to the

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

(Reason: To ensure a positive contribution to the streetscape in accordance with the Strathfield Consolidated DCP 2005.)

13. LANDSCAPING ADJACENT SWIMMING POOLS/SPAS (GC)

A minimum one (1) metre wide landscape strip is to be provided between the swimming pool and adjacent common boundaries. The landscape strip is to be planted with a continuous row of evergreen shrubs of a minimum five (5) litre container size and capable of achieving a minimum mature height of three (3) metres. 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: Privacy amenity of adjoining properties.)

14. LANDSCAPING - CANOPY TREES IN FRONT SETBACK (GC)

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.)

15. LANDSCAPING - TREE PRESERVATION (GC)

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 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.)

16. MATERIALS – CONSISTENT WITH SUBMITTED SCHEDULE (GC)

All 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.)

17. PRINCIPAL CERTIFYING AUTHORITY (PCA) IDENTIFICATION SIGN (GC)

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

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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.)

18. PRIVACY - SCREEN PLANTING TO SIDE AND REAR BOUNDARIES (GC)

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.)

19. 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

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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, include nature strips 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.)

20. STORMWATER MANAGEMENT PLAN - CERTIFICATION REQUIREMENT (GC)

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.)

21. SYDNEY WATER - STAMPED PLANS PRIOR TO COMMENCEMENT (GC)

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.)

22. UTILITIES AND SERVICES - PROTECTION OF (GC)

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

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 (CC)

23. BASIX COMMITMENTS (CC)

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.)

24. BUILDING CODE OF AUSTRALIA - COMPLIANCE WITH (CC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

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.)

25. CAR PARKING - BASEMENT CAR PARKING REQUIREMENTS (CC)

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.)

26. CAR PARKING - VEHICULAR ACCESS RAMPS (CC)

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.)

27. CAR PARKING - COMPLIANCE WITH AS/NZS 2890.1:2004 (CC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

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

28. CAR PARKING - VEHICULAR CIRCULATION, AISLE AND RAMP WIDTHS (CC)

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.)

29. CAR PARKING - VEHICULAR CROSSING WIDTH AT PROPERTY BOUNDARY (CC)

Vehicular crossings are to have a maximum width of 3m at the property boundary. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDCP 2005.)

30. 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.)

31. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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.
- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) 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.
- viii) 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;

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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.)

32. COUNCIL PERMITS – FOR ALL ACTIVITIES ON COUNCIL LAND (CC)

Works Permit

(as per Section 68 of the Local Government Act 1993 and Section 138 and 139 of the Roads Act 1993)

A Works Permit is required for construction of a vehicular crossing (driveway), new stormwater down pipe connection to kerb and gutter, new footpath and/or stormwater connection. A Works Permit Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Standing Plant Permit

This permit must be applied for where it is intended to park a concrete pump, crane or other plant on the roadway or footpath. A Standing Plant Permit Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website. Please note a Road Closure Permit is not required for standing plant.

Skip Bin Permit

This permit must be applied for if you intend to place a skip bin on the roadway or footpath. A Skip Bin Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Temporary Full or Part Road Closure Permit

This permit must be applied for if you require a full or a part road closure to take place to assist in your construction works. Please use the Works Permit Application Form, which is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website. Please note a Road Closure Permit is not required for standing plant.

Hoarding Permit

This permit must be applied for if you intend to erect a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s). A Hoarding Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Work Zone Permit

This permit must be applied for if you require permanent parking along the kerbside at the

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

front of the site during construction works. A Work Zone Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Ground Anchoring Permit

This permit must be applied for, for the installation of ground anchors under Council's footway/road reserve. It does not cover ground anchors under private properties. A separate approval is required to be obtained from Roads and Maritime Services (RMS) if it is proposed to install ground anchors under a State or Classified Regional Road (please refer to the end of this application form for more information).

(Reason: Council requirement)

33. DILAPIDATION REPORT - PRE-COMMENCEMENT (CC)

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.)

34. EROSION AND SEDIMENTATION CONTROL PLAN (CC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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.)

35. EXCAVATION - AFFECTING ADJOINING LAND (CC)

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.)

36. HERITAGE - REUSE OF SIGNIFICANT BUILDING ELEMENTS (CC)

The reuse and recycling of significant elements such as bricks, sandstone blocks, verandah thresholds, wall vents, ceiling roses and timber joinery etc. is required. The recycling is to occur, preferably on site and/or to suitable professional recycling yards specialising in the recycling of historic building materials. Removal and storage of these materials is to be carefully carried out by the workers and a specific stockpile area is to be designated and protected. A detailed plan for execution of the above requirements is to be submitted to and approved by Council's Heritage Advisor, prior to issue of a Construction Certificate.

(Reason: To allow for preservation of cultural resources within the Strathfield Council area.)

37. LANDSCAPING - MAINTENANCE STRATEGY (CC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

(Reason: Ensure landscape survival.)

38. SECTION 94 CONTRIBUTION PAYMENT - INDIRECT CONTRIBUTIONS PLAN) (CC)

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	\$10,000
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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 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.)

39. SECURITY PAYMENT - DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE (CC)

A security (damage deposit) of **\$15,000** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

The deposit is required as security against any damage to Council property during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development. All building work must be carried out in accordance with the Building Code of Australia.

Payment may be accepted in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply). Note: Additional fees apply for the lodgement of a bank guarantee in lieu of cash bond applies in accordance with Council's adopted Fees and Charges.

Any costs associated with works necessary to be carried out to rectify any damages caused by the development, shall be deducted from the Damage Deposit.

Note: Should Council property adjoining the site be defective e.g. cracked footpath, broken kerb etc., this should be reported in writing, or by photographic record, submitted to Council at least seven (7) days prior to the commencement of any work on site. This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

The damage deposit shall be refunded upon completion of all works upon receipt of a Final Occupation Certificate stage and inspection by Council.

(Reason: Protection of Council infrastructure.)

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

40. STORMWATER - RAINWATER RE-USE (CC)

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.)

41. STORMWATER DRAINAGE (CC)

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

- i) Grated drains shall be provided along the basement entry at the vehicular crossing(s) and are to connect to the internal drainage system.
- ii) Overflow paths shall be provided to allow for flows in excess of the capacity of the pipe/drainage system draining the site.
- iii) Allowance shall be made for surface runoff from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties
- iv) Boundary fencing shall be erected in such a manner as not to interfere with the natural flow of ground and surface water to the detriment of any other party.

(Reason: To ensure the site is drained appropriately and does not interfere with the natural flow of flood waters.)

42. SWIMMING POOLS / SPAS (CONSTRUCTION OF)

The approved swimming pool/spa must comply with all relevant legislation including:

- i) Swimming Pools Amendment Act 1992 (as amended);
- ii) Swimming Pools Regulations 2008; and
- iii) Australian Standard AS1926.1-2012 – Safety Barriers for Swimming Pools.

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

(Reason: Safety and statutory compliance.)

43. SWIMMING POOLS / SPAS - MECHANICAL PLANT ENCLOSURE (CC)

Any mechanical plant associated with the swimming pool and spa shall be acoustically treated to comply with the Protection of the Environment Operations Act 1997. Details are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the acoustic amenity of the neighbouring residents.)

44. TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

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.)

45. TREE BONDS (CC)

A tree bond of **\$19,800** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

The deposit is required as security against any damage to existing trees to be retained on Council's road reserve, during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development.

Payment may be accepted in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply). Note: Additional fees apply for the lodgement of a bank guarantee in lieu of cash bond applies in accordance with Council's adopted Fees and

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

Charges.

(Reason: To ensure the protection of trees to be retained on Council's Road Reserve.)

46. VEHICULAR CROSSINGS - WORKS PERMIT FOR CONSTRUCTION OF (CC)

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.)

47. VENTILATION SYSTEMS – MECHANICAL (CC)

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.)

48. WASTE MANAGEMENT PLAN (CC)

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.)

49. WATER SUSTAINABILITY – GENERALLY (CC)

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

23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)

- vi) fire fighting.

(Reason: To promote sustainable water management practice.)

50. WATER HEATING SYSTEMS - LOCATION OF (CC)

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.)

51. WORKS ZONE - APPROVAL BY COUNCIL'S TRAFFIC COMMITTEE (CC)

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 (CW)

52. APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY (PCA) (CW)

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

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

- 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.)

53. HOME BUILDING COMPENSATION FUND (CW)

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.

(Reason: Statutory requirement.)

23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)

54. NOTICE OF COMMENCEMENT (CW)

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 (DW)

55. CONTAMINATED LAND UNEXPECTED FINDS (DW)

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.)

56. FILL MATERIAL (DW)

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.)

57. OBSTRUCTION OF PUBLIC WAY NOT PERMITTED DURING WORKS (DW)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

(Reason: To maintain public access and safety.)

58. 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 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

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

to the local area.)

59. SURVEY REPORT OF APPROVED LEVELS DURING AND POST CONSTRUCTION (DW)

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 (OC)

60. DRAINAGE SYSTEM - MAINTENANCE OF EXISTING SYSTEM (OC)

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.)

61. 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

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

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.)

62. LANDSCAPING - ARBORIST'S FOLLOW UP REPORT OF TREE/S TO BE RETAINED (OC)

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.)

63. OCCUPATION OF BUILDING (OC)

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.)

64. RAINWATER TANKS (OC)

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.

**23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)**

(Reason: To protect public health and amenity.)

65. STORMWATER - CERTIFICATION OF THE CONSTRUCTED DRAINAGE SYSTEM (OC)

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.)

66. STORMWATER - COVENANT AND RESTRICTION AS TO USER FOR STORMWATER CONTROLLED SYSTEMS (OC)

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.)

67. SWIMMING POOLS / SPAS - REGISTRATION AND REQUIREMENTS (OC)

The approved swimming pool/spa must comply with all relevant legislation including:

- i) Swimming Pools Amendment Act 1992 (as amended);
- ii) Swimming Pools Regulations 2008; and
- iii) Australian Standard AS1926.1-2012 – Safety Barriers for Swimming Pools.

Swimming pool owners must register their swimming pool or spa on the NSW Swimming Pool Register. A copy of a valid certificate of compliance or relevant occupation certificate must be attached to new residential tenancy agreements to rent property with a swimming pool or spa pool. Note: This requirement does not apply to a lot in strata or community title schemes with more than two lots.

A copy of a valid certificate of compliance or relevant occupation certificate must be attached to new residential tenancy agreements to rent property with a swimming pool or spa pool. Note: This requirement does not apply to a lot in strata or community title schemes with more than two lots; or for any off the plan contacts.

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

(Reason: Safety and statutory compliance.)

23 Redmyre Road, Strathfield
Lot 1 DP 724485 (Cont'd)

ATTACHMENTS

1. [↓](#) Architectural Plans

ALTERATIONS AND ADDITIONS AT N23 REDMYRE ROAD STRATHFIELD NSW



LOCATION PLAN (NTS)



2 PERSPECTIVE VIEW 1
1:1

N25
SINGLE STOREY
RESIDENCE

N25
SINGLE STOREY
RESIDENCE

N21
2 STOREY
RESIDENCE

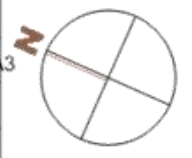


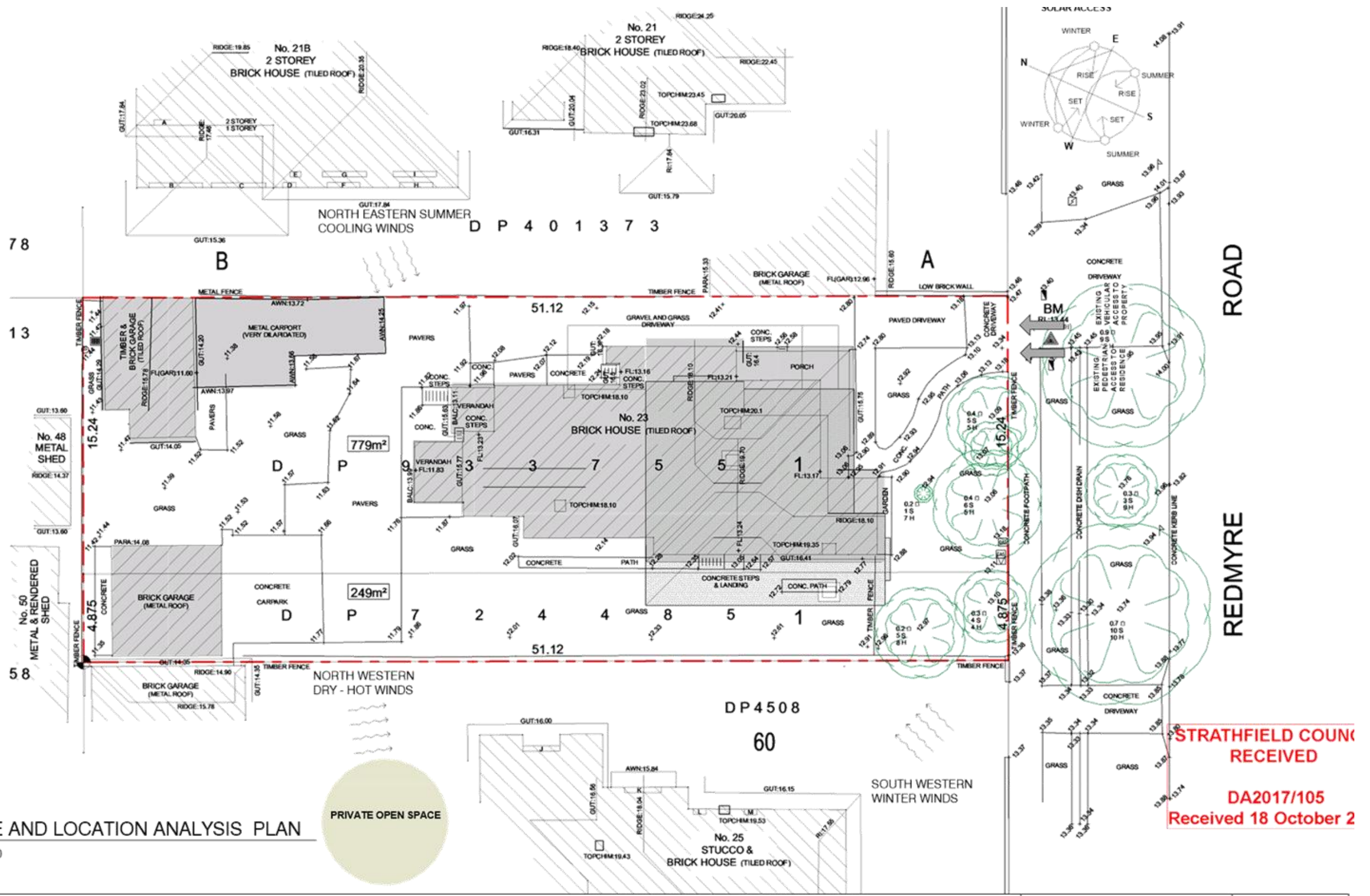
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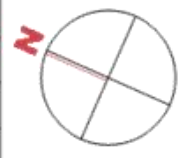




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1 SITE AND LOCATION ANALYSIS PLAN
A2.01 1 : 200

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	B	REVISED DA ISSUE	22/08/2017	ADDRESS	23 REDMYRE ROAD, STRATHFIELD NSW	JOB NO	2579
	C	REVISED DA	29/09/2017			DRAWING NO	A1.01





1 PLAN-BASEMENT GFA CALCULATION
A2.02 1 : 200



2 PLAN-GROUND GFA CALCULATION
A2.01 1 : 200



3 PLAN-LEVEL GFA CALCULATION
A2.01 1 : 200

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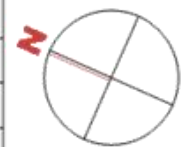
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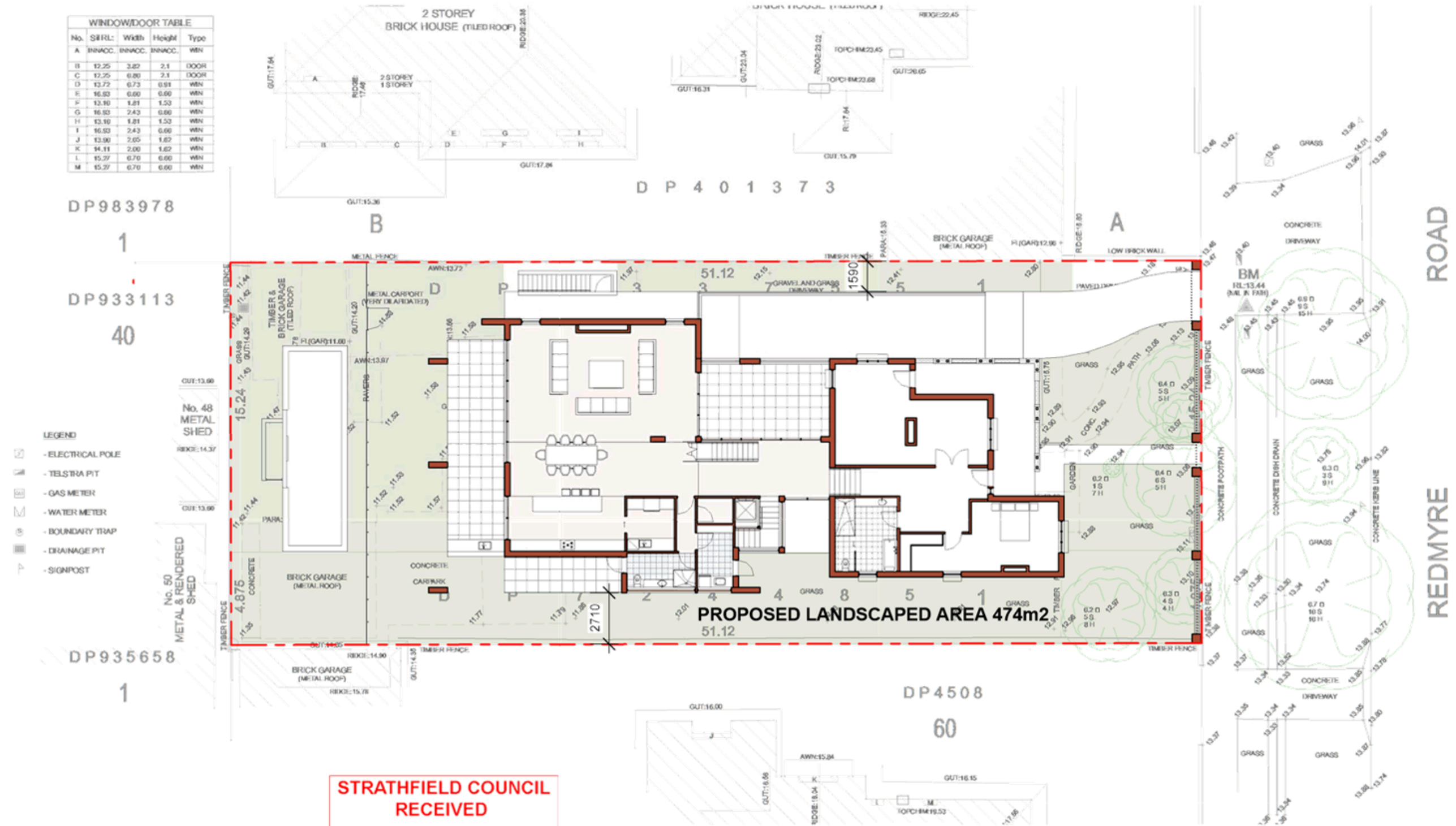
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D	REVISED DA	29/09/2017

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PROJECT: ALTERATIONS AND ADDITIONS
ADDRESS: 23 REDMYRE ROAD, STRATHFIELD NSW

DRAWN BY: AC
SCALE: 1 : 200@A3
JOB NO: 2579
DRAWING NO: A1.02.1



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H	13.10	1.81	1.53	WIN
I	16.03	2.43	0.60	WIN
J	13.90	2.05	1.63	WIN
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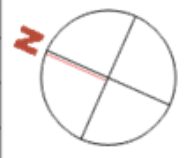


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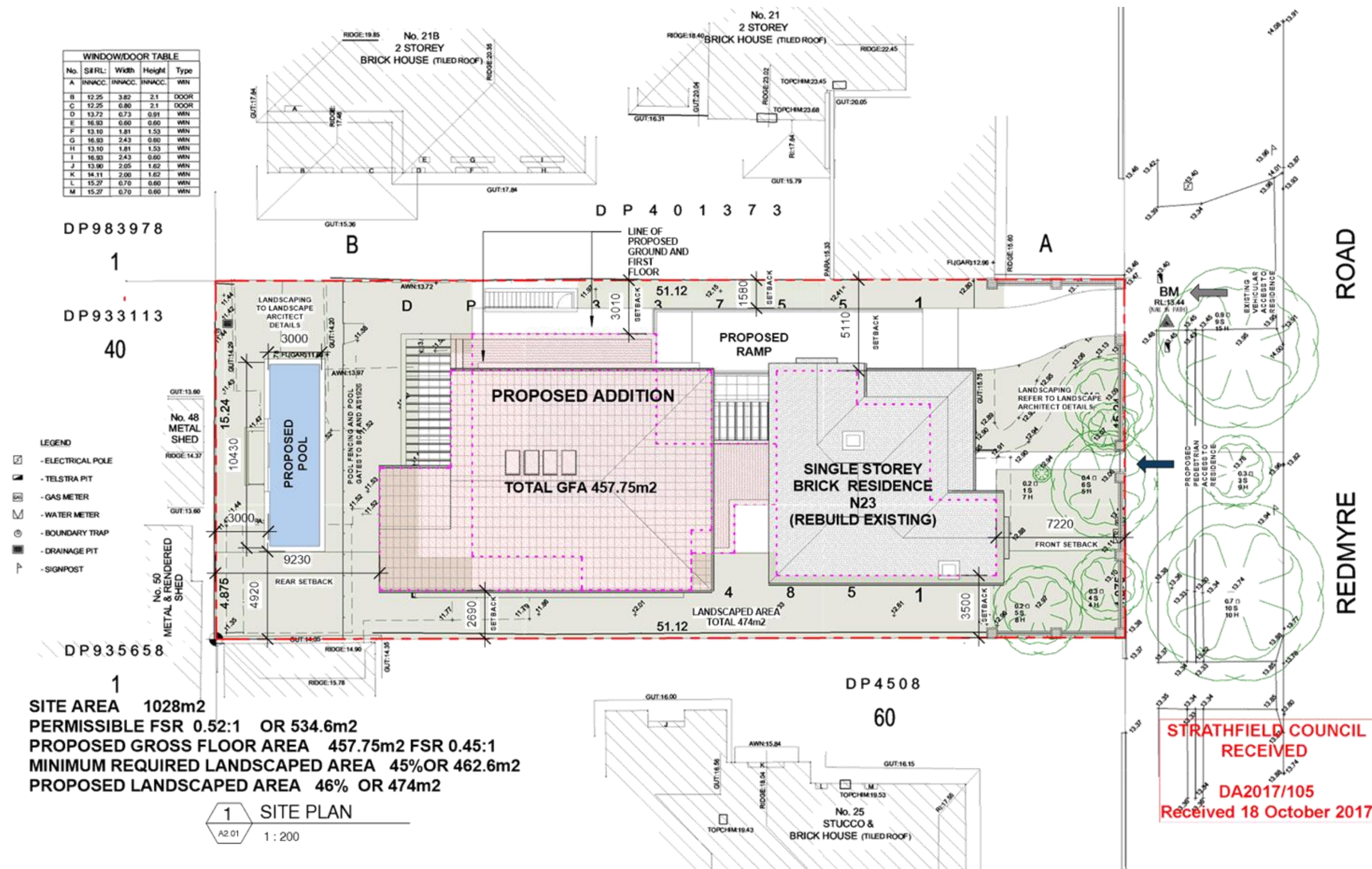
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1 PLAN- LANDSCAPE AREA CALCULATION
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L	15.27	0.70	0.60	WN
M	15.27	0.70	0.60	WN



DP983978
1
DP933113
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DP935658
1

SITE AREA 1028m²
PERMISSIBLE FSR 0.52:1 OR 534.6m²
PROPOSED GROSS FLOOR AREA 457.75m² FSR 0.45:1
MINIMUM REQUIRED LANDSCAPED AREA 45% OR 462.6m²
PROPOSED LANDSCAPED AREA 46% OR 474m²

1 SITE PLAN
A2.01 1:200

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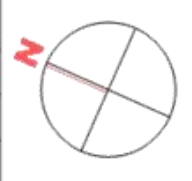
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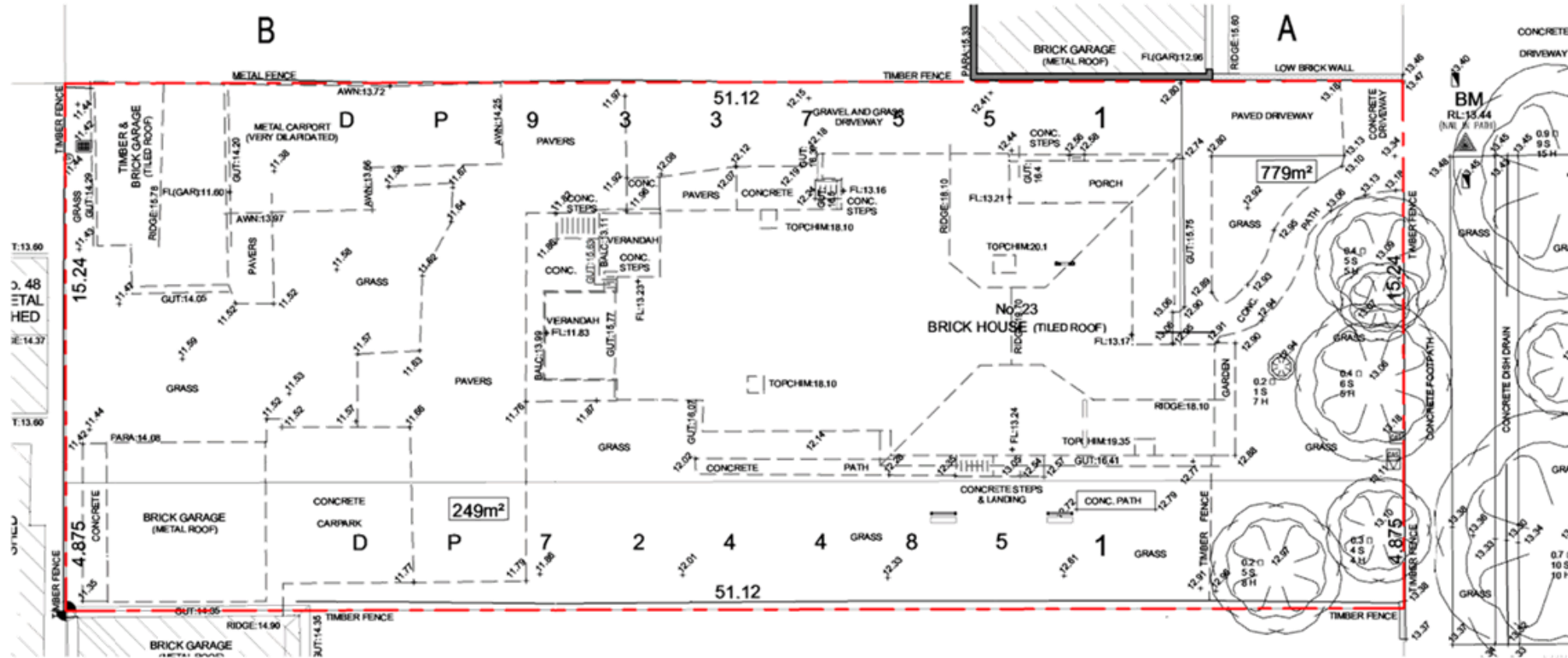
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E	REVISED DA	29/09/2017

DRAWING TITLE **SITE PLAN**
 PROJECT **ALTERATIONS AND ADDITIONS**
 ADDRESS **23 REDMYRE ROAD, STRATHFIELD NSW**

DRAWN BY **AC**
 SCALE **1:200@A3**
 JOB NO **2579**
 DRAWING NO **A1.02**



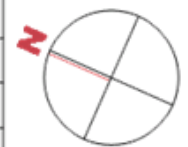


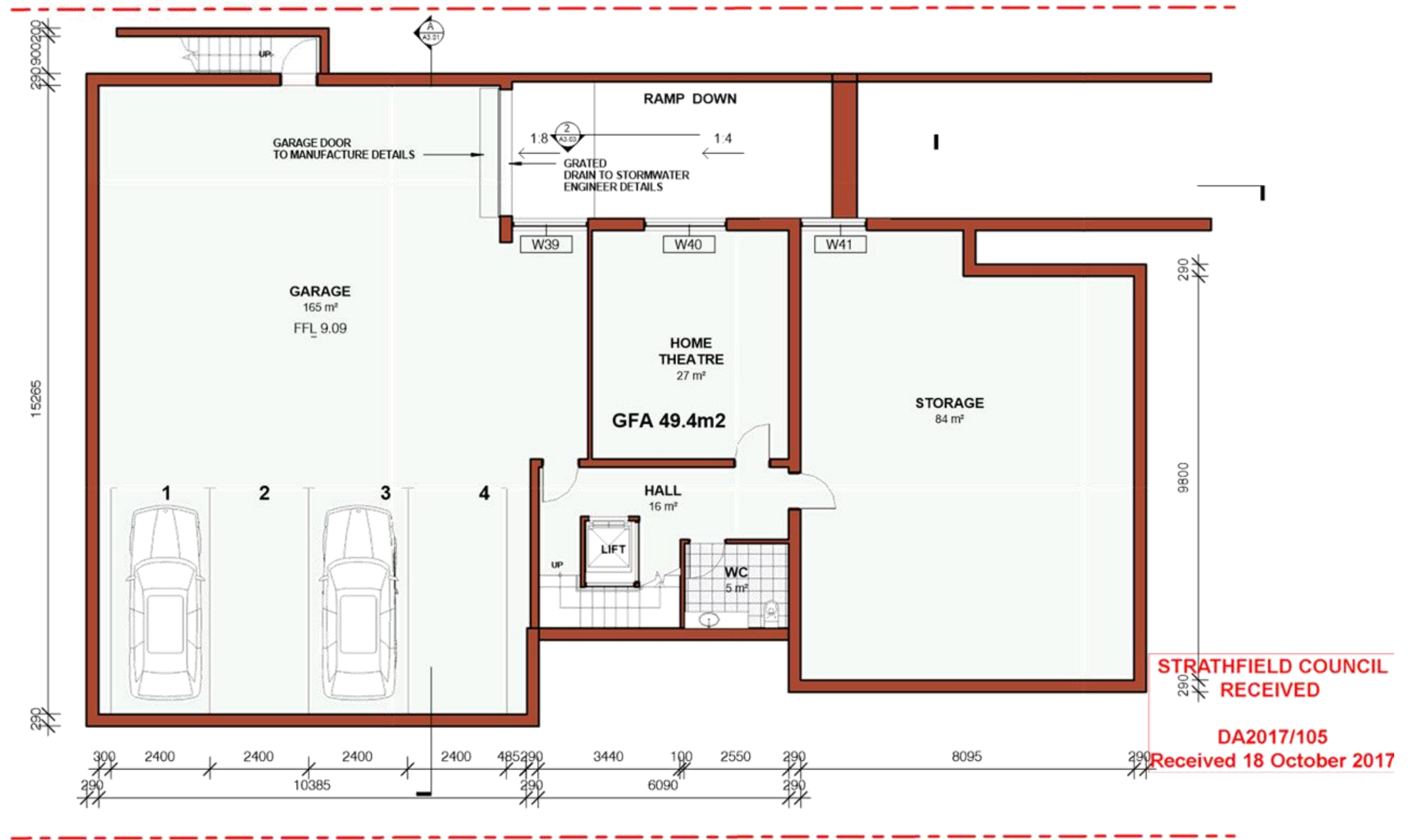
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ADDRESS 23 REDMYRE ROAD, STRATHFIELD NSW			JOB NO 2579														
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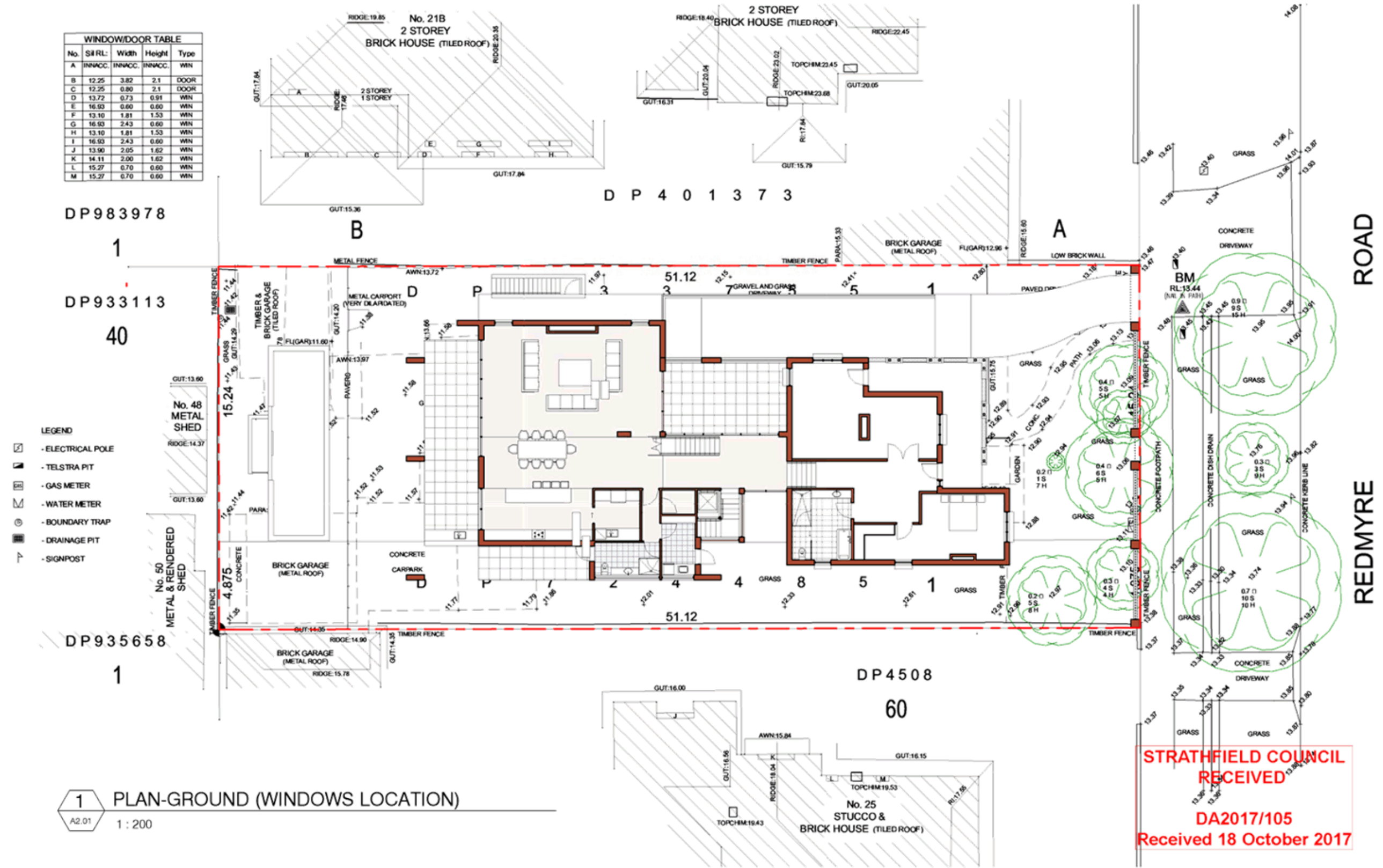


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B PLAN-BASEMENT
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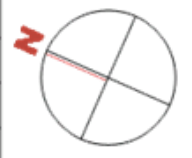
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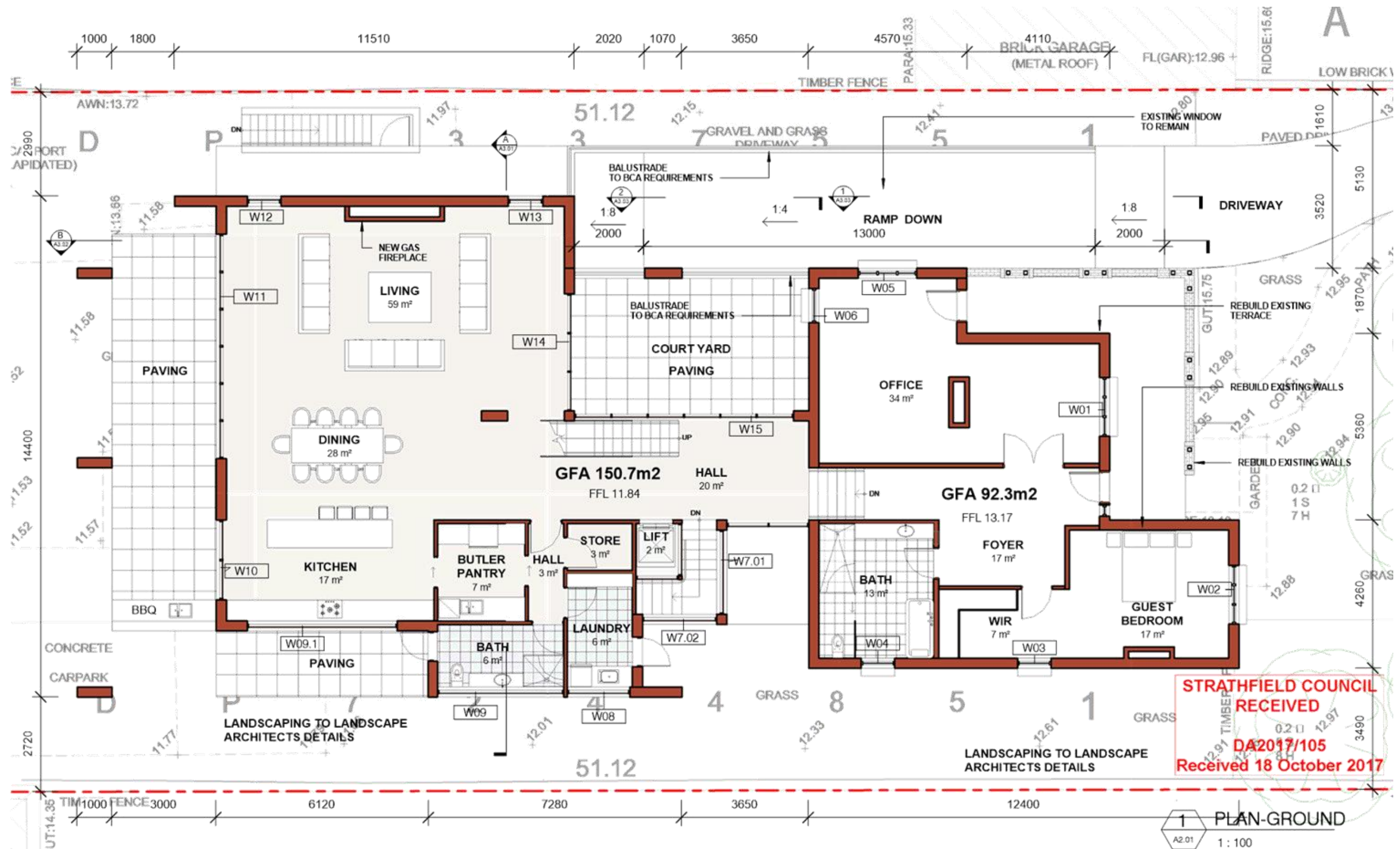


1 PLAN-GROUND (WINDOWS LOCATION)
A2.01 1 : 200

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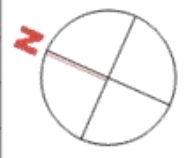
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						DRAWING NO	A1.05



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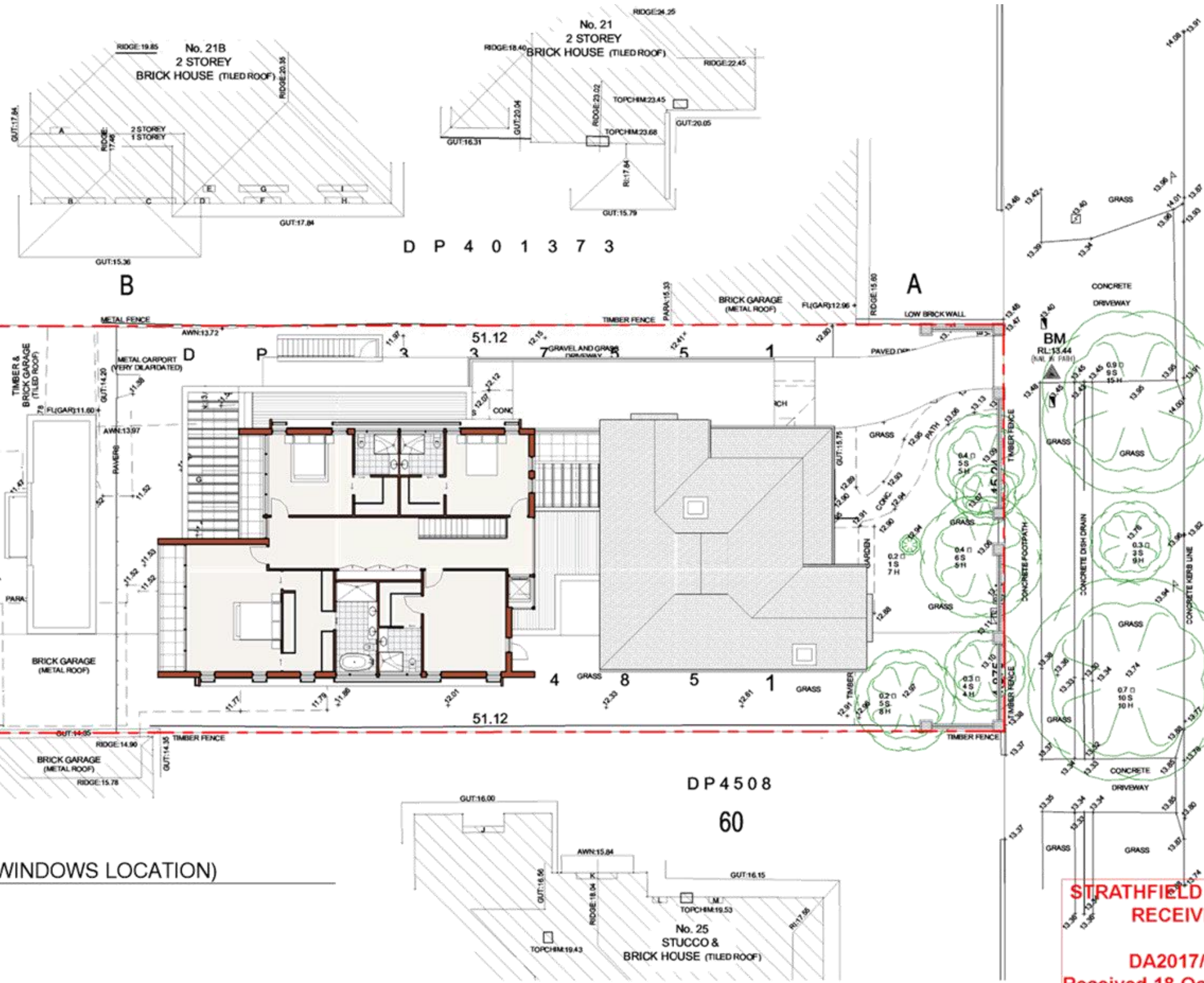
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1 PLAN-LEVEL 1 (WINDOWS LOCATION)

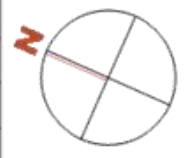
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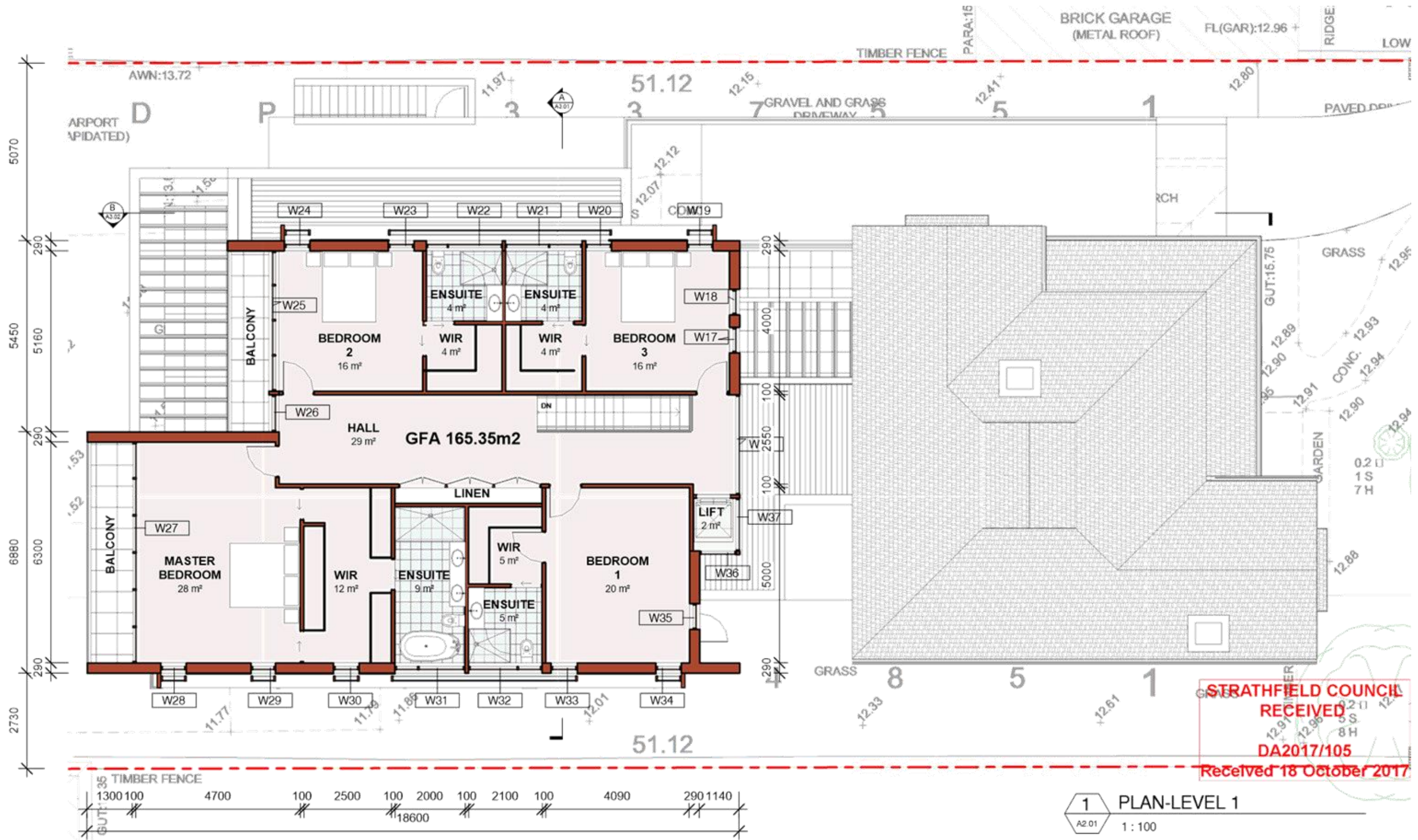
- LEGEND**
- ELECTRICAL POLE
 - TELSTRA PIT
 - GAS METER
 - WATER METER
 - BOUNDARY TRAP
 - DRAINAGE PIT
 - SIGNPOST



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	B	REVISED DA	29/09/2017	ADDRESS	23 REDMYRE ROAD, STRATHFIELD NSW	JOB NO	2579
						DRAWING NO	A1.06.1



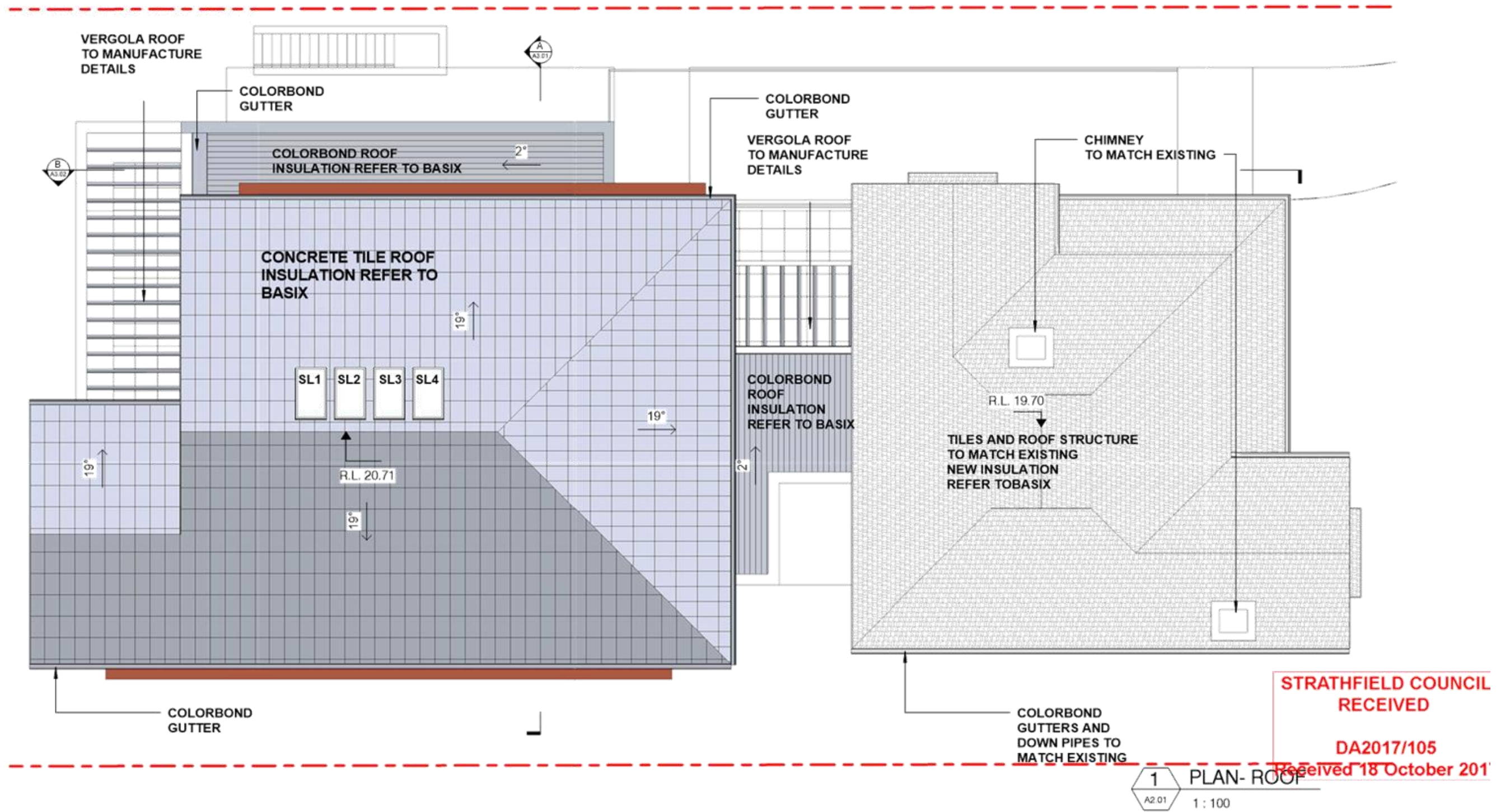


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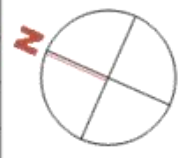
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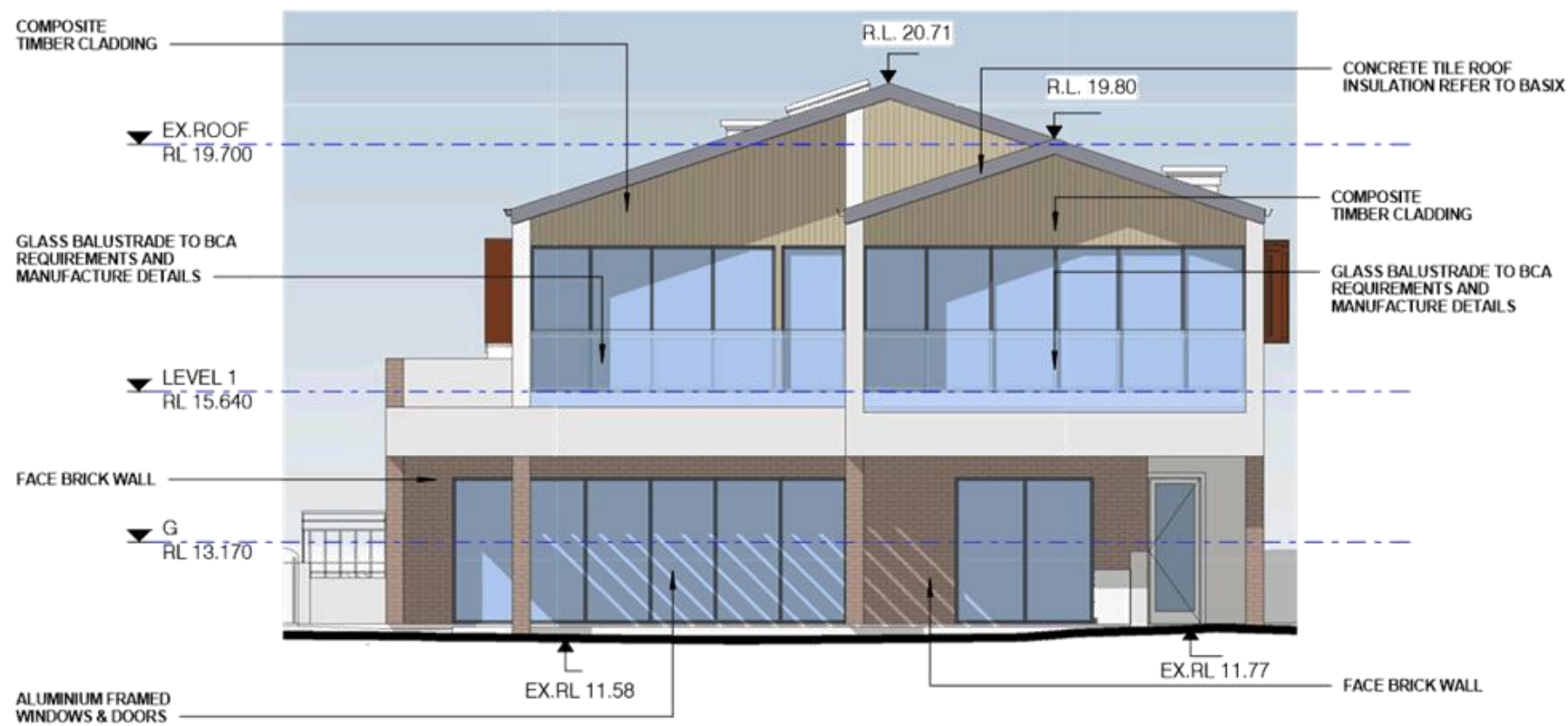
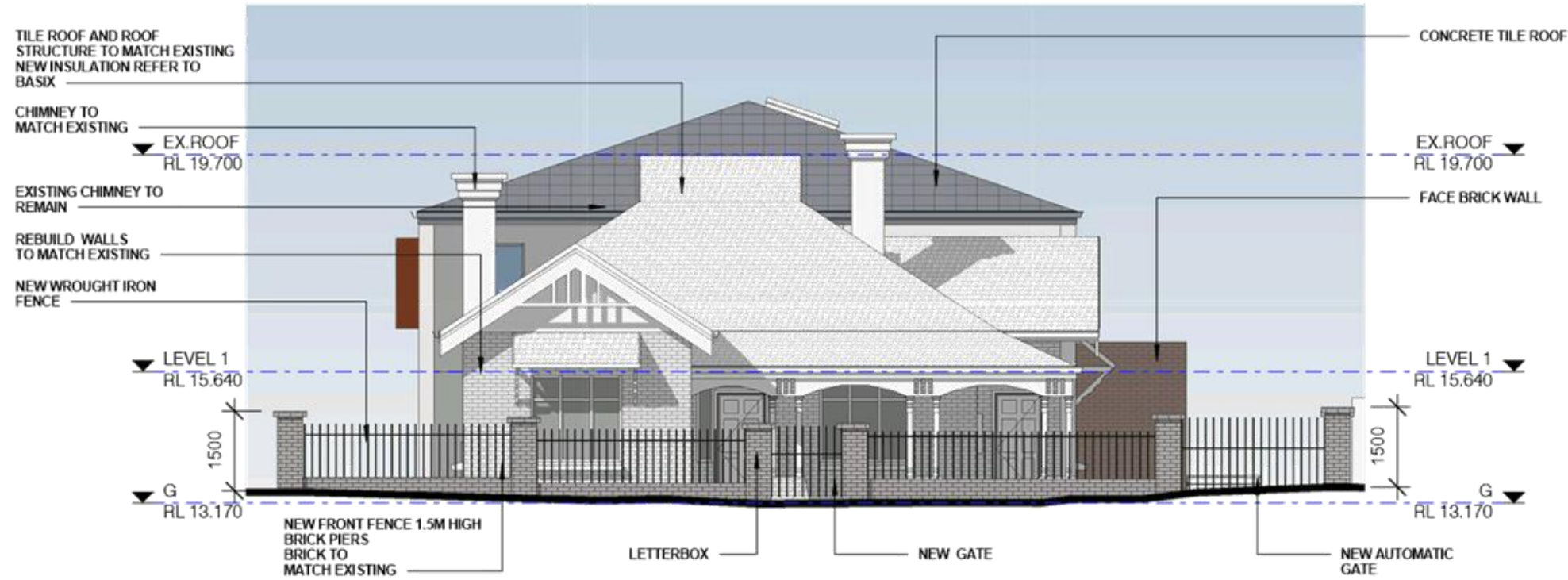
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	<p>DP4508</p>			



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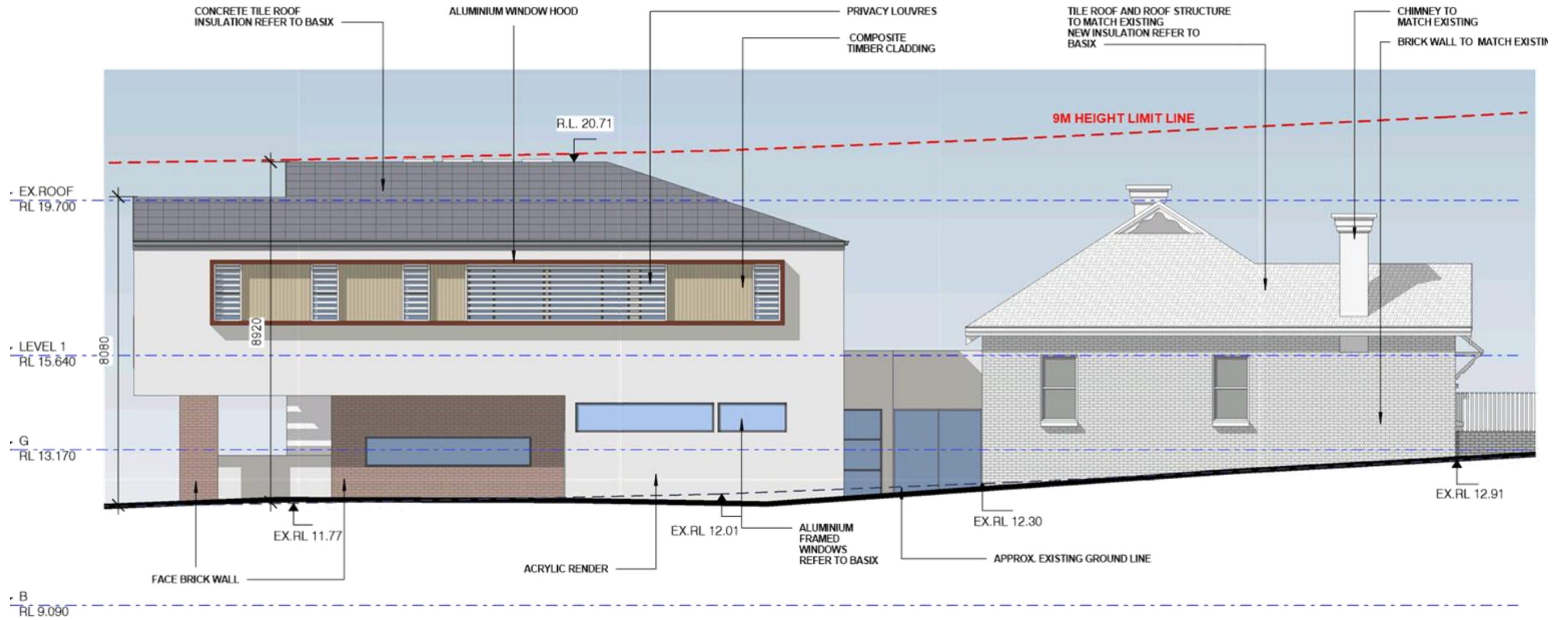
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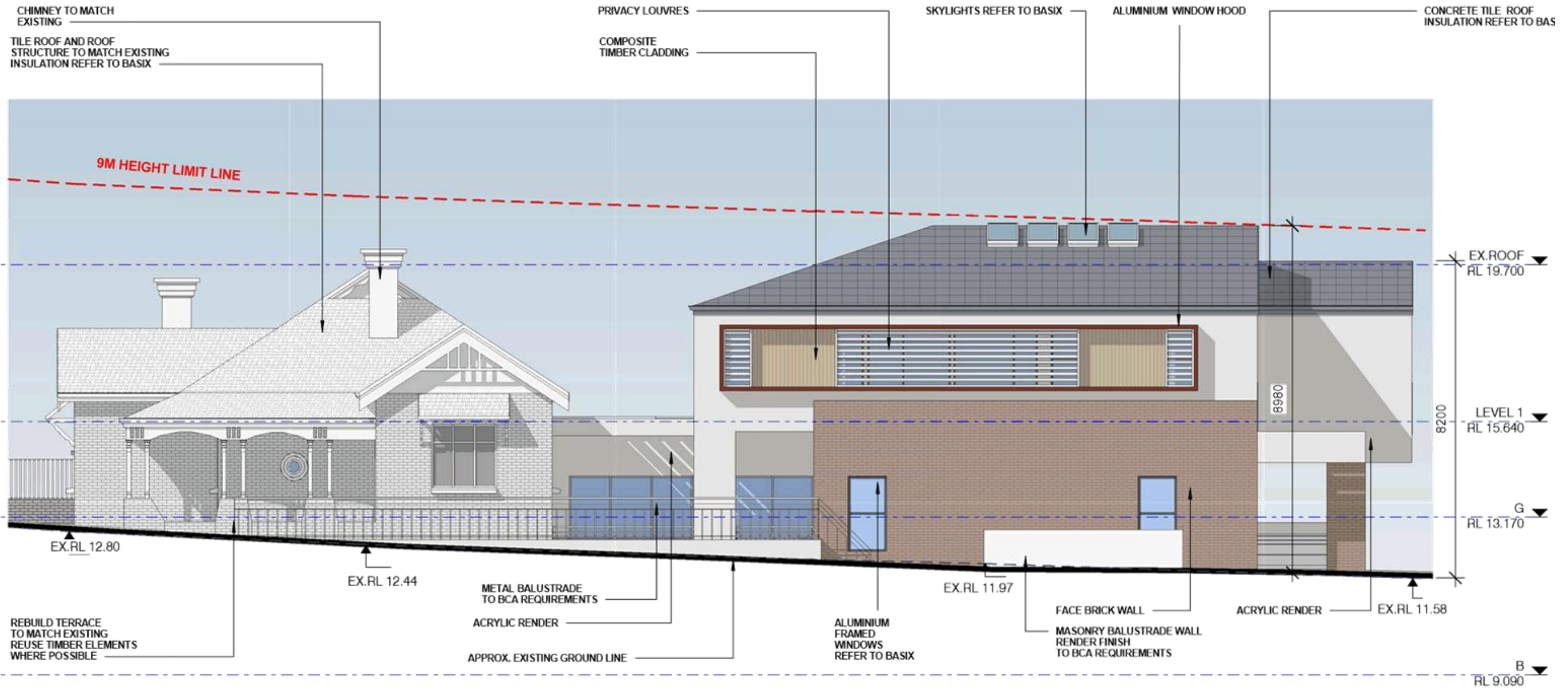


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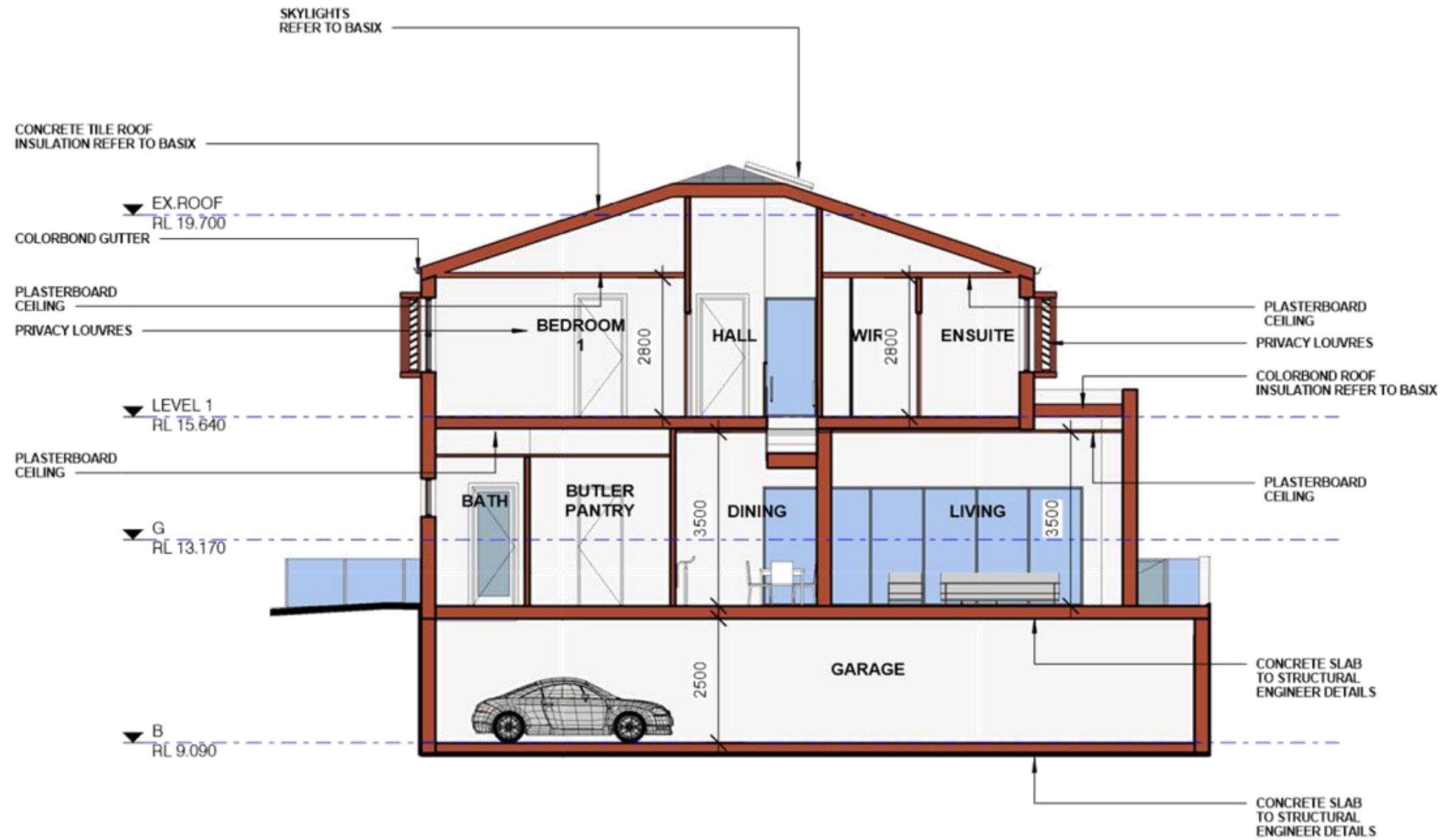
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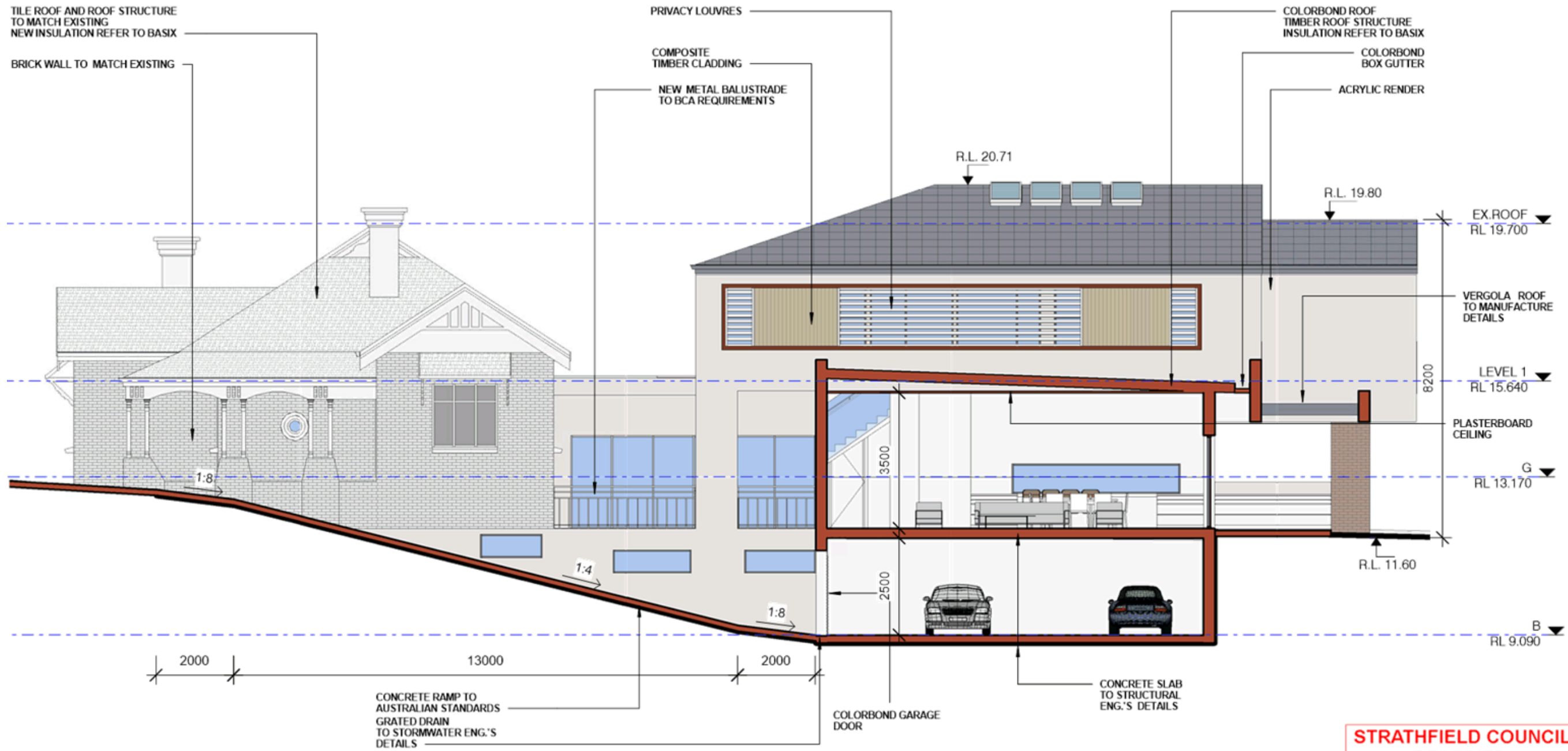


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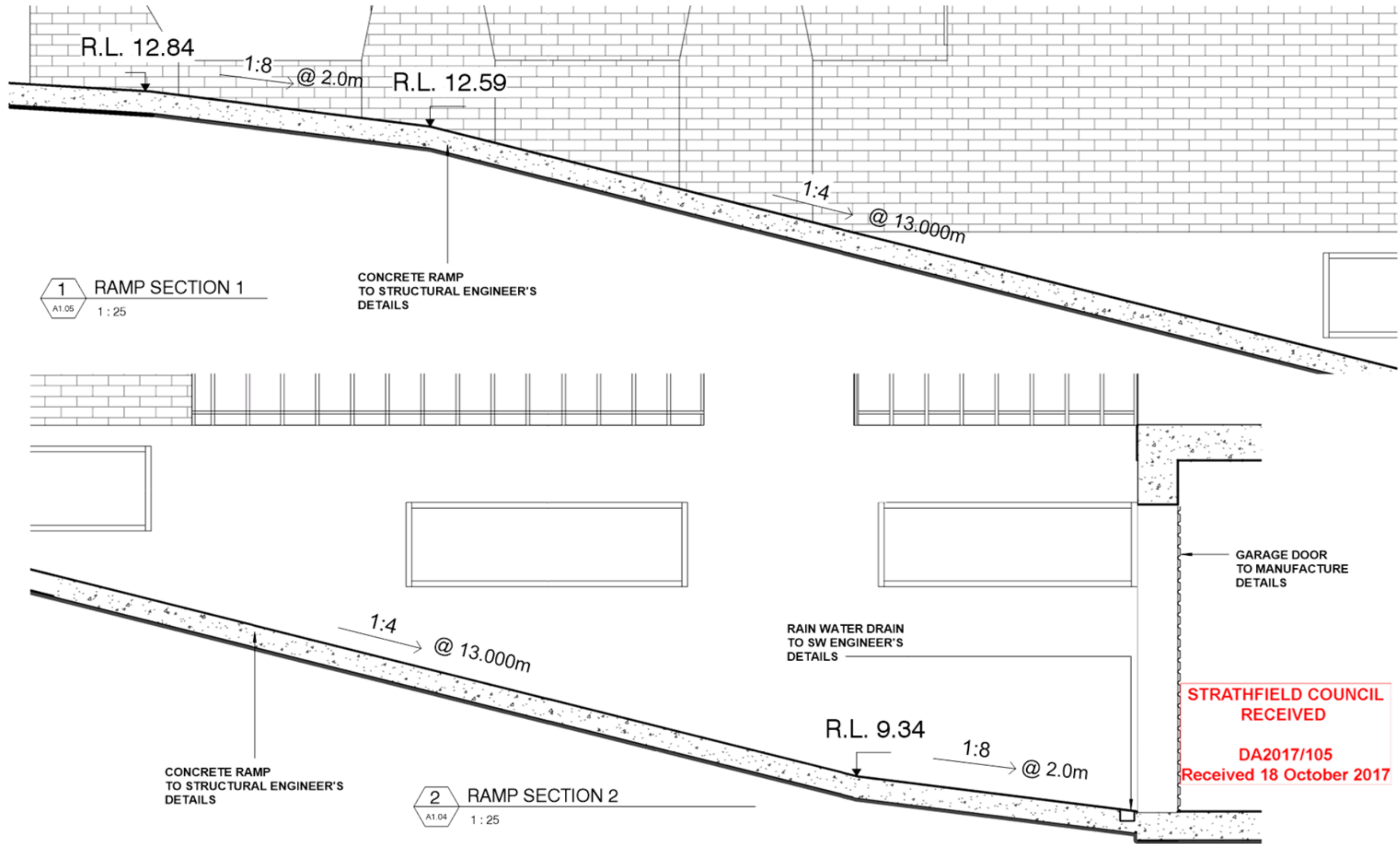
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ADDRESS 23 REDMYRE ROAD, STRATHFIELD NSW		JOB NO 2579	DRAWING NO A3.03											



1 EAST ELEVATION
1:1

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1 FRONT FENCE AND EXISTING HOUSE DETAILS-FACE BRICK(TO MATCH EXISTING)EQUALORSIMILAR AUSTRALBRICK OLD COLONIAL COL.MAHOGANY



2 FACE BRICK(TO MATCH EXISTING)- EQUAL OR SIMILAR AUSTRALBRICK OLD COLONIAL COL.RED



3 ROOF TILES TO MATCH EXISTING EQUAL OR SIMILAR TO BORAL FRENCH SUNSET RED



4 WINDOW FRAMES AND WOODWORK PAINT EQUAL OR SIMILAR -DULUX HERITAGE RANGE COL.CHINA WHITE OR ORIGINAL WOODWORK COLOUR



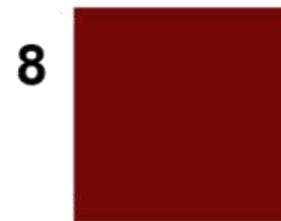
5 ROOF TILES EQUAL OR SIMILAR TO BORAL CONCRETE TILES COL. SLATE



6 ROOF, GUTTERS AND DOWN PIPES,GARAGE DOOR- EQUAL OR SIMILAR COLORBOND IRONE STONE



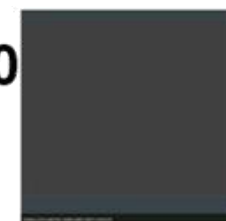
7 COMPOSITE TIMBER CLADDING- EQUAL OR SIMILAR TO DURA COMPOSITES COL.TEAK



8 WINDOW AWNINGS EQUAL OR SIMILAR TO DULUX POWDERCOATED MANOR RED



9 WALL RENDER FINISH, PAINT EQUAL OR SIMILAR TO DULUX HERITAGE RANGE COL.QUARTZ GREY



10 WINDOW FRAMES EQUAL OR SIMILAR TO DULUX POWDERCOATED ANOTEC DARK GREY



11 LOUVRES EQUAL OR SIMILAR TO DULUX POWDERCOATED LIGHT GREY

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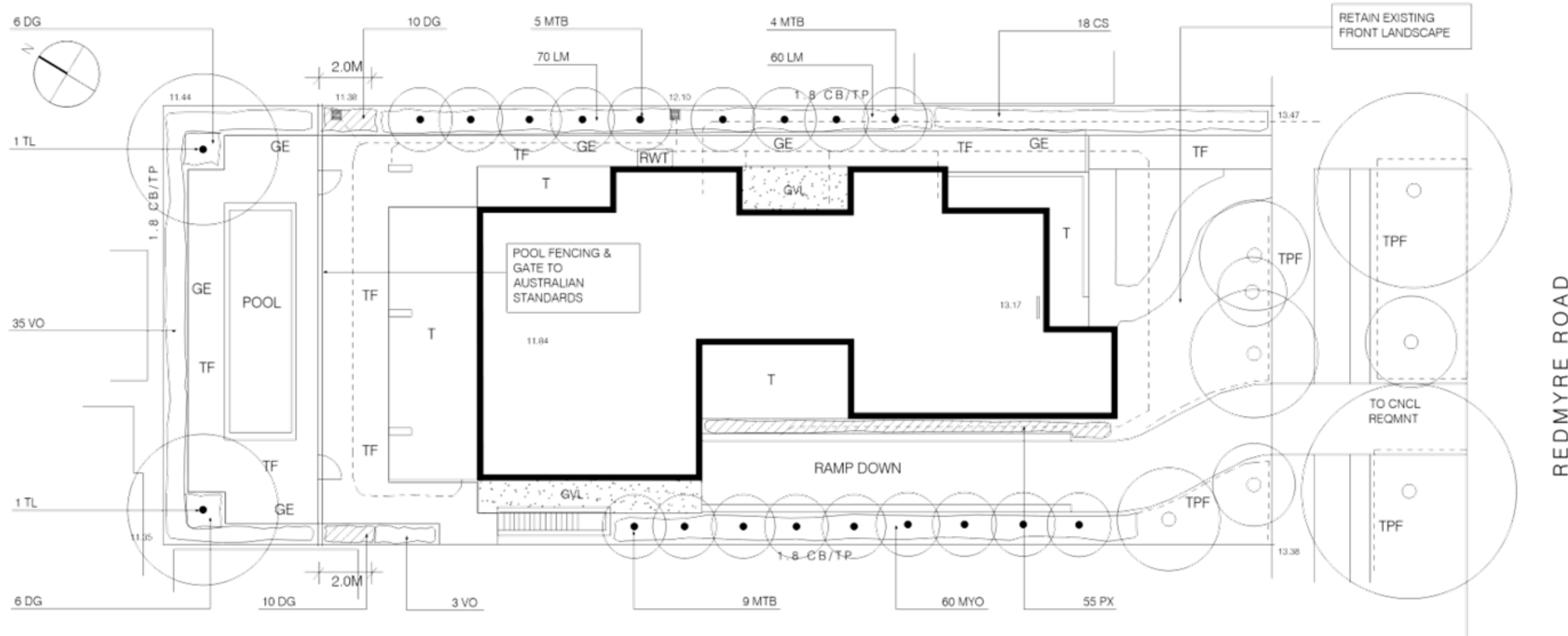
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ISSUE	REVISIONS	DATE
A	DA ISSUE	26/06/2017
B	REVISED DA ISSUE	22/08/2017
C	REVISED DA	29/09/2017

DRAWING TITLE	SCHEDULE OF EXTERNAL FINISHES
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	23 REDMYRE ROAD, STRATHFIELD NSW

DRAWN BY	AC
SCALE	1:1@A3
JOB NO	2579
DRAWING NO	A4.01



NOTES AND SPECIFICATIONS

EXCAVATIONS
Prior to carrying out any excavations, the contractor is to confirm the locations of all services. Service pits and lids are not to be covered by any materials. Trench and gully area to form a smooth even finish.

GARDEN BED / MULCH
The topsoil to all garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thoroughly blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil meeting the requirements of AS4170-1998 shall be used. Garden bed subgrade is to be excavated to a depth of 150mm. Topsoil depth to all garden bed areas is deep soil to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Mulch depth of mulch around base of plants to form "saucer effect". Mulch used shall be Pin Oak Nuggets as supplied by ANI or similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due to presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instructions from landscape architect.

TERT / GARDEN EDGING
Turf used for this site shall be Sir Walter Buffalo or similar with leaf variety. Unless specified otherwise, turf shall be laid over 50mm topsoil and finished flush with adjacent surfaces. Water turfled areas immediately after surfacing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging is detailed by 'GE' on the plan to be constructed as per detail.

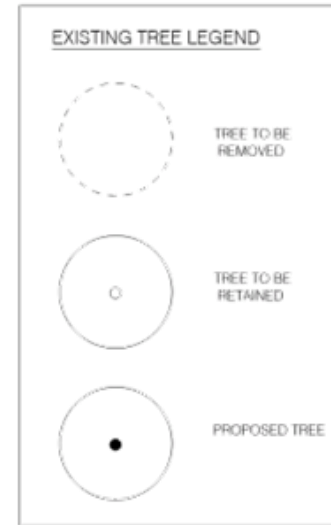
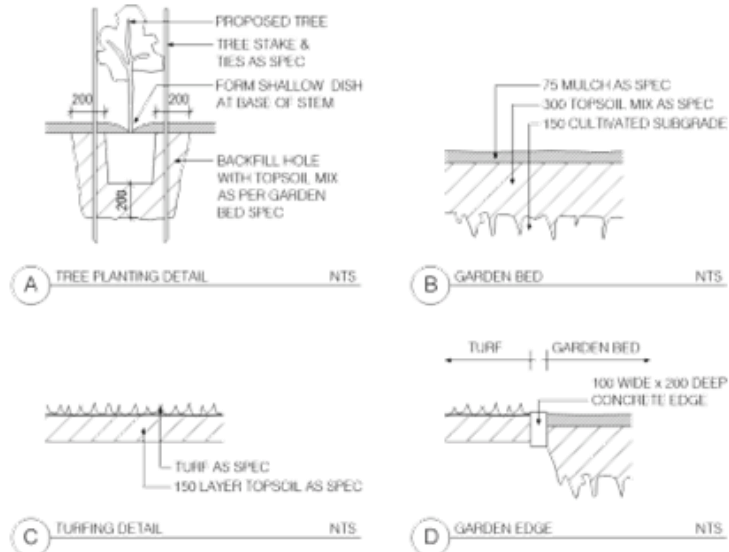
PLANT MATERIAL
The plants are to be healthy nursery stock, free from disease injury, insects and wood or roots of weeds. All plants are to be thoroughly soaked (prior to planting). All plants delivered for use on site shall be fully acclimatized to prevailing local Sydney conditions.

EXISTING TREES TO BE RETAINED
The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, props and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree trunks / limbs, contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site, the landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance with recommendations of this report. These recommendations will take precedence over any measures outlined in the landscape plan.

MAINTENANCE / ON GOING CARE
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilising all lawn material, pruning, watering, replacing failed planting, treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist to ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

DISCREPANCIES
Should there be any discrepancies on the drawings with existing site conditions, contractor is to notify the landscape architect prior to proceeding with the work.

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SURFACE TREATMENT LEGEND

STF	Synthetic Turf
TI	Turf
GE	Garden Edge (to detail)
CL	Clothes Lines (to client requirements)
CB/TP	Colorbond / Timber Paving (1.8 high)
T	Tile (to client requirements)
RWT	Roofwater Tank (to Engineers Specifications)
PV	Pavers
PP	Water Permeable Unit Paver
SC	Stenciled Concrete (Charcoal/gummetal)
DGR	Decomposed Granite finish
TPF	Temporary Protection Fence 1.8m chamfered
GVL	Gravel Surface / Path (Nepean River Pebble)
TD	Timber Deck
CP	Concrete Path
B	Bench Seat
BT	Table / Seating

Rev 4 Surface treatment 23 June 2017

Michael Siu
Landscape Architects
PO Box 550 Hurstville NSW 1481
michael@msla.com.au
02 9557 9833 | 0417 280 249

Landscape Planting Plan

Proposed Residence
23 Redmyre Road Strathfield

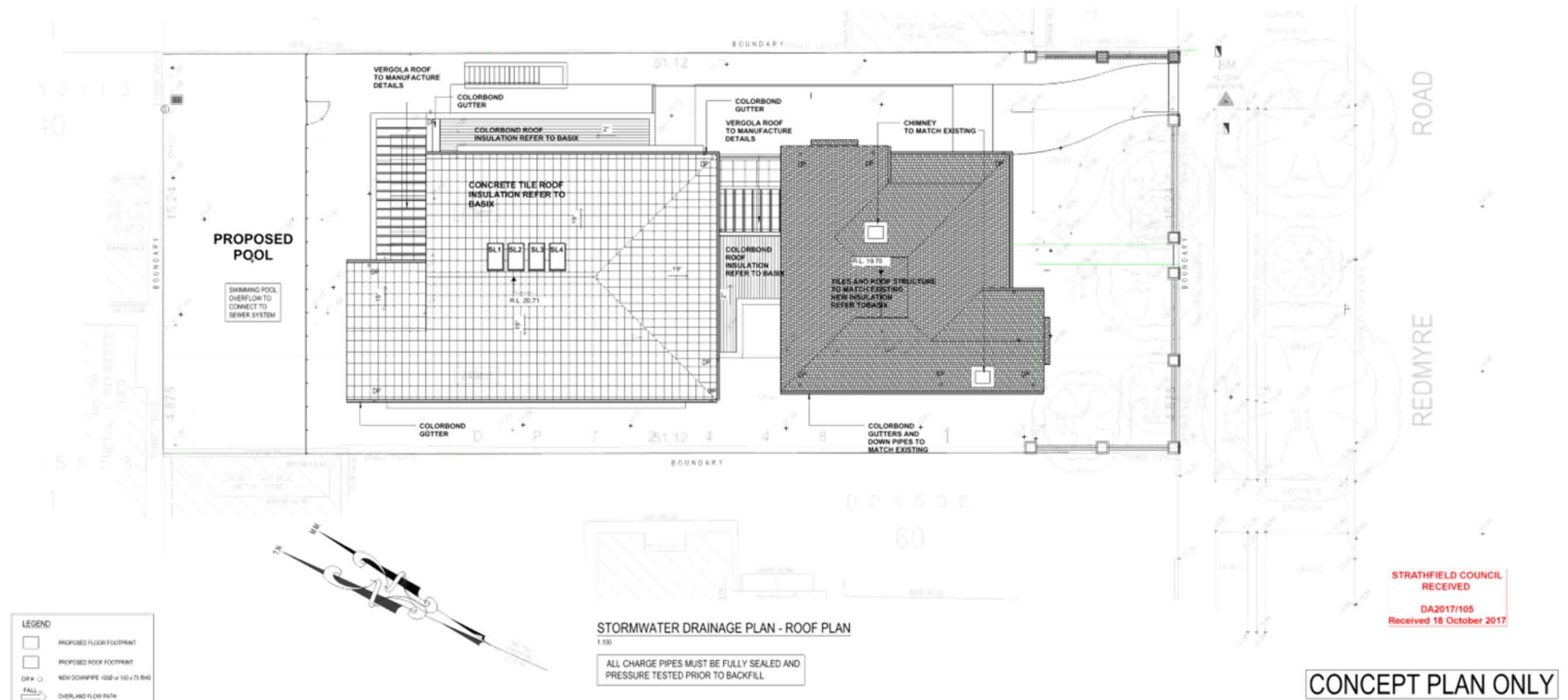
1:100@A1, 1:200@A3 Dwg. L01/1-K22007 6 June 17

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PLANT SCHEDULE

Code	Plant Name	Pot Size	Mature Size	Qty
CS	Canella serranaga 'pink'	300mm	Trim to 2.0m	18No.
DG	Dietes grandiflora	150mm	1.0m	32No.
LM	Lantana maculata	100mm	0.5m	130No.
MTB	Magnolia 'Taddy Bear'	75 Litre	0.8m	18No.
MYO	Myoporum parvifolium	150mm	0.3m	60No.
PX	Philadelphus 'Kasabi'	200mm	1.0m	55No.
TL	Trotanopsis laurina	75 Litre	0.8m	2No.
VO	Viburnum odoratissimum	300mm	Trim to 2.0m	38No.

23 Redmyre Road Strathfield 6 June 2017



STORMWATER DRAINAGE PLAN - ROOF PLAN

1:100
ALL CHARGE PIPES MUST BE FULLY SEALED AND PRESSURE TESTED PRIOR TO BACKFILL

STORMWATER LAYOUT NOTES

- PITS UP TO 600mm DEEP TO BE 450x450 U.N.O.
- PITS UP TO 900mm DEEP TO BE 600x600 U.N.O.
- PITS UP TO 1200mm DEEP TO BE 900x900 U.N.O.
- PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS & GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS.
- U.N.O. ALL PITS TO BE BENCH TO DISCHARGE PIPES (U.N.O. GALVANISED STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH):
 - COVER & SUMO GRATES SHALL COMPLY WITH AS2733 & AS4198
 - DOWNPIPES Ø=90mm IF CHARGED AND 100x50 BOX IF GRAVITY. U.N.O. DP'S SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.4.11 & AS4196. MAXIMUM ROOF AREA PER DOWNPIPE IS 30m² WITH A QUAD 115 HI-FRONT GUTTER U.N.O.
 - PIPES TO HAVE 1% MINIMUM GRADE U.N.O. BY PIT INVERTS, PIPES TO BE V.C. CLASS "X" OR U.P.V.C. CLASS STORMWATER PIPE TO AS1254 1260, 1273, 1477, 2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO AS1254 1741, 2032, 2733, 2865, 3996, 1260, 1477, 2179.1 & 2.2566, 6367, 8301, ARR97 & BCA
- HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032 SEWER GRADE/GALVANISED PIPES TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR WEIR 50mm BELOW THEIR CREST.
- PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES.
- RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.1.2.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS TO BE IN ACCORDANCE WITH AS3500.3.2.2.7
- ALL VALVES TO BE IN ACCORDANCE WITH AS3500.3.2
- EXPANSION JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2.7.2.8-14. EMBEDMENT MATERIAL & TRENCH FILL TO ALL PIPES & SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2.7. ALL WORKS TO BE IN ACCORDANCE WITH AS1254 1741, 2032, 2733, 2865, 3996, 1260, 1477, 2179.1 & 2.2566, 6367, 8301, ARR97 & BCA
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE AND ARE APPROVED BY COUNCIL & THE ARCHITECT BEFORE COMMENCING WORK.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVEL TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN THE BUILDER & THE ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY CHANGES ARE TO OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY - BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- FIRE RATING TO ARCHITECT'S SPECIFICATIONS.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
- ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL ALL WORKERS CARRY OUT SITE INDUCTION. PREPARED AND CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT NECESSARY PROCEDURES TO ELIMINATE HAZARD. PRIOR TO PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE SHOULD BE SOUGHT IN ALL CASES. CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE "J" BOLTS INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQUIRED BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

LEGEND

- PROPOSED FLOOR FOOTPRINT
- PROPOSED ROOF FOOTPRINT
- NEW DOWNPIPE 1000 or 100x75 RIBS
- OVERLAND FLOW PATH
- ROOF FLOW PATH
- Ø150 SEWER GRADE PVC @ 1% MIN FALL
- Ø150 SEWER GRADE PVC CHARGED LINE
- DOWNPIPE WITH SPREADER
- ADD LINE
- INSPECTION OPENING

SITE INFORMATION
TOTAL SITE AREA = 1028 m²
PRE - DEVELOPMENT IMPERVIOUS AREA = 575.6 m²
POST - DEVELOPMENT IMPERVIOUS AREA = 591.3m² (57.5%)
EFFECTIVE GUTTER AREA : 7300 mm² (1:500 SLOPE)

CONCEPT PLAN ONLY

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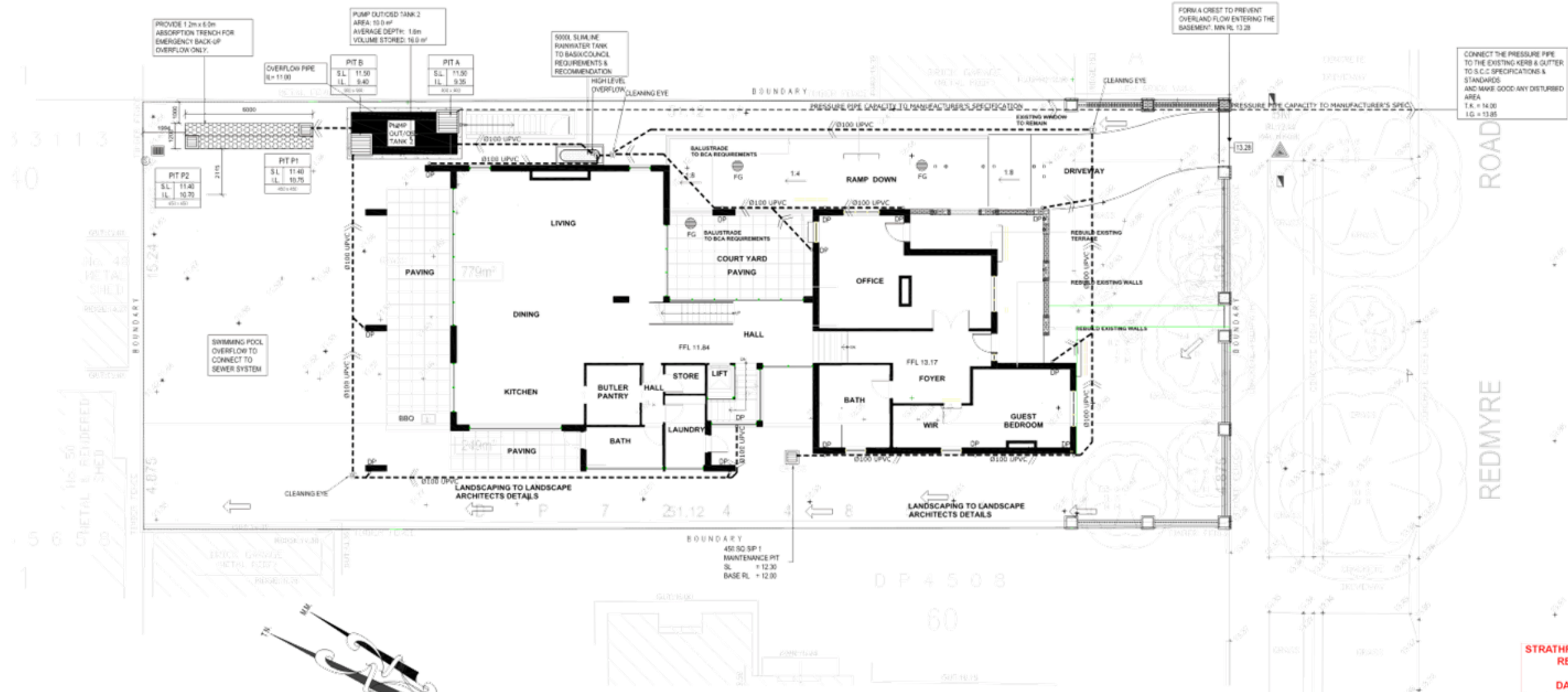
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B	ISSUED FOR D.A.	Z.K.	M.A.	04.09.2017
A	ISSUED FOR D.A.	L.T.	M.A.	01.06.2017

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Client **THE SITE FOREMAN**
Project **23 REDMYRE ROAD, STRATHFIELD NSW 2135**

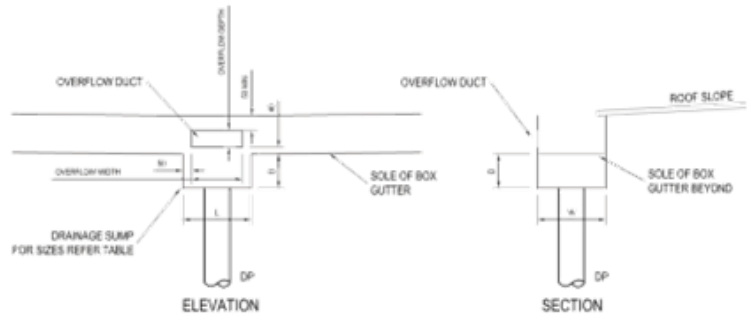
Title **STORM WATER DRAINAGE ROOF PLAN**
ISSUED FOR **DEVELOPMENT APPROVAL**
Project Number **16 H 4059**

Design	Drawn
L.T.	L.T.
Drawing Number	SW 01



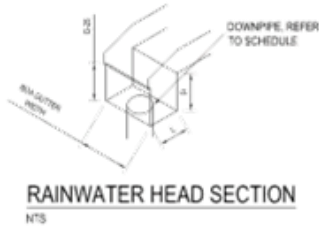
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STORMWATER DRAINAGE PLAN - GROUND FLOOR PLAN
1:100



TYPICAL BOX GUTTER DETAIL WITH SUMP OVERFLOW
1:20

BOX GUTTER, RAINWATER HEAD & SUMP SIZING SCHEDULE					
NODE	BOX GUTTER SIZE	RAINWATER HEAD SIZE	SUMP SIZE	OVERFLOW TO SUMP	DOWNPIPE (mm)
BG1	300 W x 150 D	200 L x 200 D	N/A	N/A	1000 or 150 x 75



RAINWATER HEAD SECTION
NTS

DESIGN SUMMARY
TOTAL SITE AREA ON DP = 1028 m²

	STORAGE (m ³)	PERMITTED DISCHARGE (L/s)
2 YEAR	6	13
10 YEAR	9	17
100 YEAR	15	23

THEREFORE, CAPACITY OF PUMP = 15 x 1.5 = 15.42 m³
PSD = 23 x 1.5 = 23.64 L/s

PUMP WELL DETAILS
VOLUME REQUIRED IS 15.42 m³
STORAGE PROVIDED 5.0 x 2.0 x 1.6 = 16.0 m³
PUMP OUT RATE BASED ON 100 YEAR ARI
USE KS 75 OR EQUIVALENT DUAL PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE ALTERNATIVELY AT 23.64 L/S AT 4.65 m HEAD

ABSORPTION TRENCH DESIGN
TOTAL IMPERVIOUS AREA = 455 m²
BASED ON COUNCIL POLICY 1 m LENGTH PER 15 m²

REQUIRED ABSORPTION LENGTH = 455/15 = 30 m
PROVIDE AVAILABLE SPACE OF 1.2 m x 6.0 m TRENCH FOR EMERGENCY OVERFLOW BACKUP ONLY

LEGEND

- PROPOSED FLOOR FOOTPRINT
- PROPOSED ROOF FOOTPRINT
- NEW DOWNPIPE 1000 or 150 x 75
- FALL
- OVERLAND FLOW PATH
- ROOF FLOOR PATH
- Ø100 SEWER GRADE PVC @ 1% MIN FALL
- Ø100 SEWER GRADE PVC CHARGED LINE DOWNPIPE WITH SPREADER
- ADD LINE
- INSPECTION OPENING

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A	ISSUED FOR D.A.	L.T.	M.A.	01.06.2017

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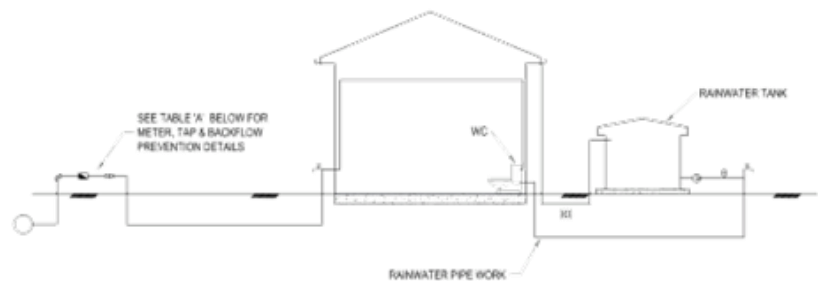
Client **THE SITE FOREMAN**
Project **23 REDMYRE ROAD, STRATHFIELD NSW 2135**

Title **STORM WATER DRAINAGE GROUND FLOOR PLAN**
ISSUED FOR **DEVELOPMENT APPROVAL**
Project Number **16 H 4059**

Design **L.T.**
Drawn **L.T.**
Drawing Number **SW 02**



STORMWATER DRAINAGE PLAN - FIRST FLOOR PLAN
1:100



RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

LEGEND	
	PRESSURE VESSEL
	METER
	BALL VALVE RIGHT ANGLE TYPE
	DUAL CHECK VALVE
	PUMP
	GARDEN TAP
	DRINKING WATER SUPPLY PIPES
	RAINWATER SUPPLY PIPES
	DOWN PIPES

- DIAGRAM NOTES:
DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
- FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED. IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
 - FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
 - FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
 - SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE.
 - NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
 - RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL RAINWATER USES.
 - ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.
 - MAINS WATER TO BYPASS TO TANK (BY PLUMBER) FOR LOW TANK STORAGE.

DUAL WATER & RAINWATER SUPPLY DIAGRAM

N.T.S.
THE RAINWATER TANK SHALL BE INSTALLED WITH A FIRST FLUSH DEVICE TO SUPPLIERS DETAILS

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LEGEND	
	PROPOSED FLOOR FOOTPRINT
	PROPOSED ROOF FOOTPRINT
	NEW DOWNPIPE 1000 or 110 x 75 RHE
	ROOF FLOW PATH
	OVERLAND FLOW PATH
	0100 SEWER GRADE PVC @ 1% MIN FALL
	0100 SEWER GRADE PVC CHASED LINE
	DOWNPIPE WITH SPREADER
	AGG LINE
	INSPECTION OPENING

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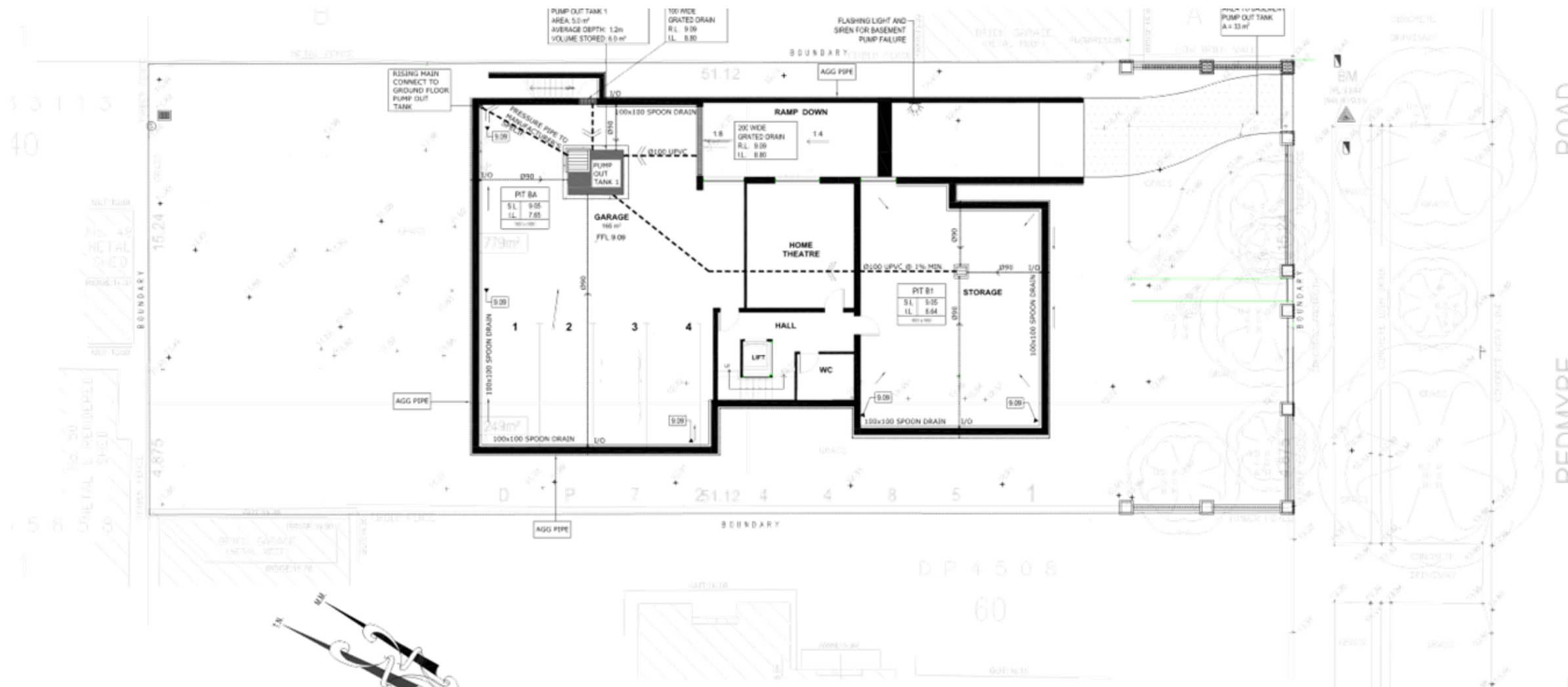
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Title STORM WATER DRAINAGE
FIRST FLOOR PLAN
ISSUED FOR DEVELOPMENT APPROVAL

Design L.T.
Drawn L.T.
Project Number 16 H 4059
Drawing Number SW 03



STORMWATER DRAINAGE PLAN - BASEMENT PLAN
1:100

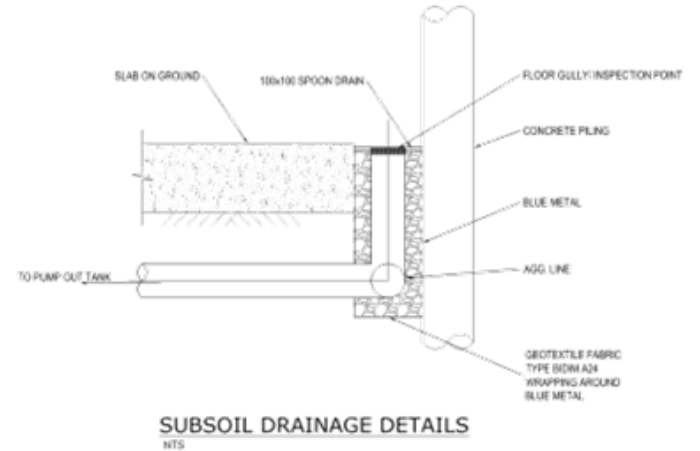
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PUMP OUT PIT NOTE:
AUDIBLE & FLASHING ALARM SHALL BE POSITIONED AT EACH COMMON ENTRANCE TO THE CARPARK AREA IN THE CASE OF PUMP FAILURE.

HOLDING TANK DESIGN SUMMARY
CATCHMENT AREA = 33.0 m² (DRIVEWAY AREA)

BELOW GROUND TANK
1:100 ARI 4 HOURS STORM = 34.7 mmhr
VOLUME REQUIRED = 33 x 4.0 x 0.047 = 4.58 m³
VOLUME PROVIDED = 6.0 m³

STANDARD PUMP OUT DESIGN NOTES
THE PUMP-OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-
-> THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE
-> A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
-> A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
-> A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
-> AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



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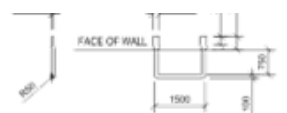
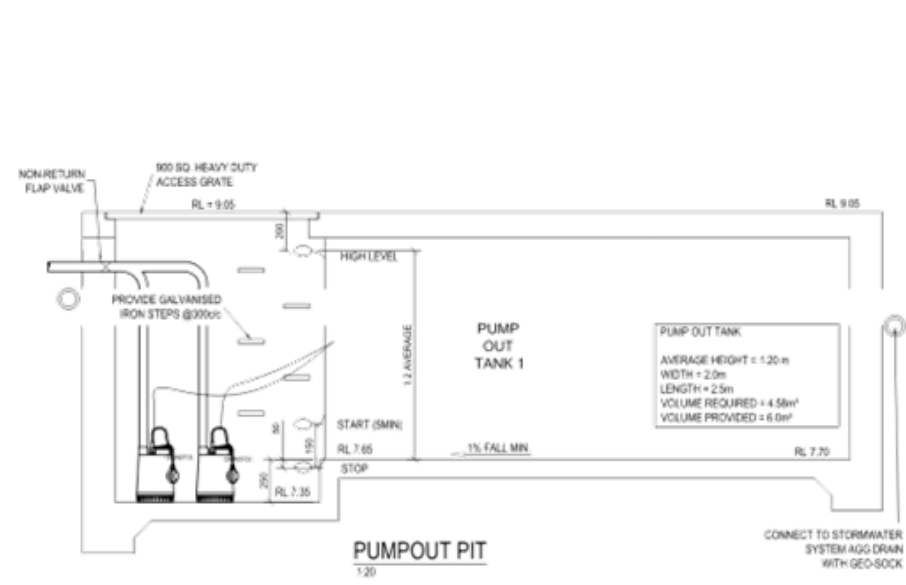
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Client THE SITE FOREMAN
Project 23 REDMYRE ROAD, STRATHFIELD NSW 2135

Title STORM WATER DRAINAGE BASEMENT PLAN
ISSUED FOR DEVELOPMENT APPROVAL
Project Number 16 H 4059

Design L.T.
Drawn L.T.
Drawing Number SW 04

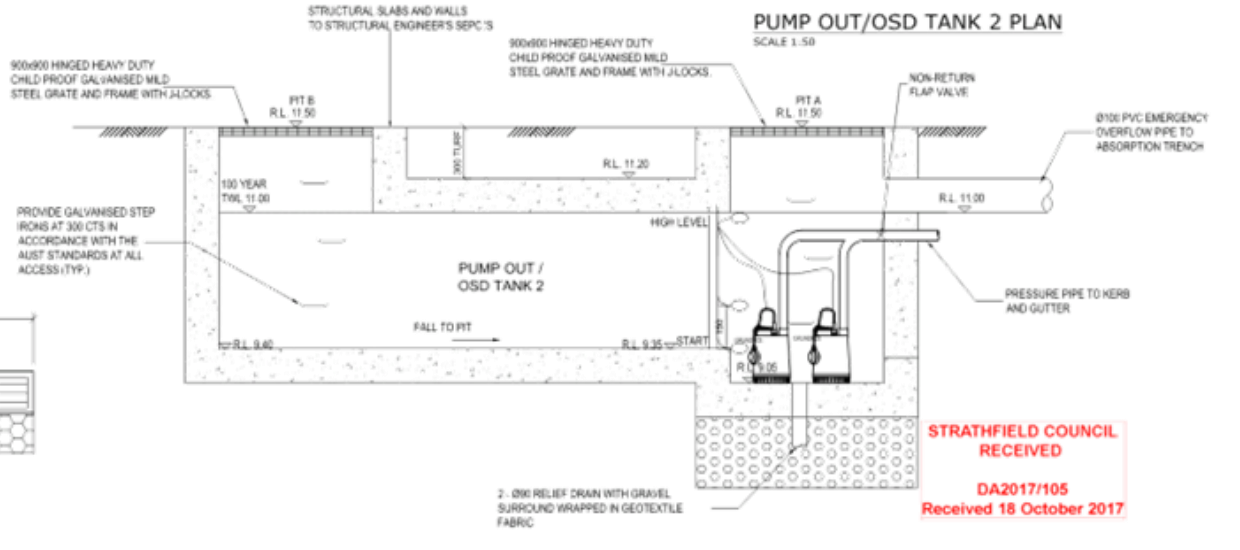
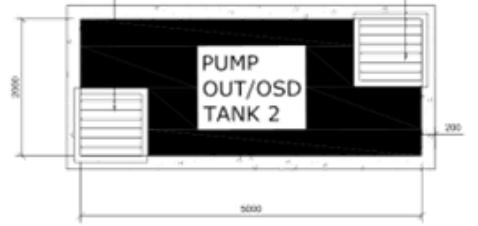


STEP IRONS FOR DRAINAGE PITS
NOTE:
1. FIRST RUNG 150mm DOWN FROM TOP, THEN SPACED AT 300 CENTRES
2. STEP IRON MATERIAL 25mm DIAMETER MILD STEEL, HEAVY GALVANISED.

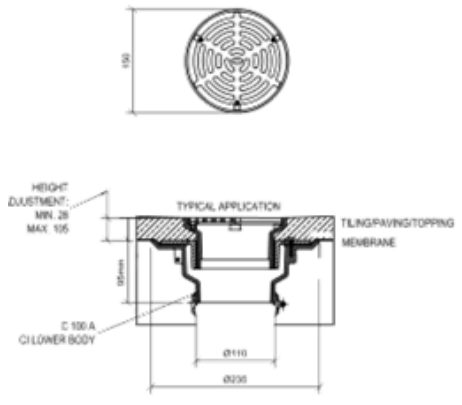
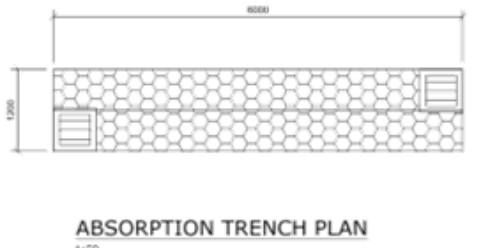
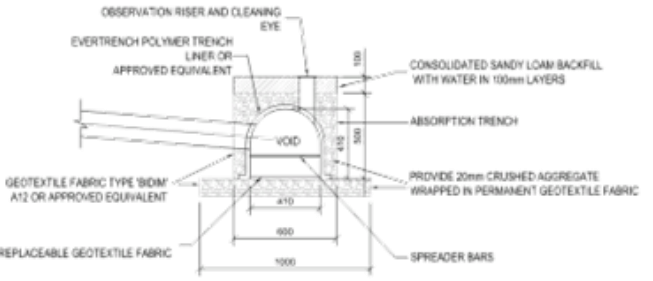
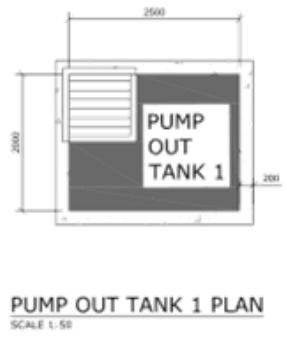
DANGER
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE WARNING SIGN
NOTE: IN ACCORDANCE WITH THE UPPER-PARRAMATTA RIVER CATCHMENT TRUST

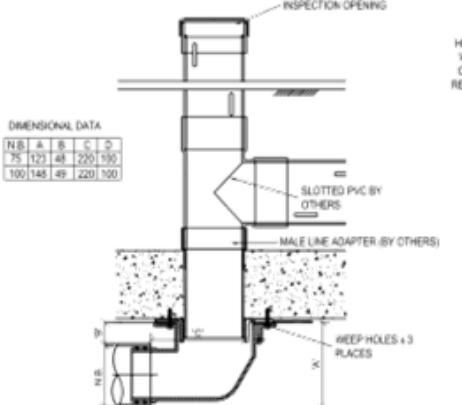
PIT B	S.L. 11.50	PIT A	S.L. 11.50
	I.L. 9.40		I.L. 9.35
900 x 900		900 x 900	



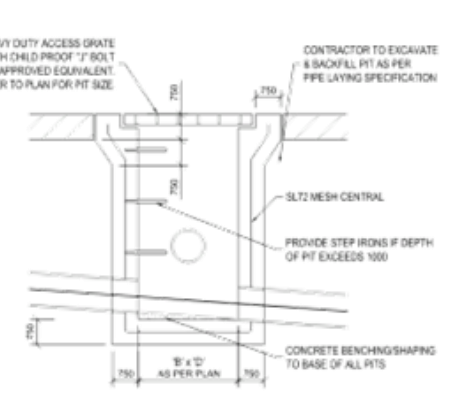
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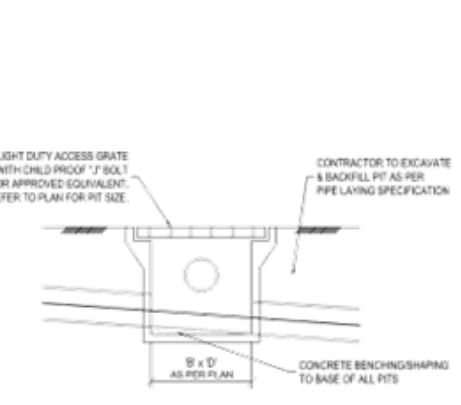
TYPICAL Ø150 INLET IN SUSPENDED SLAB 1:5
SPECIFICATION CODE:
R150 G/C (BRONZE GRATE, C LOWER BODY)
R150N/C (NICKEL - BRONZE GRATE, C LOWER BODY)
R150 S/C (316 STAINLESS STEEL GRATE, C LOWER BODY)



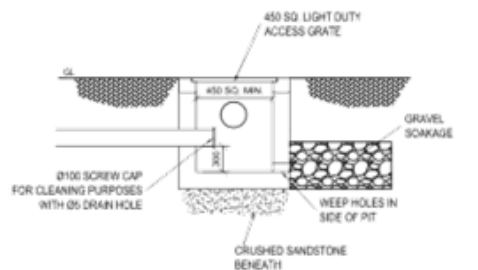
TYPICAL 100 SQ. PLANTER BOX DRAIN 1:5
SPECIFICATION CODE:
C10090 A 100mm SIDE OUTLET



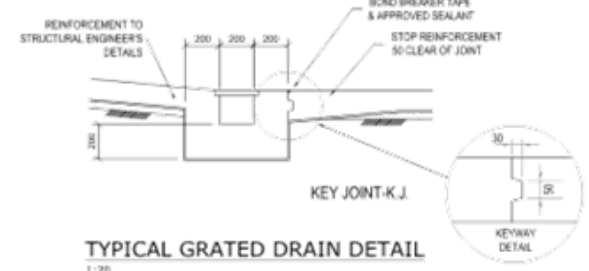
TYPICAL SURFACE INLET PIT DETAIL 1:100
TYPICAL FOR ALL PITS IN DRIVEWAY/CARPARK AREAS



TYPICAL SURFACE INLET PIT DETAIL 1:100
TYPICAL FOR ALL PITS IN NON TRAFFIC AREAS.



MAINTENANCE PIT DETAIL 1:100



TYPICAL GRATED DRAIN DETAIL 1:20

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Client **THE SITE FOREMAN**
Project **23 REDMYRE ROAD, STRATHFIELD NSW 2135**

Title **PIT & CONNECTION DETAILS**
ISSUED FOR **DEVELOPMENT APPROVAL**

Design **L.T.**
Drawn **L.T.**
Project Number **16 H 4059**
Drawing Number **SW 05**

TO: Strathfield Independent Hearing and Assessment Panel Meeting - 2
November 2017

REPORT: SIHAP – Report No. 2

SUBJECT: 8-10 GOULD STREET, STRATHFIELD SOUTH
LOT 63 IN DP1776

DA NO. 2017/134

SUMMARY

Proposal: Construction of a new industrial wholesale supplies warehouse and depot with a single level of basement parking

Applicant: Archebiosis Architects

Owner: Hanacon Construction P/L

Date of lodgement: 8 September 2017

Notification period: 26 September 2017 – 16 October 2017

Submissions received: Nil

Assessment officer: LM

Estimated cost of works: \$1,562,847

Zoning: IN1 General Industrial - SLEP 2012

Flood affected: No

Is a Clause 4.6 variation proposed? No -

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

Approval is sought to the construction of a new industrial wholesale supplies warehouse and depot with a single level of basement parking at 8-10 Gould Street, Strathfield South.

The application was notified in accordance with Part L of the Strathfield Consolidated Development Control Plan 2005 for a period of 21 days. No submission were received during this time.

Amended plans were submitted during the assessment process to delete the second vehicular access way and replace with deep soil landscaping within the front setback of the site as well as provide additional information relating to staffing numbers for the operation of the site, ongoing waste management and signage proposed for the site. The development has been designed generally in accordance with the controls of the Strathfield Local Environmental Plan 2012 and Part D “Industrial Development” of the Strathfield Consolidated Development Control Plan 2005.

The proposed development is of a high quality built form which will become a positive contribution to the industrial streetscape whilst resulting in minimal adverse impacts to neighbouring developments. Accordingly, the proposal is recommended for approval.

The subject application was referred to Council’s Internal Development Assessment Panel (IDAP) for consideration on 25 October 2017. The Panel supported the Assessing Officer’s recommendation and associated conditions and recommended that the application be referred to SIHAP for determination.

8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)

BACKGROUND

- 18 October 2016: DA2016/098 was approved for demolition of existing structures and removal of trees.

DESCRIPTION OF THE SITE AND LOCALITY

The site is located at 8-10 Gould Street Street, Strathfield South and comprises of two (2) allotments legally described as Lots 62 and 63 in DP 1776. The site provides a frontage width of 30.48m, a depth of 36.58m and a total site area of 1,115m².

Structures on the site were recently demolished in accordance with DA2016/098. As such, the site is currently comprised of a metal shed which fronts the street and various concrete slabs. The site is currently vacant. The site currently provides two (2) separate vehicular access points that both front Gould Street.

Adjoining the site to the north, east and south are similar warehousing land uses. Larger industrial complexes are located to the west of the subject site on the opposite side of Gould Street.



Figure 1: Locality plan

8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)



Figure 2: Subject site as viewed from Gould Street

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 construction of a new industrial wholesale supplies warehouse and depot with a single level of basement parking

The specific elements of the proposal are:

Proposed Use

- The proposal seeks to utilise the premises for the purposes of construction material supplies;
- The warehouse component of the building will provide for building materials and fittings;
- The showroom component of the building will be utilised to display samples of the various products to wholesale customers;
- The storage component of the building (primarily in basement and ground floor) will be utilised for storage of building related machinery and scaffolding used by a specific construction company; and
- The office component of the building will be an ancillary use to the proposed wholesale supplies use of the site.

Basement level:

- On-site staff and visitor parking, storage of machinery, and scaffolding;
- Waste storage and recycling room;

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

- Mechanical plant and electrical room; and
- Excavation and earthworks to include removal of approximately 3,000m³ of soil to accommodate new basement.

Ground floor level:

- Reception area and showroom;
- Internal Loading dock; and
- Warehouse and general storage areas & amenities.

First floor level:

- Office space; and
- Storage area.

External works:

- Landscaping works; and
- External loading bay.

Signage

- A single 1m x 5.4m wall mounted sign is proposed to the front façade of the building. The sign will be provided with LED backlights and designed with aluminium lettering of the business name.

Hours of Operation

- The proposed operating hours include 6am to 7pm Monday to Sunday.

Staff

- The maximum staffing numbers will be distributed as follows:
 - Office Area 190m² Staff number: 19
 - Showroom 60m² Staff number: 3
 - Warehouse 661m² Staff number: 22
 - Loading Dock 80m² Staff Number: 2
 - TOTAL STAFF: 45

Parking

- The basement will provide a total of (11) parking spaces including one (1) accessible parking space and (14) bicycle spaces.
- Two (2) separate loading areas will be provided on site:
 - A loading dock located internal to the site (ground floor) to accommodate for heavy trucks; and
 - A service/delivery bay located within the front setback of the site toward the far southern portion of the site.

REFERRALS

8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)

INTERNAL REFERRALS

Engineering Comments

Council's Engineer raised 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:

- *“Written evidence of a valid contract with a licensed waste contractor for the regular collection and disposal of all waste streams generated should be maintained at all times on site.”*
- *A waste minimisation plan should be prepared to reduce the impact of ongoing waste generation upon the environment.*
- *The generation of waste from the warehouse area, should be considered among calculations of total waste generation, so that adequate bin space is provided.”*

An amended waste management plan along with a waste minimisation plan was submitted to Council demonstrating the Applicant's commitment to ongoing management of waste generated from the site and minimising production of waste on the site. Written documentation was also submitted to demonstrate that the applicant will utilise a contractor for the regular removal of waste.

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 has commented on the proposal as follows:

“The proposal should seek to remove one (1) of the two (2) existing vehicular access ways to mitigate the loss of on-street parking.”

Amended plans were submitted during the assessment process demonstrating that the vehicular access point located to the southern portion of the site fronting Gould street will be deleted.

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 that Council give consideration as to whether the land is contaminated prior to granting consent for the carrying out of any development.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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.

A 'Stage 1 Preliminary Investigation' prepared by ISGS Consulting Group Pty Ltd was prepared and submitted previously under DA2016/098 for demolition of existing structures and tree removal. The report denotes that there was no evidence of contamination on the subject site. Given that this application involves excavation for a basement, a standard condition of consent is recommended to ensure appropriate protocol is followed should any potentially contaminated soils be discovered during excavation and construction works on the site.

The proposal has therefore satisfied the requirements of SEPP 55.

State Environmental Planning Policy 64 – Advertising & Signage

As the proposal seeks to construct signage, the proposed development was assessed in accordance with the requirements of SEPP 64 – Advertising and Signage. Clause 3.1 outlines the objectives of signage as follows:

- (a) to ensure that signage (including advertising):
 - i. is compatible with the desired amenity and visual character of an area, and
 - ii. provides effective communication in suitable locations, and
 - iii. is of high quality design and finish.
- (b) to regulate signage (but not content) under Part 4 of the Act, and
- (c) to provide time-limited consents for the display of certain advertisements, and
- (d) to regulate the display of advertisements in transport corridors, and
- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

The proposal involves installation of a single 1m x 5.4m wall mounted sign which will be installed upon the upper northern portion to the front façade of the building. The sign will be provided with LED backlights and designed with aluminium lettering of the business name. The proposed signage is compatible with the industrial nature of the development as well as the prevailing industrial character of the streetscape. The signage is understated and is of a high quality design which is not considered excessive and is therefore appropriate for the site.

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

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

(f)	To identify and protect environmental and cultural heritage	Yes
(g)	To promote opportunities for social, cultural and community activities	Yes
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	Yes

Comments: The proposal seeks to provide a use which is suitable to the industrial nature of the immediate area whilst also proposing a high quality built form which will positively contribute to the streetscape.

Permissibility

The subject site is Zoned IN1 – General Industrial under Strathfield Local Environmental Plan (SLEP) 2012.

A wholesales supplies warehouse and depot is permissible within the IN1 - Industrial Zone with consent and is defined under SLEP 2012 as follows:

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

The proposed development for the purpose of a wholesale supplies warehouse and depot is consistent with the definition above and is permissible within the IN1 – General Industrial Zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the IN1 – General Industrial Zone is included below:

Objectives	Complies
• To provide a wide range of industrial and warehouse land uses.	Yes
• To encourage employment opportunities.	Yes
• To minimise any adverse effect of industry on other land uses.	Yes
• To support and protect industrial land for industrial uses.	Yes
• To minimise fragmentation of valuable industrial land, and provide large sites for integrated and large floorplate activities.	Yes
• To provide a wide range of industrial and warehouse land uses.	Yes

Comments: The proposal seeks to utilise a vacant site for the purposes of a wholesale supplies facility which will encourage employment opportunities and provide an industrial use which is compatible with existing industrial sites 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	12m	11.96m	Yes

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

	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	1:1 (1,115m ²)	0.90:1 (1,005.511m 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

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 sulfate soils

The subject site is identified as having Class 5 soils and is located within 500m of Class 4 soils, however the proposed development involves no works below 5m AHD. As such, the subject application 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.

6.2 Earthworks

Clause 6.2 of the SLEP 2012 requires consideration be given to the impacts of the proposed ancillary earthworks which may have impacts upon drainage within the locality, the future redevelopment of the site, adjoining development and any environmentally sensitive areas. The proposed development involves earthworks with removal of 3000m³ of soil to accommodate a basement which will provide a nil setback to the northern, southern and eastern boundaries of the site. Conditions of consent are therefore recommended to ensure a dilapidation report is prepared along with a sediment and erosion control plan to mitigate any potential adverse impacts on adjoining properties.

6.6 Erection or display of signage

The proposal seeks to construct a 1m x 5.4m wall mounted sign to the front façade of the development. The sign will display the business name and will be backlit. The proposed sign is considered suitable to the development and other industrial developments in the streetscape which also provide business signage similar to that which is proposed.

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.

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

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 D – INDUSTRIAL DEVELOPMENT (SCDCP 2005)

Section	Development Control	Required	Proposed	Compliance
2.2	Contamination	Consideration as to whether the site is potentially contaminated.	As previously discussed, a Stage 1 investigation report was prepared and submitted with the original DA for demolition of existing structures. There is no evidence of the site being contaminated. Notwithstanding, a standard condition of consent is recommended to ensure appropriate precautions are carried out in the event that any potentially contaminated soils are uncovered during excavation and construction works.	Yes, refer to conditions of consent.
2.5	Density, Bulk and Scale	Height max. 10.0m	SLEP prevails	N/A
		FSR max. 1:1	SLEP prevails	N/A
		Office and showroom to be ancillary to the main industrial activity. Areas greater than 25% to be substantiated as being necessary.	The office and showroom component of the site will comprise 22.7% (254m ²) of the total floor area and will therefore remain as ancillary to the wholesale supplies use of the site.	Yes
2.6	Setbacks	Front setback min. 10.0m	A 13.23m front setback is proposed	Yes
		Secondary setback 5.0m Side and rear boundary setbacks to non industrial uses considered on the merits of the application. Side and rear boundary setbacks to industrial	A nil setback is proposed to the side and rear setbacks of the building. This is considered appropriate given that warehouse buildings immediately surrounding the site are provided with nil setbacks.	Yes.

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

Section	Development Control	Required	Proposed	Compliance
		development may not require a setback.		
2.7	Building Requirements and Materials	<p>Walls visible from public place shall not be cement render.</p> <p>Walls accessible to public to be treated to prevent graffiti.</p> <p>Building materials and colours to be compatible with existing industrial development</p>	<p>The front façade will be comprised of glazing and pre-cast concrete. A condition of consent is recommended to ensure the precast concrete is painted or appropriately treated to improve the aesthetic appearance of the structure.</p>	No, refer to likely impacts section of report.
		Offices/showrooms should face street front.	The office and showroom components of the building are located toward the front façade of the building	Yes.
		<p>Buildings to be designed to:</p> <ul style="list-style-type: none"> • Architecturally express the structure; • Visually reinforce entrances/office components; • Introduce variation in unit design; • Introduce solid surfaces, horizontal and vertical modulation; • Balance between large expanse of glass and masonry – glazing to be modulated 	The proposed design is considered appropriate to the industrial nature of the site and will achieve an appropriate level of compatibility with existing development in the streetscape	Yes
2.8	Energy Efficiency and Water Conservation	Oriented in favour of solar access.	A large portion of the front façade of the development is provided with glazing which will allow for direct solar access in the afternoon hours of the day	Yes.
		<p>Rainwater tank required for landscape and non-domestic supplies.</p> <p>10L/m² of roof area proposed.</p> <p>Automatic landscape irrigation systems to be connected to rainwater tank.</p> <p>Fit out with AAA</p>	A rainwater tank is proposed in the front setback of the site. This will collect roof runoff and supply irrigation to landscaped areas throughout the front setback of the site.	Yes.

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

Section	Development Control	Required	Proposed	Compliance
		<p>Australian Standard Water Conservation Rating appliances.</p> <p>Hot water system to be greenhouse gas friendly with minimum 3.5 SEDA Hot Water Greenhouse Score.</p> <p>Top star rated energy smart appliances and lighting is required.</p> <p>All external lighting and common areas are required to be lit using renewable energy resources generated on site.</p>		
2.9/ 2.9.1	Parking, Access and Maneuvering	Design to meet AS 2890.1-1993 and AS2890.2-1989 and provisions of Part I of the SCDCP 2005.	Amended plans were submitted during the assessment process demonstrating that adequate turning circles are provided within the front setback of the site which will comply with Australian Standards.	Yes.
	<i>Note: Car parking calculations to be rounded up.</i>	<p>1/50m² where office component under 20% of total GFA.</p> <p>1/300m² warehouse GFA.</p> <p>Delivery and service 1/800m² GFA up to 8000m² plus 1 space per 1000m² thereafter.</p> <p>Car parking areas located in front setback area.</p>	<p>The proposed breakdown of floor area and associated parking rates include:</p> <ul style="list-style-type: none"> • Warehouse: 764m² = 3 car spaces • Office/Showroom: 254m² = 7 car spaces • Delivery and Service: 1,018m² = 2 spaces <p>A total of (11) conventional off-street parking spaces are provided within the basement. Two (2) additional loading bays are provided on ground floor.</p> <p>A total of (14) bicycle spaces are also provided and are</p>	Yes.

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

Section	Development Control	Required	Proposed	Compliance
			located in the basement	
		Loading/unloading area to be separated to avoid conflict.	A separate internal loading dock is provided to accommodate for a semi-articulated truck to enter and exit the site in a forward direction. A separate service/delivery bay is also proposed in the front setback of the site and located away from the main pedestrian and vehicular entranceways of the site.	Yes.
		Car parking to be landscaped with trees for shading.	Carparking is provided in the basement of the site.	Yes.
2.9.2/ 2.9.3	Access and Maneuvering	Access via non-residential street.	Access is from Gould Street which is an industrial street	Yes.
		Location of driveways to meet AS2890.1-1993.	A condition of consent is recommended to ensure compliance with this requirement	Yes. Refer to conditions of consent.
		Separate driveways for ingress and egress where traffic volumes are substantial.	Traffic volumes will not be substantial and accordingly, a single driveway is proposed. The driveway will accommodate a separate entry and exit way.	Yes.
		Redundant driveways closed off and/or removed.	The existing driveway located closest toward the southern side boundary of the site is proposed to be removed.	Yes.
2.9.4	Site Design	All vehicles to enter and exit in forward direction.	The turning circles provided in the amended site plan demonstrates that all vehicles are capable of entering and existing the site in a forward direction.	Yes.
		Specific service vehicles may require special design/layout.	The service bay is proposed to the far southern side boundary of the site which will minimise interference with access to the showroom/office component of the site	Yes.
		All servicing and waste	A waste collection is	Yes, refer to Part

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

Section	Development Control	Required	Proposed	Compliance
		forward of the building line in accordance with the following; <ul style="list-style-type: none"> Up to 4,000m² = 1.2m 	side boundaries of the site.	
		All plants are to be Australian Native Species.	Refer to standard conditions of consent	Yes.
		Trees selected should be in scale with the proposed development.	Three (3) Tuckeroo and two (2) water gum trees are proposed in the front setback of the site which is considered appropriate to the scale of the development as they will each achieve a minimum mature height of 7-8m.	Yes
		All trees required are to be min. 50L container sizes for general trees or 100L for street trees.	Refer to conditions of consent	Yes.
		Tree planting is required in parking areas. Screen planting is required to all car parks, maneuvering areas, garbage and storage areas.	Tree planting is located within the front setback of the site so as to screen maneuvering areas within the front setback of the site.	Yes.
		On site storm water detention systems to be separated from deep soil plantings.	OSD is located toward the vehicular access way on the site which will be separated from deep soil plantings on the site.	Yes
		Outdoor seating + lunch areas are to be provided and enhanced by landscaping.	An outdoor area is located internal to the building which will provide direct solar access during lunch hours and will be provided with landscaping	Yes.
2.10.2	Fencing	Solid fences 1.0m max in height to street frontages.	A 1.8m high fence is proposed which will comprise a solid concrete element to 1m in height with metal piers extending 800mm above.	
		Side and rear boundary fencing shall be min. 1.8m and of brick, masonry, timber or landscaping material.	A condition of consent is recommended to ensure that the concrete portion of the fence proposed is constructed of an	Refer to discussion.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

Section	Development Control	Required	Proposed	Compliance
			alternate material or the concrete is painted so as to improve the aesthetic appearance of the development from the street.	
2.11	Signage	Refer Part J – SCDCP 2005. Bright or fluorescent colours are not permitted unless associated with a logo.	A single 1m x 5.4m wall mounted sign is proposed to the front façade of the building. The sign will be provided with LED backlights and designed with aluminium lettering of the business name.	Refer Part J discussion of report.
2.12	Site Drainage and Water Management	Concept plan to be submitted.	A concept plan was submitted to Council as part of the application. Council's Development Engineer has raised no concerns with the plan subject to conditions of consent.	Yes, refer conditions.
		Comprehensive water recycling strategy is required for sites with impermeable surfaces greater than 2500m ²	Site is only 1,115m ² and therefore does not require recycling strategy for water	N/A
2.13	Utilities	S.73 Sydney Water certificate required prior to Construction Certificate.	A condition of consent is recommended to ensure S.73 certificate is attained	Refer to conditions.
2.16	Waste Management	Refer to Part H – SCDCP 2005.	Refer to discussion below with regard to Part H of the SCDCP 2005	

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

PART H - WASTE MANAGEMENT (SCDCP 2005)

The proposed development was accompanied by a Waste Management Plan detailing the collection/disposal arrangements for waste on site both during excavation and the ongoing operation of the site. The waste management plan was amended to provide further detail as to the waste generated as a result of the ongoing operation of the site. A waste minimisation plan was also prepared and submitted to Council during the assessment process demonstrating the applicant's commitment to the ongoing minimisation of waste.

The waste collection area within the basement is considered adequate for the site. Furthermore, the design of the building with various storage rooms throughout the basement and ground floor will be able to accommodate for any new use proposed for the site in future.

Kerbside collection is proposed twice per week for the site. Consideration was given for waste collection to be undertaken within the front portion of the site however, Council's Waste Officer has suggested kerbside collection as the more appropriate means of collection given that the site generates little waste. Kerbside collection is also identified as being the most efficient method of waste collection for the site which would also have less impact on traffic movements throughout both the site and street.

A condition of consent will be imposed to ensure compliance with both the waste management and waste minimisation plan for the site.

PART I – PROVISION OF OFF-STREET PARKING FACILITIES (SCDCP 2005)

Section 2.9 of Part D of the Strathfield Consolidated Development Control Plan 2005 establishes the minimum off-street parking rates required for the site. The following carparking rates are applicable to the proposed development:

Section	Development Control	Required	Proposed	Compliance
3.8.1	Office	1 space per 55m ² 254m ² /55m ² = (4.6 spaces)	The proposal seeks to provide a total of (11) off-street parking spaces which is a departure of one (1) as required by Part D of the DCP 1	No, refer to 'likely impacts' discussion of report.
3.8.2	Warehouses	1 space per 100m ² 751.4m ² = (7.5 spaces) TOTAL = 12.1		

As previously discussed throughout the report, the proposal provides for a separate loading bay within the front setback of the site as well as a separate loading/unloading dock located internal to the building which will accommodate for larger trucks – up to semi-articulated truck size. This is in addition to the (11) off-street parking spaces provided for the site. This is considered appropriate as it will accommodate for both the warehouse and the ancillary office and showroom needs of the site.

The Traffic Report prepared by Loke Consulting Engineers has considered the potential traffic generation of the site in accordance with RMS guidelines. The proposed development, defined as a warehouse development under the Roads and Maritime Services (RMS) publication 'Guide to Traffic Generating Developments 2002' results in an additional five (5) vehicles per hour during

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

peak periods. Accordingly, the proposal is considered to result in insignificant traffic generation and is unlikely to result in any unacceptable traffic implications in terms of road network capacity.

PART J – ADVERTISING SIGNS AND STRUCTURES (SCDCP 2005)

As the proposal seeks to provide a sign to the front façade of the structure, an assessment against Part J of the SCDCP 2005 is required. The following performance criteria for signage located in industrial developments applies to the site.

For advertisements and advertising structures which are not exempt, the following criteria applies:

- i. The advertisement and advertising structure is generally in character with the development of the site and surrounding sites.
- ii. The advertisement and advertising structure does not interfere with public safety.
- iii. The following information only may be displayed on any sign erected:-
 - (a) Business name
 - (b) Type of business
 - (c) Products
 - (d) Company symbol Part J Page 349 (iv) the total of signs should not exceed 1m² per 1m of frontage for the first 10m, plus 0.3m² per 1m of frontage in excess of 10m.

The proposal seeks to install a single 1m x 5.4m wall mounted sign which will provide the business name of the site. The signage is located to the upper most portion of the front elevation of the structure and is unlikely to interfere with public safety. Furthermore, the signage is considered appropriate to the scale of the development so as not to dominate the front façade of the structure.

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) and does not 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 included within the recommended condition of consent to ensure compliance with any relevant regulations.

(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

8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)

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*

Proposed Use

The proposal seeks to provide a wholesale supplies warehouse with a showroom component so as to allow wholesale businesses to view sample materials on the site prior to purchasing materials in larger quantities. The materials are for internal apartment finishes including but not limited to kitchen joinery, tapware, stone samples and appliances. The materials purchased by clients will not be stored on the premises at any given time as they will be delivered directly to the site elected by the purchaser.

The depot component of the application is for the owner's private use and will be for the storage of machinery and scaffolding only. These items will not be made available for sale or hire to the public.

Off-Street Parking

It is noted that there is a minor discrepancy between the minimum off-street parking rates prescribed by Part I and Part J of the SCDCP 2005. Whilst Part I of the SCDCP 2005 requires a minimum (12) off-street parking spaces and two (2) additional delivery/service bays to be provided for the site, Part J of the SCDCP 2005 only requires a total of (10) parking spaces with two additional (2) delivery/service bays to be provided for the site.

The applicant has applied the parking rates under Part J of the SCDCP 2005 and has therefore provided a total of (11) conventional off-street parking spaces with two (2) additional delivery/service bays on site. This achieves compliance with the requirements of Part J of the SCDCP 2005. The proposal has also sought to provide (14) bicycle spaces which will support more sustainable modes of transport to the site and will substantiate the loss of the single parking space prescribed under Part I of the SCDCP 2005.

Having regard to any future re-use of the building, the depot area located within the north-western portion of the basement could be relied upon for additional off-street parking if need be. Accordingly, the off-street parking proposed for the site is considered appropriate for the site and will satisfy the ongoing needs of the site. Furthermore, the site will also provide opportunities for additional off-street parking to accommodate for the future needs of new uses on site.

External Materials

The proposal seeks to construct a new industrial warehouse which will be comprised predominantly of glazing with elements of pre-cast concrete to the front façade of the structure. It is noted that all remaining elevations to the side and rear of the structure will attain a nil side setback and will abut existing structural walls on neighbouring buildings thus not requiring any special material treatment. Concern is raised however, for the pre-cast concrete proposed to both the front façade of the building and to the solid element of the matching front fence. This is contrary to Section 2.7 and Section 2.10.2 of Part I of the SCDCP 2005 which does not permit the use of cement render for industrial developments including front fences.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

Accordingly, a condition of consent is recommended to ensure either the cement render is painted in a neutral tone or is replaced with another building material such as masonry. This will provide the applicant with a degree of flexibility to choose a more appropriate material whilst improving the aesthetic appearance of the structure as viewed in the street.

Street Tree Planting

The Council verge located immediately adjacent the site is currently comprised of grassed area with no street tree in place. In order to improve the aesthetic appearance of the development, a condition of consent is recommended to ensure a new street tree is planted within the Council verge in accordance with Council's requirements. This will improve the appearance of the new structure from the street as well as the presentation of the streetscape.

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

The proposed development is considered to be suitable for the site in that the proposal seeks to provide a new industrial warehouse facility within an industrial precinct. As previously discussed, a 'Stage 1 Preliminary Investigation' was conducted under the previous application (DA2016/098) for demolition of existing structures and tree removal. The report denoted no evidence of contamination on the subject site.

Accordingly, the proposed development is considered suitable for the subject site.

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 26 September 2017 to 16 October 2017. No submissions were received during this time.

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:

**8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)**

Provision of Major Open Space	\$54,462.27
Provision of Local Open Space	\$12,331.08
Administration	\$1,027.59
TOTAL	\$67,820.93

CONCLUSION

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. 2017/134 for construction of a new industrial wholesale supplies warehouse and depot with a single level of basement parking at 8-10 Gould Street, Strathfield South be **APPROVED**, subject to the following conditions:

SPECIAL CONDITIONS (SC)

1. EXTERNAL MATERIALS (SC)

The cement render finish proposed to both the front façade of the building and solid element of the front fence shall either be painted in a neutral tone or replaced with another building material such as face brickwork. A revised external materials schedule demonstrating compliance with this requirement shall be prepared and submitted to An Accredited Certifier for approval **prior to the issue of a Construction Certificate.**

(Reason: To improve the aesthetic appearance of the structure)

2. WHOLESALERS SUPPLIES (SC)

The material supplies sold on site shall be hired and/or sold to wholesale businesses only which have an *Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth*. At no time shall the hire or sale of materials be made open to the general public.

(Reason: ensure the development remains within the confines of its approved use being a wholesale supplies warehouse and depot)

3. STREET TREE PLANTING (SC)

A new street tree shall be planted within the Council verge of the property at the cost of the applicant. The tree shall be selected from Council’s Recommended Tree List and confirmed with Council’s Tree Coordinator prior to planting. 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 prior to the issue of any Occupation Certificate.

(Reason: Tree preservation and environmental amenity.)

8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)

GENERAL CONDITIONS (GC)

4. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)

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. 2017/134:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
SK 101	Site Plan	Archebiosis Architects	8	18 October 2017
SK 102	Ground Floor Plan	Archebiosis Architects	8	18 October 2017
SK 103	First Floor Plan	Archebiosis Architects	8	18 October 2017
SK 104	Basement Plan	Archebiosis Architects	8	18 October 2017
SK 105	Roof Plan	Archebiosis Architects	8	18 October 2017
SK 200	Western Elevation, Streetscape, Southern Elevation Plan	Archebiosis Architects	8	18 October 2017
SK 201	Northern Elevation, Eastern Elevation Plan	Archebiosis Architects	8	18 October 2017
SK 300	Section A-A, Section B-B – Ramp Details	Archebiosis Architects	8	18 October 2017
SK 902	Finishes Schedule	Archebiosis Architects	8	18 October 2017
LDA-00	Cover Sheet and Design Statement	Geoscapes	C	18 October 2017
LDA-01	Landscape DA Plan	Geoscapes	C	18 October 2017
LDA-02	Landscape Specification & Details	Geoscapes	C	18 October 2017
LDA-03	Plant Schedule and Imagery	Geoscapes	C	18 October 2017
SK400	Front Sign Elevation	Archebiosis Architects	8	18 October 2017
SW200	Stormwater Concept Design – Basement Plan	SGC Engineering	01	8 September 2017
SW201	Stormwater Concept Design – Ground Floor	SGC Engineering	01	8 September 2017

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

	Plan			
SW202	Stormwater Concept Design – First Floor Plan	SGC Engineering	01	8 September 2017
SW203	Stormwater Concept Design – Roof Plan	SGC Engineering	01	8 September 2017
SW300	Stormwater Concept Design – Details	SGC Engineering	01	8 September 2017
SW400	Erosion and Sediment Control Plan and Details	SGC Engineering	01	8 September 2017
SW500	Stormwater Concept Design MUSIC Catchment	SGC Engineering	01	8 September 2017

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/134:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	Myriad Consulting	September 2017	8 September 2017
Traffic Management Report	Loka Consulting Engineers	8 September 2017	8 September 2017
Waste Management Plan	Diego Jamie	31 August 2017	18 October 2017
Ongoing Waste Minimisation Plan	Archebiosis Architects	-	18 October 2017

In the event of any inconsistency, the conditions of this consent shall prevail.

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

5. BUILDING HEIGHT - MAXIMUM RL TO BE COMPLIED WITH (GC)

The height of the building measured from Australian Height Datum (AHD) must not exceed Relative Level (RL) 31.850AHD to the roof ridge of the building.

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

6. CONSTRUCTION HOURS (GC)

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.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

(Reason: To maintain amenity to adjoining land owners.)

7. CONSTRUCTION WITHIN BOUNDARIES (GC)

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.)

8. DEMOLITION – GENERALLY (GC)

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.)

9. DEMOLITION - SITE SAFETY FENCING (GC)

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.)

10. FENCING - FRONT FENCE HEIGHT (GC)

Solid fencing forward of the building line (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1m above natural ground level. The fence may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element.

Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street, and do not exceed a height of 1.8m. Plans demonstrating compliance with this condition are to be submitted to the

(Reason: To ensure a positive contribution to the streetscape in accordance with the Strathfield Consolidated DCP 2005.)

11. LANDSCAPING - IRRIGATION OF COMMON AND PRIVATE LANDSCAPE AREAS (GC)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

All common and private landscape areas including all planters of new multi-unit, commercial, mixed-use and industrial development 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.)

12. LIGHTING (GC)

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.)

13. MATERIALS – SCHEDULE OF EXTERNAL FINISHES TO BE SUBMITTED (GC)

A schedule detailing all external materials, colours and finishes including windows, doors and roofing materials shall be submitted to Council for approval.

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.)

34. PRINCIPAL CERTIFYING AUTHORITY (PCA) IDENTIFICATION SIGN (GC)

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.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

15. PRIVACY - SCREEN PLANTING TO SIDE AND REAR BOUNDARIES (GC)

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.)

16. 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, include nature strips 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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

- 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.)

17. STORMWATER MANAGEMENT PLAN - CERTIFICATION REQUIREMENT (GC)

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.)

18. SYDNEY WATER - STAMPED PLANS PRIOR TO COMMENCEMENT (GC)

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.)

19. UTILITIES AND SERVICES - PROTECTION OF (GC)

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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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 (CC)

20. ACCESS - ACCESS FOR PEOPLE WITH DISABILITIES (CC)

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.)

21. ACCESS - DISABLED TOILETS (CC)

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.)

22. BUILDING CODE OF AUSTRALIA - COMPLIANCE WITH (CC)

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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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.)

23. CAR PARKING - BASEMENT CAR PARKING REQUIREMENTS (CC)

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.)

24. CAR PARKING - VEHICULAR ACCESS RAMPS (CC)

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.)

25. CAR PARKING - COMPLIANCE WITH AS/NZS 2890.1:2004 (CC)

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.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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

26. CAR PARKING - VEHICULAR CIRCULATION, AISLE AND RAMP WIDTHS (CC)

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.)

27. CAR PARKING - VEHICULAR CROSSING WIDTH AT PROPERTY BOUNDARY (CC)

The singular vehicular crossing proposed for the site is to have a maximum width of 8m at the property boundary. The width of the driveway shall not be increased beyond this measure without the prior approval from Council. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDCP 2005.)

28. 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.)

29. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)

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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

- 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.
- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) 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.
- viii) 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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

- 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.)

30. COUNCIL PERMITS – FOR ALL ACTIVITIES ON COUNCIL LAND (CC)

Works Permit

(as per Section 68 of the Local Government Act 1993 and Section 138 and 139 of the Roads Act 1993)

A Works Permit is required for construction of a vehicular crossing (driveway), new stormwater down pipe connection to kerb and gutter, new footpath and/or stormwater connection. A Works Permit Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Standing Plant Permit

This permit must be applied for where it is intended to park a concrete pump, crane or other plant on the roadway or footpath. A Standing Plant Permit Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website. Please note a Road Closure Permit is not required for standing plant.

Skip Bin Permit

This permit must be applied for if you intend to place a skip bin on the roadway or footpath. A Skip Bin Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Temporary Full or Part Road Closure Permit

This permit must be applied for if you require a full or a part road closure to take place to assist in your construction works. Please use the Works Permit Application Form, which is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website. Please note a Road Closure Permit is not required for standing plant.

Hoarding Permit

This permit must be applied for if you intend to erect a Class A (fence type) or Class B (overhead type) hoarding along the street frontage(s). A Hoarding Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Work Zone Permit

This permit must be applied for if you require permanent parking along the kerbside at the

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

front of the site during construction works. A Work Zone Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Ground Anchoring Permit

This permit must be applied for, for the installation of ground anchors under Council's footway/road reserve. It does not cover ground anchors under private properties. A separate approval is required to be obtained from Roads and Maritime Services (RMS) if it is proposed to install ground anchors under a State or Classified Regional Road (please refer to the end of this application form for more information).

(Reason: Council requirement)

31. CONTAMINATED LAND UNEXPECTED FINDS (DW)

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.)

32. DILAPIDATION REPORT - PRE-COMMENCEMENT (CC)

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.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

33. EROSION AND SEDIMENTATION CONTROL PLAN (CC)

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.)

34. EXCAVATION - AFFECTING ADJOINING LAND (CC)

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.)

35. FEES - ADDITIONAL DEVELOPMENT APPLICATION FEES (CC)

In accordance with Regulation 50(1)(c) and the table to Regulation 246 of the Environmental Planning and Assessment Act Council must charge a development

**8-10 Gould Street, Strathfield South
 LOT 63 in DP1776 (Cont'd)**

application fee based on the estimated cost of works applied for.

The construction costs of the approved development are estimated at \$1,562,847 and the applicable Development Application Fee on this amount would be \$3,425.50. Given that the Development Application fee of \$2,225.60 was paid when lodging the application, the difference of \$1,199.90 shall be paid to Council prior to the issue of a Construction Certificate.

(Reason: Statutory requirement.)

36. FIRE SAFETY SCHEDULE (CC)

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.)

37. LANDSCAPING - MAINTENANCE STRATEGY (CC)

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.)

38. LANDSCAPING ON SLAB (CC)

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.)

39. SECTION 94 CONTRIBUTION PAYMENT - DIRECT CONTRIBUTIONS PLAN (CC)

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	\$54,462.27
Provision of Local Open Space	\$12,331.08
Administration	\$1,027.59
TOTAL	\$67,820.93

The total amount of the contribution is valid as at the date of determination and is subject to

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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.)

40. SECURITY PAYMENT - DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE (CC)

A security (damage deposit) of **\$15,000** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

The deposit is required as security against any damage to Council property during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development. All building work must be carried out in accordance with the Building Code of Australia.

Payment may be accepted in the form of cash, bank guarantee, cheque or credit card (financial transactions fees apply). Note: Additional fees apply for the lodgement of a bank guarantee in lieu of cash bond applies in accordance with Council's adopted Fees and Charges.

Any costs associated with works necessary to be carried out to rectify any damages caused by the development, shall be deducted from the Damage Deposit.

Note: Should Council property adjoining the site be defective e.g. cracked footpath, broken kerb etc., this should be reported in writing, or by photographic record, submitted to Council at least seven (7) days prior to the commencement of any work on site. This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

The damage deposit shall be refunded upon completion of all works upon receipt of a Final Occupation Certificate stage and inspection by Council.

(Reason: Protection of Council infrastructure.)

41. STORMWATER - RAINWATER RE-USE (CC)

A rainwater re-use system shall be provided in accordance with the relevant Council Rainwater Policy and/or specification of the management of stormwater. 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.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

42. TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)

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.)

43. VEHICULAR CROSSINGS - WORKS PERMIT FOR CONSTRUCTION OF (CC)

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the footpath at the entrance and exit 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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

and charges paid, prior to the lodgement of a Construction Certificate.

(Reason: To ensure appropriate access to the site can be achieved.)

44. WASTE MANAGEMENT PLAN (CC)

The Waste Management Plan (WMP) and Waste Minimisation Plan prepared by Archebiosis Architects and submitted to Council 18 October 2017 shall be implemented during the construction and on-going use of the premises.

(Reason: To ensure appropriate management of waste.)

45. WASTE - GARBAGE ROOMS (CC)

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.)

46. WATER SUSTAINABILITY - WATER SENSITIVE URBAN DESIGN (CC)

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.)

47. WATER SUSTAINABILITY – GENERALLY (CC)

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 practice.)

48. WORKS ZONE - APPROVAL BY COUNCIL'S TRAFFIC COMMITTEE (CC)

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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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 (CW)

49. APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY (PCA) (CW)

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.

(Reason: Statutory requirement.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

50. NOTICE OF COMMENCEMENT (CW)

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.)

51. OFF-STREET PARKING PROVISIONS (CW)

A total of (12) off-street parking spaces, hardpaved, linemarked, labelled and drained, shall be provided in accordance with the approved plans and distributed as follows:

Staff/ Visitors	11 (including 1 accessible parking space)
Delivery/service bay	1
TOTAL	13

These spaces shall only be used for the parking of motorcycles, sedans, utilities, vans and similar vehicles up to two (2) tonne capacity. Visitor parking shall be made available in the basement.

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND BUILDING WORKS (DW)

52. CONTAMINATED LAND UNEXPECTED FINDS (DW)

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.)

53. FILL MATERIAL (DW)

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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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.)

54. OBSTRUCTION OF PUBLIC WAY NOT PERMITTED DURING WORKS (DW)

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.)

55. PUBLIC INFRASTRUCTURE AND SERVICES (DW)

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.)

56. SITE REQUIREMENTS DURING CONSTRUCTION

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

- 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

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

- 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.)

57. SURVEY REPORT OF APPROVED LEVELS DURING AND POST CONSTRUCTION (DW)

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 (OC)

58. DRAINAGE SYSTEM - MAINTENANCE OF EXISTING SYSTEM (OC)

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.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

59. 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.)

60. FIRE SAFETY CERTIFICATION (OC)

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.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

(Reason: Fire safety and statutory requirement.)

61. OCCUPATION OF BUILDING (OC)

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.)

62. RAINWATER TANKS (OC)

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.)

63. STORMWATER - CERTIFICATION OF THE CONSTRUCTED DRAINAGE SYSTEM (OC)

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.)

64. STORMWATER - COVENANT AND RESTRICTION AS TO USER FOR STORMWATER CONTROLLED SYSTEMS (OC)

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 and water sensitive urban design components.

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.

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

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.)

65. SUBDIVISION - EVIDENCE OF CONSOLIDATION (OC)

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.)

CONDITIONS TO BE SATISFIED DURING ONGOING USE OF THE PREMISES (OU)

66. FIRE SAFETY ANNUAL STATEMENT (OU)

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)

67. HOURS OF OPERATION - INDUSTRIAL PREMISES (OU)

The hours of operation of the approved industrial premises must not exceed the following, without the prior approval of Council:

Days	Approved hours of operation
Monday to Sunday inclusive of public holidays	6am to 7pm

(Reason: Ensure industry operates between approved hours.)

68. LOADING AND UNLOADING - NO OBSTRUCTION OF PUBLIC ROAD OR FOOTWAY (OU)

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.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

69. NOISE - REQUIREMENTS FOR INDUSTRIAL PREMISES (OU)

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.)

70. OFFICE / COMMERCIAL USE - PERMITTED ONLY AS ANCILLARY USE (OU)

No part of the premises may be used as offices or for any other commercial activity, including a showroom or display area, except where such facility is ancillary and subordinate to the principal use of the premises. The proportion of floor space of the building used for offices or showrooms and the like, must not be increased above that shown on the approved plan(s).

(Reason: To ensure development undertaken on the site is consistent with the approval.)

71. POLLUTION - COMPLIANCE WITH PEOA 1997 GENERALLY (OU)

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.)

72. SIGNAGE - APPROVED HOURS FOR ILLUMINATION (OU)

Signage approved for illumination under this consent must not be illuminated between the hours of 11:00pm and 6:00am seven (7) days per week.

(Reason: To prevent loss of amenity.)

73. SIGNAGE - PORTABLE SIGNS PROHIBITED ON PUBLIC FOOTWAY (OU)

Portable signs including sandwich boards, goods or the like shall not be placed on the public footway or other public areas.

(Reason: To ensure pedestrian safety.)

74. STAFF RESTRICTION GENERALLY (OU)

A maximum number of (45) 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.)

75. STORAGE / DISPLAY OF GOODS / MACHINERY - (OU)

No goods or machinery can be placed outside the confines of the building at any time.

(Reason: Health and safety.)

**8-10 Gould Street, Strathfield South
LOT 63 in DP1776 (Cont'd)**

76. WASTE - CONTROL OF LITTER (OU)

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. [↓](#) Architectural Plans

NEW INDUSTRIAL BUILDING

8-10 GOULD STREET, STRATHFIELD SOUTH

LIST OF DRAWINGS

- SK100 - Site Analysis Plan
- SK101 - Proposed Site Plan
- SK102 - Ground Floor Plan
- SK103 - First Floor Plan
- SK104 - Basement Plan
- SK105 - Roof Plan
- SK200 - Western + Southern Elevations
- SK201 - Eastern + Northern Elevations
- SK300 - Section
- SK900 - FSR Calculation
- SK901 - Shadow Diagrams
- SK902 - Finishes Schedule

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Issue		
No	Description	Date
7	Development Application	07 Sep/17
8	Amendments to DA	16 Oct/17

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Project
New industrial building
 8-10 Gould St, Strathfield South
 Status
 Development Application

Date
18/10/2017

Issue No.
8



No	Description	Date
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11

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1 SITE ANALYSIS PLAN

Legend		Issue		
		No	Description	Date
---	Demolition line	7	Development Application	07 Sep/17
■	Concrete	8	Amendments to DA	16 Oct/17
■	Glass			
■	Aluminium			

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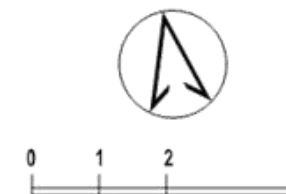
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Drawing content
SITE ANALYSIS PLAN

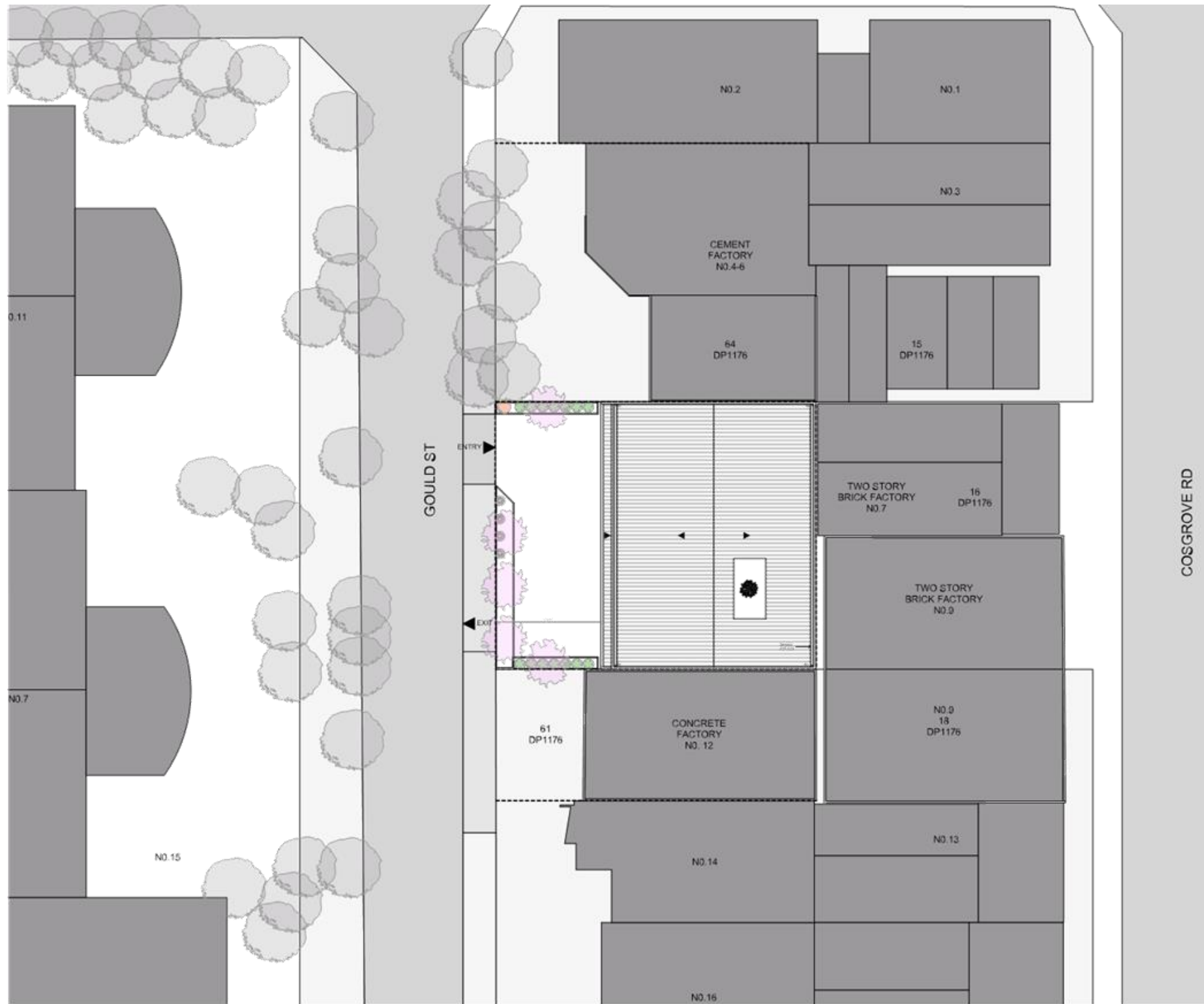
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Date
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Drawing No.
SK 100

Issue No.
8



No	Description	Date
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11

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1 SITE PLAN

Legend	Issue									
--- Remolishon line ■ CONC Concrete ■ GL Glass ■ AL Aluminium	<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>Development Application</td> <td>07 Sep/17</td> </tr> <tr> <td>8</td> <td>Amendments to DA</td> <td>16 Oct/17</td> </tr> </tbody> </table>	No	Description	Date	7	Development Application	07 Sep/17	8	Amendments to DA	16 Oct/17
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8	Amendments to DA	16 Oct/17								

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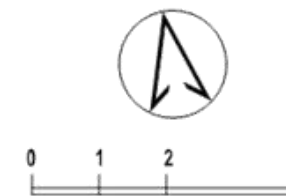
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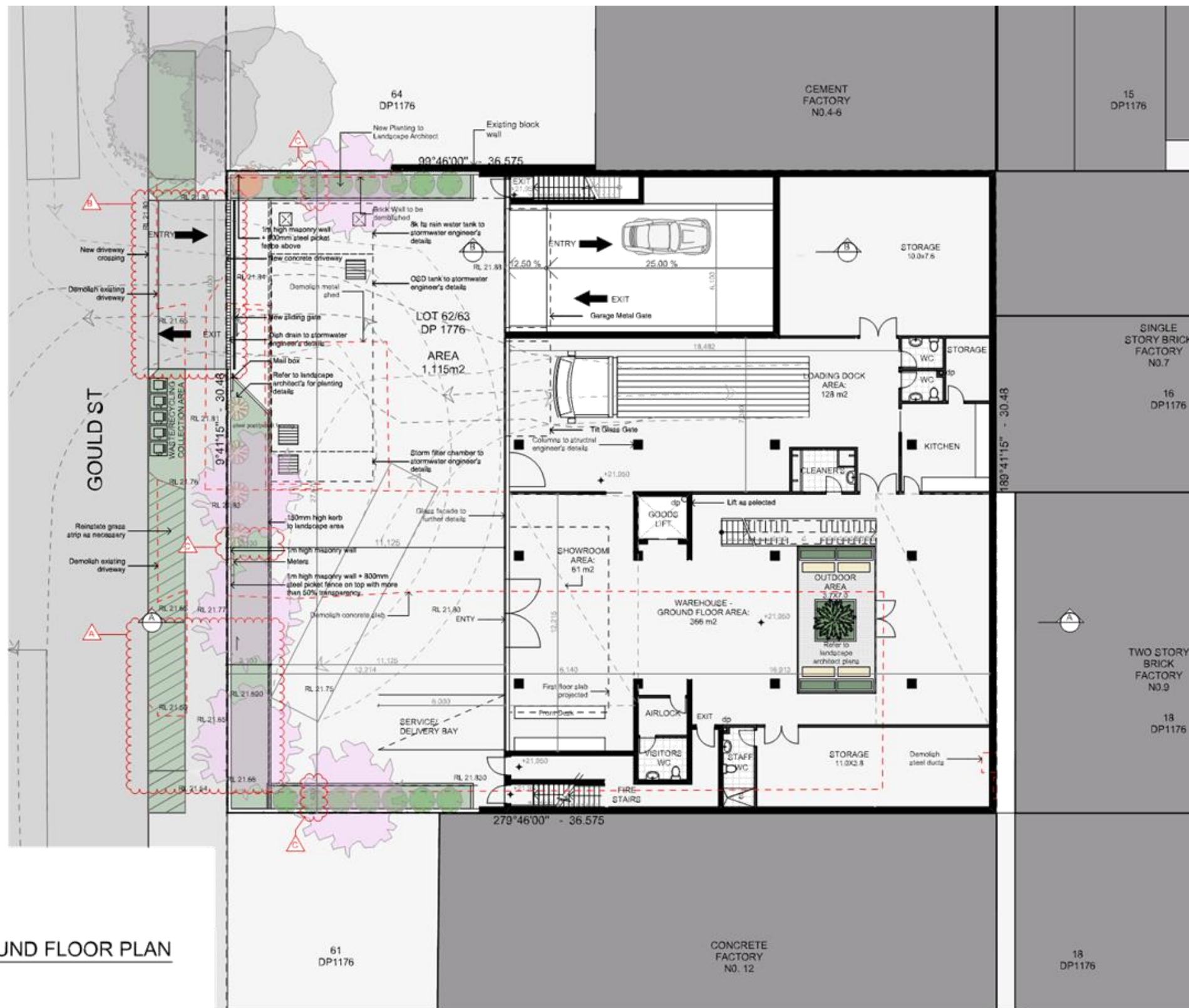
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 SITE PLAN

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Date
 18/10/2017



Drawing No.
 SK 101
Issue No.
 8



No	Description	Da
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11

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FSR CALCULATIONS

Ground Floor GFA:	
Warehouse area:	366 m2
Showroom area:	61 m2
Total Ground Floor GFA:	427 m2
First Floor GFA:	
Warehouse area:	398 m2
Office area:	193 m2
Total First Floor GFA:	591 m2
Total proposed GFA:	1,018 m2
Site area:	1,115 m2
PROPOSED FSR	0.91:1

1 GROUND FLOOR PLAN

Legend

Demolition line	---
CONC	Concrete
GL	Glass
AL	Aluminium

Issue No	Description	Date
7	Development Application	07 Sep/17
8	Amendments to DA	16 Oct/17

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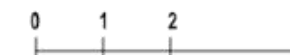
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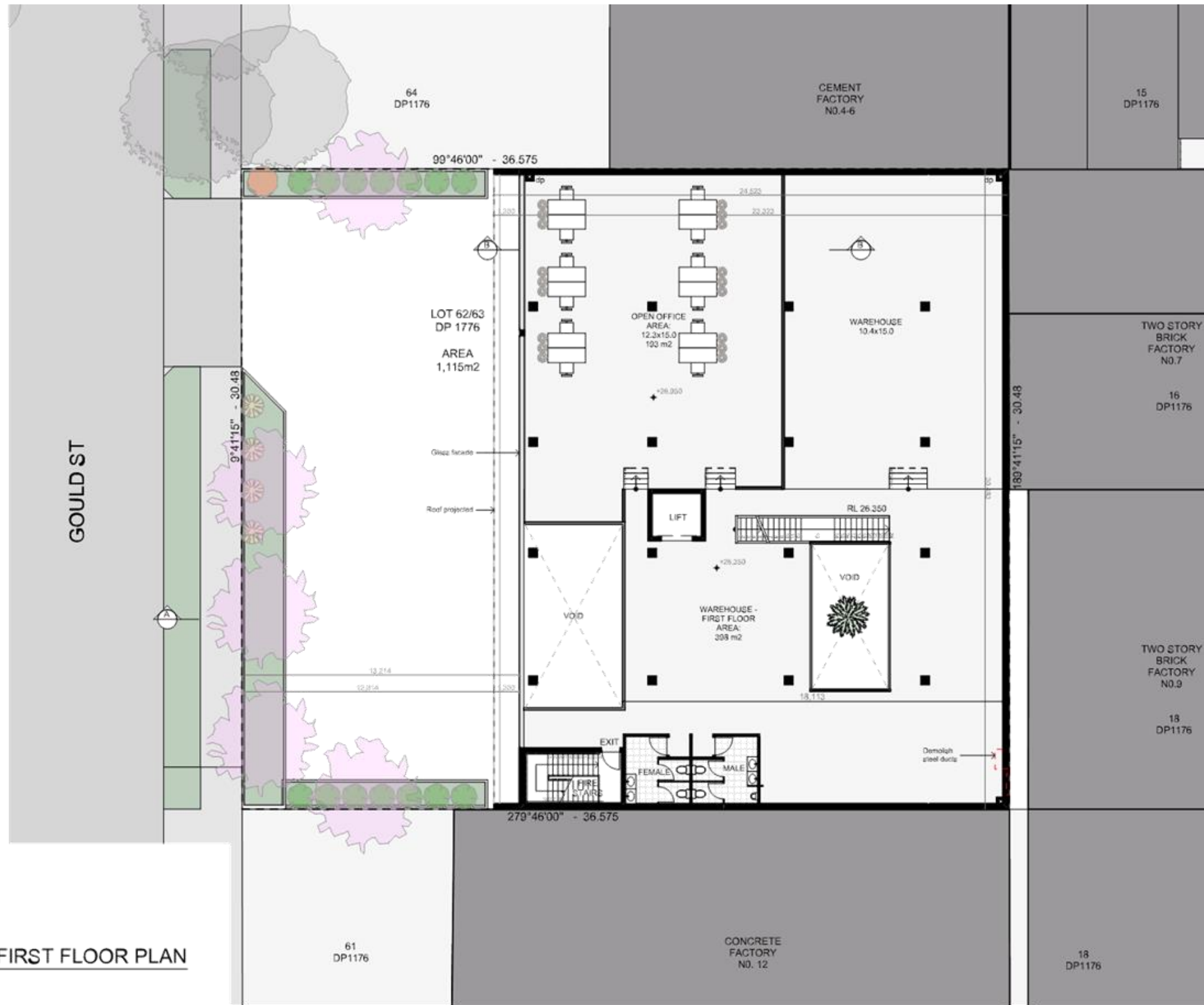
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Status
Development Application

Drawing content
GROUND FLOOR PLAN

Scale
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1:200 @ A3
Date
18/10/2017



Drawing No.
SK 102
Issue No.
8



No	Description	Da
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11

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1 - FIRST FLOOR PLAN

Legend

Demolition line	---
CONC	Concrete
GL	Glass
AL	Aluminium

Issue No	Description	Date
7	Development Application	07 Sep/17
8	Amendments to DA	16 Oct/17

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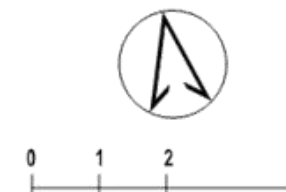
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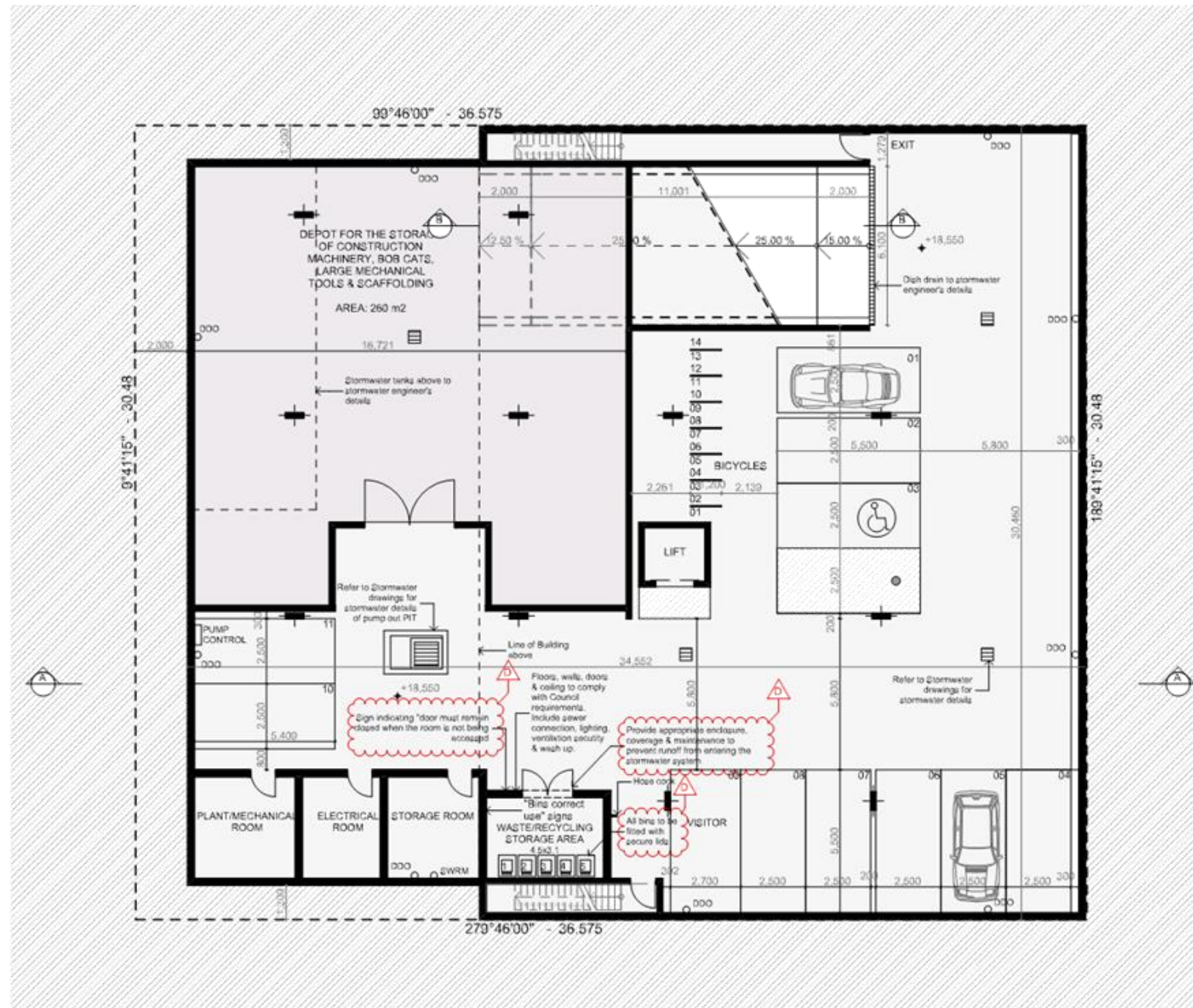
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FIRST FLOOR PLAN

Scale
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1:200 @ A3
Date
18/10/2017



Drawing No.
SK 103
Issue No.
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No	Description	Date
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B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11

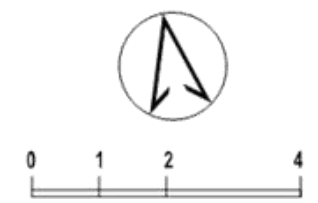


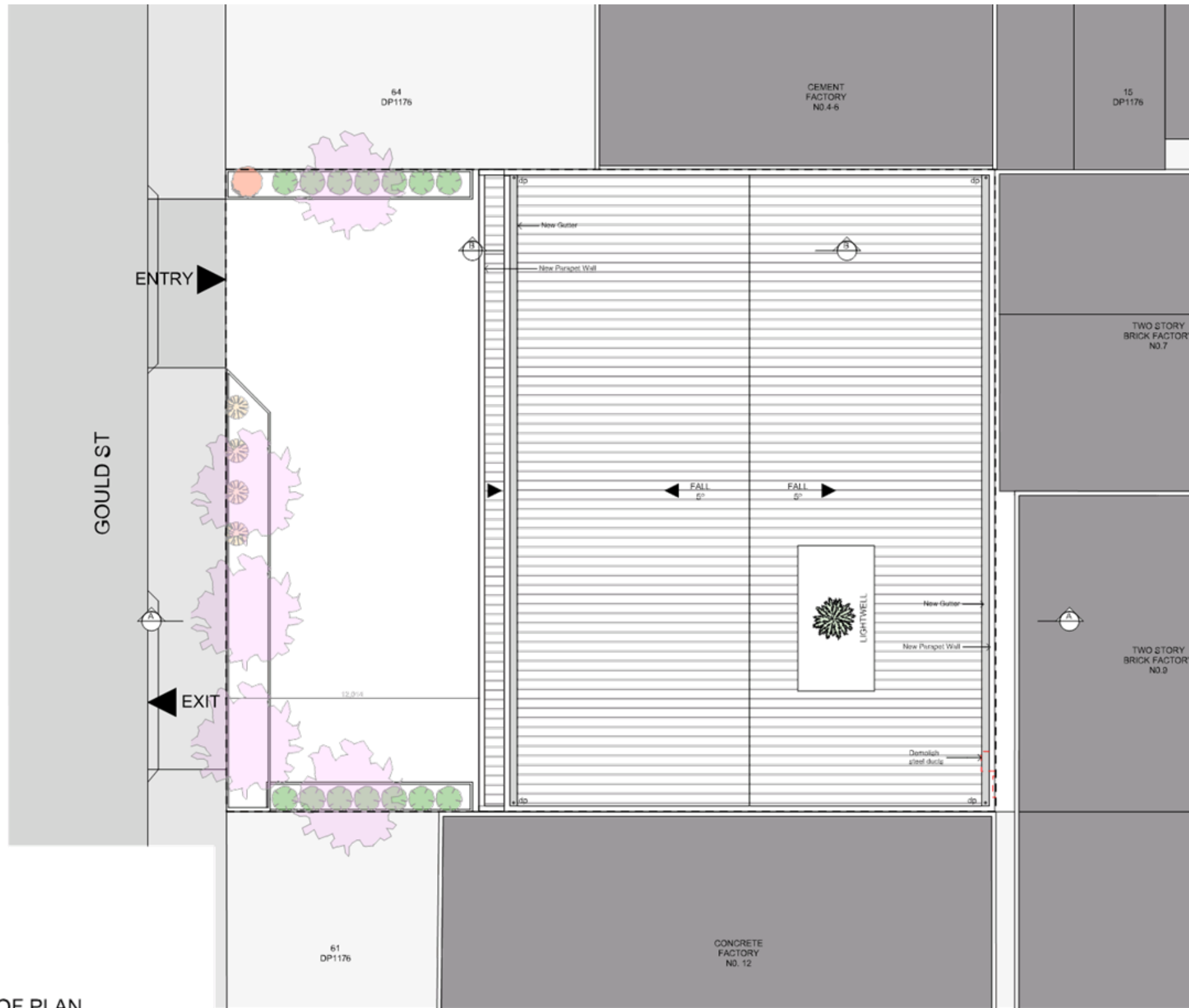
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① BASEMENT PLAN

<p>Legend</p> <p>Removal line ---</p> <p>CONC Concrete</p> <p>GL Glass</p> <p>AL Aluminium</p>	<p>Issue</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>Development Application</td> <td>07 Sep/17</td> </tr> <tr> <td>8</td> <td>Amendments to DA</td> <td>16 Oct/17</td> </tr> </tbody> </table>	No	Description	Date	7	Development Application	07 Sep/17	8	Amendments to DA	16 Oct/17	<p>Level 1, 722 Bourke St, Redfern NSW 2016 www.archebiosis.com P 02 8399 2324 E archebiosis@archebiosis.com</p> <p style="text-align: center;">ARCHEBIOSIS ARCHITECTS</p> <p>Archebiosis Architects is the owner of the copyright of these drawings. No reproduction or use of them must be done without prior permission and written consent. Copyright 2017</p>	<p>Project New industrial building 8-10 Gould St, Strathfield South</p> <p>Status Development Application</p>	<p>Drawing content BASEMENT PLAN</p> <p>Scale 1:100 @ A1 1:200 @ A3</p>	<p>Date 18/10/2017</p>	<p>Drawing No. SK 104</p> <p>Issue No. 8</p>
No	Description	Date													
7	Development Application	07 Sep/17													
8	Amendments to DA	16 Oct/17													





No	Description	Date
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11

1 ROOF PLAN

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Legend		Issue		
		No	Description	Date
---	Demolition line	7	Development Application	07 Sep/17
CONC	Concrete	8	Amendments to DA	16 Oct/17
GL	Glass			
AL	Aluminium			

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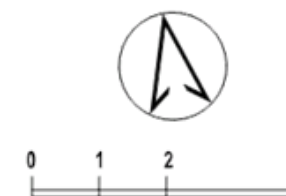
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8-10 Gould St, Strathfield South
Status
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Drawing content
ROOF PLAN

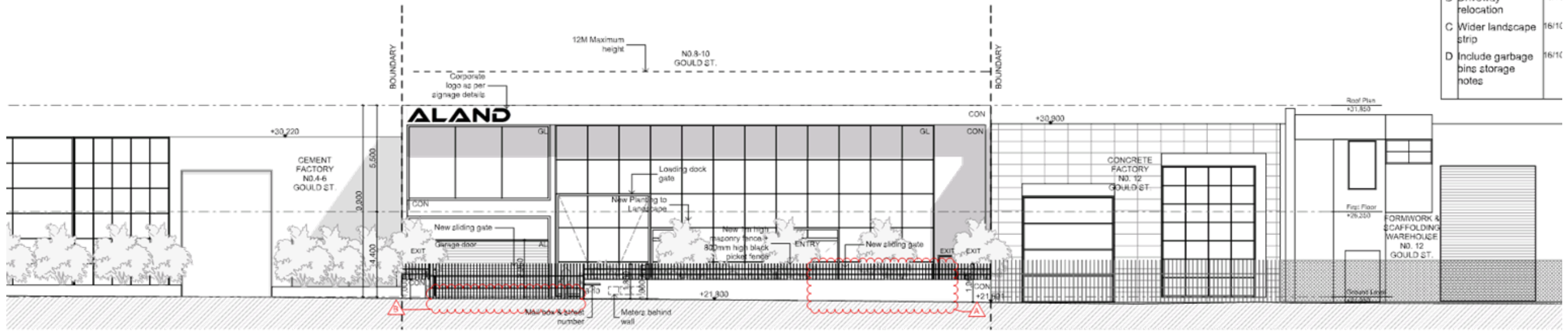
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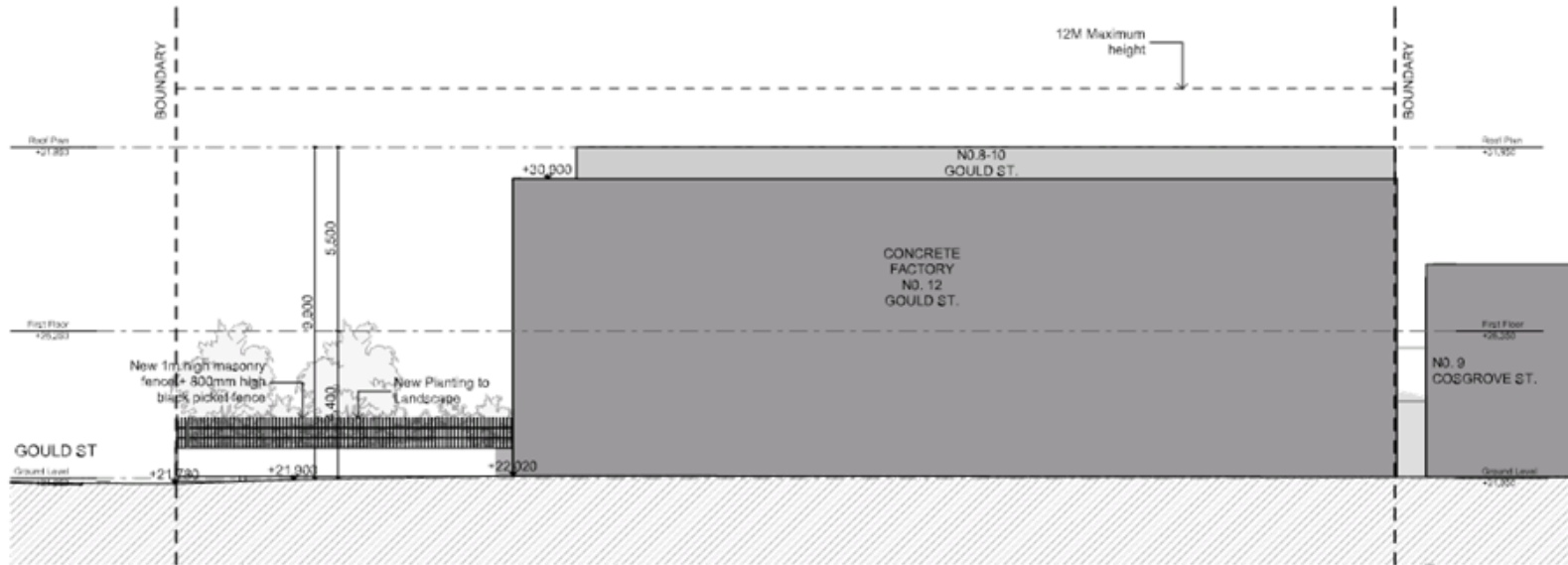


Drawing No.
SK 105
Issue No.
8

No	Description	Da
A	Driveway removal and landscape area included	16/17
B	Driveway relocation	16/17
C	Wider landscape strip	16/17
D	Include garbage bins storage notes	16/17



1 WESTERN ELEVATION - STREETCAPE



2 SOUTHERN ELEVATION

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Legend	Issue									
--- Remolishment line CONC Concrete GL Glass AL Aluminium	<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>Development Application</td> <td>07 Sep/17</td> </tr> <tr> <td>8</td> <td>Amendments to DA</td> <td>16 Oct/17</td> </tr> </tbody> </table>	No	Description	Date	7	Development Application	07 Sep/17	8	Amendments to DA	16 Oct/17
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Status
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Drawing content
 WESTERN ELEVATION - STREETCAPE,
 SOUTHERN ELEVATION

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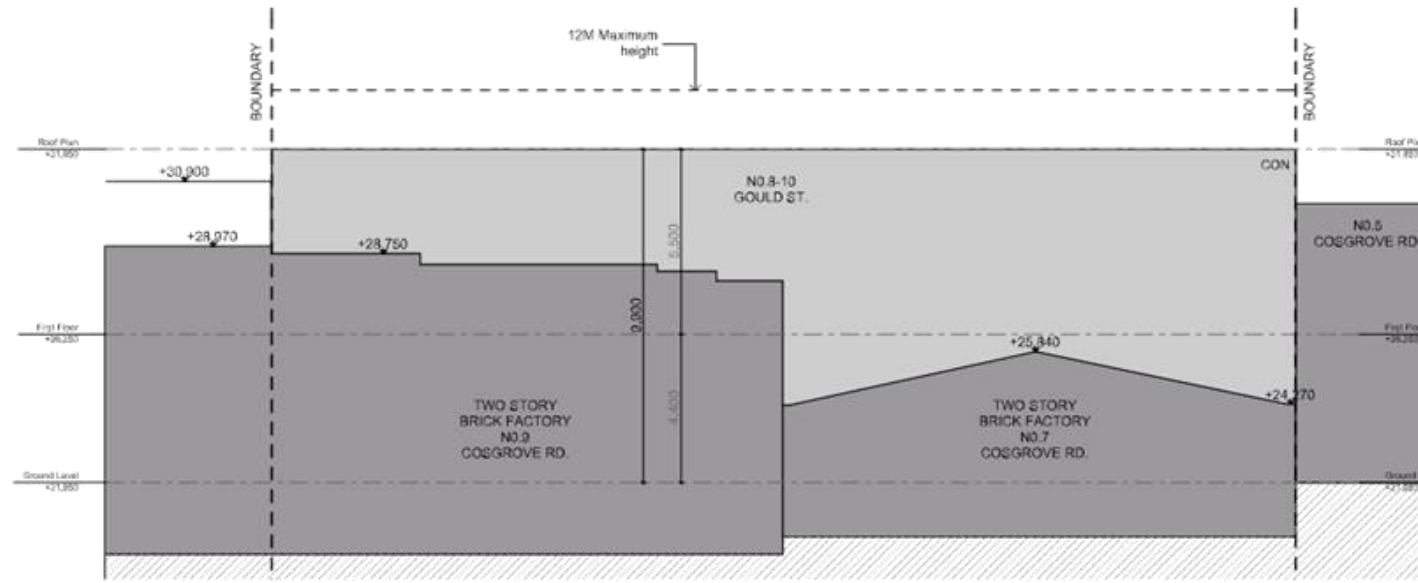
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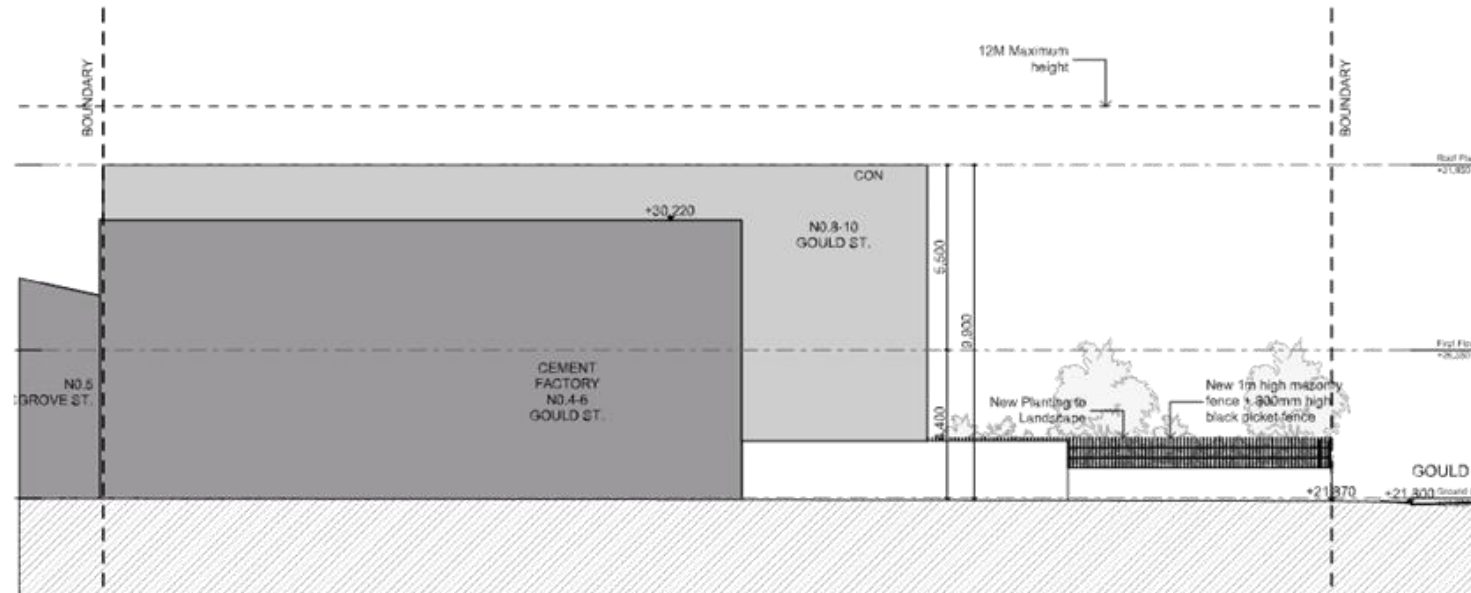
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Issue No.
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No	Description	Date
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11



1 EASTERN ELEVATION



2 NORTHERN ELEVATION

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Legend		Issue		
		No	Description	Date
---	Removal line	7	Development Application	07 Sep/17
CONC	Concrete	8	Amendments to DA	16 Oct/17
GL	Glass			
AL	Aluminium			

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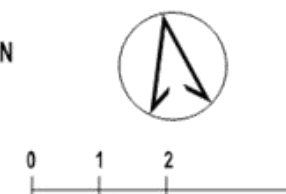
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Project
New industrial building
8-10 Gould St, Strathfield South
Status
Development Application

Drawing content
**NORTHERN ELEVATION, EASTERN
ELEVATION**

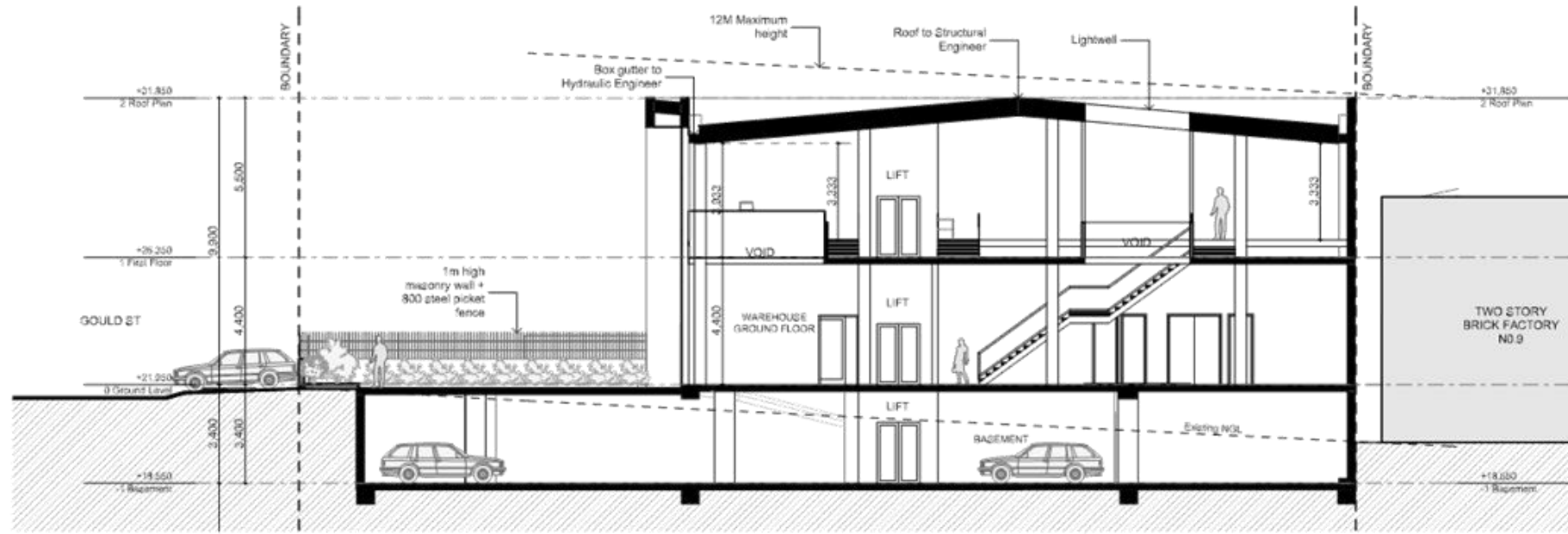
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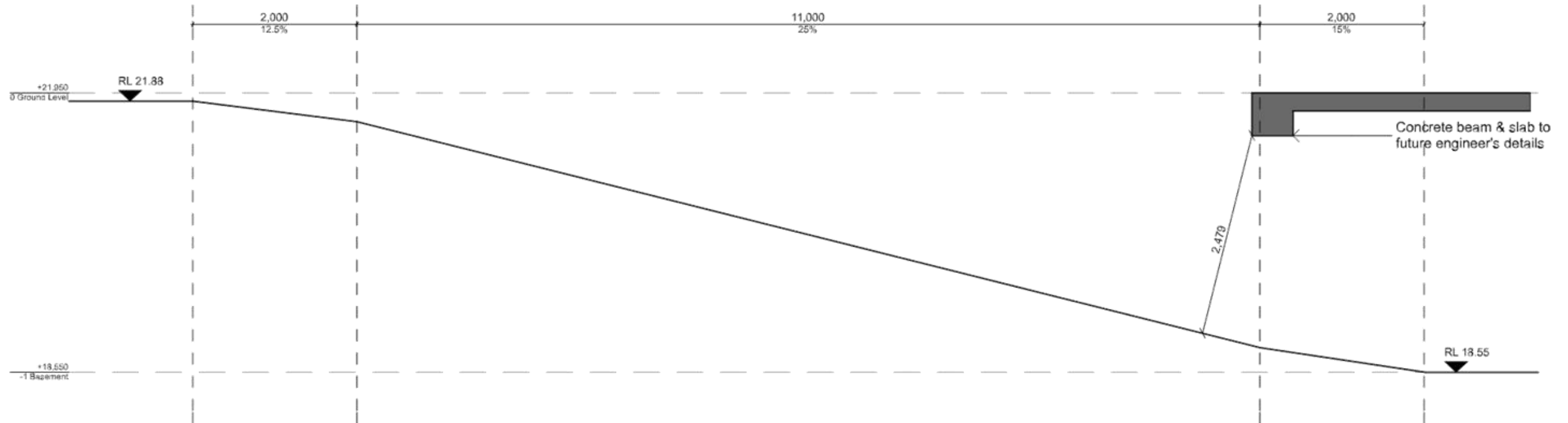
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B	Driveway relocation	16/17
C	Wider landscape strip	16/17
D	Include garbage bins storage notes	16/17



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1 SECTION A-A



2 SECTION B-B - RAMP DETAILS
1:50

Legend

Removal line	---
CONC	Concrete
GL	Glass
AL	Aluminium

Issue No	Description	Date
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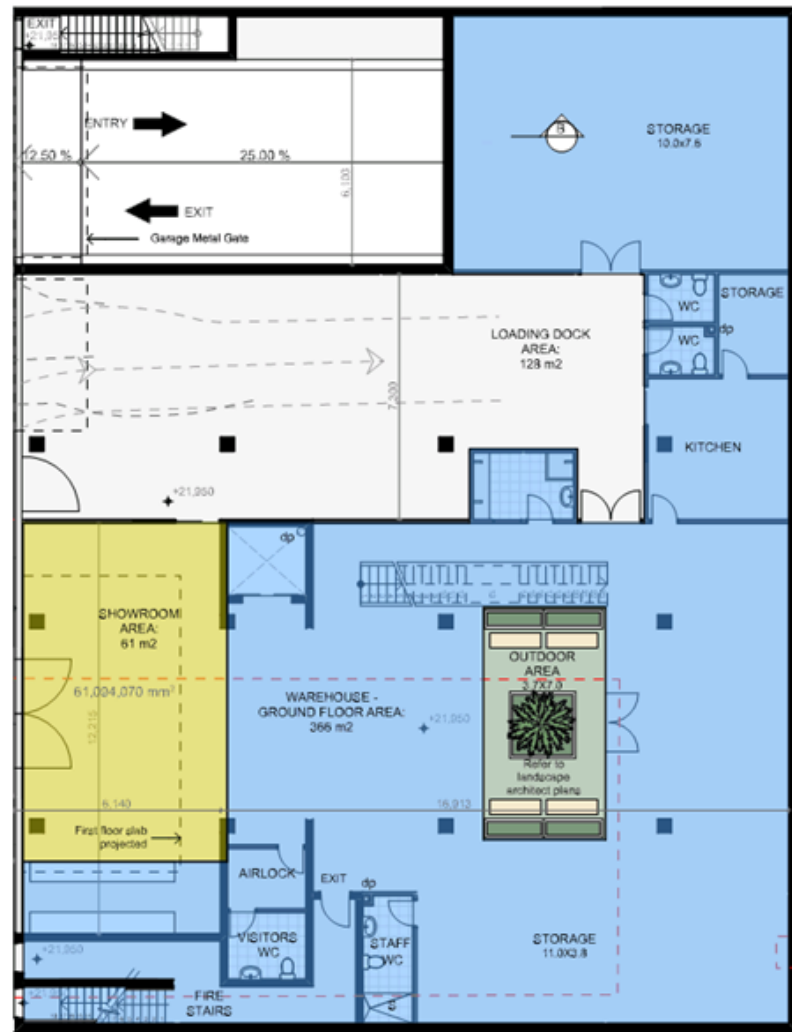
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New industrial building
8-10 Gould St, Strathfield South
Status
Development Application

Drawing content
SECTION A-A
SECTION B-B - RAMP DETAILS
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Date
18/10/2017



Drawing No.
SK 300
Issue No.
8

No	Description	Da
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B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11



1 GROUND FLOOR GFA



2 FIRST FLOOR GFA

FSR CALCULATION	
Warehouse GFA:	
Ground Floor:	366 m2
First Floor:	398 m2
TOTAL:	764 m2 (75%)
Office/Showroom GFA:	
Showroom:	61 m2
Offices:	193 m2
TOTAL:	254 m2 (25%)
TOTAL GFA:	1018 m2
SITE AREA:	1115
PROPOSED FSR:	0.91:1

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Legend		Issue		
		No	Description	Date
Warehouse GFA		7	Development Application	07 Sep/17
Office/showroom GFA		8	Amendments to DA	16 Oct/17

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Project
New industrial building
 8-10 Gould St, Strathfield South

Status
 Development Application

Drawing content
FIRST FLOOR GFA, GROUND FLOOR GFA

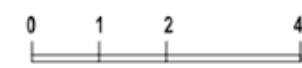
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Date
18/10/2017

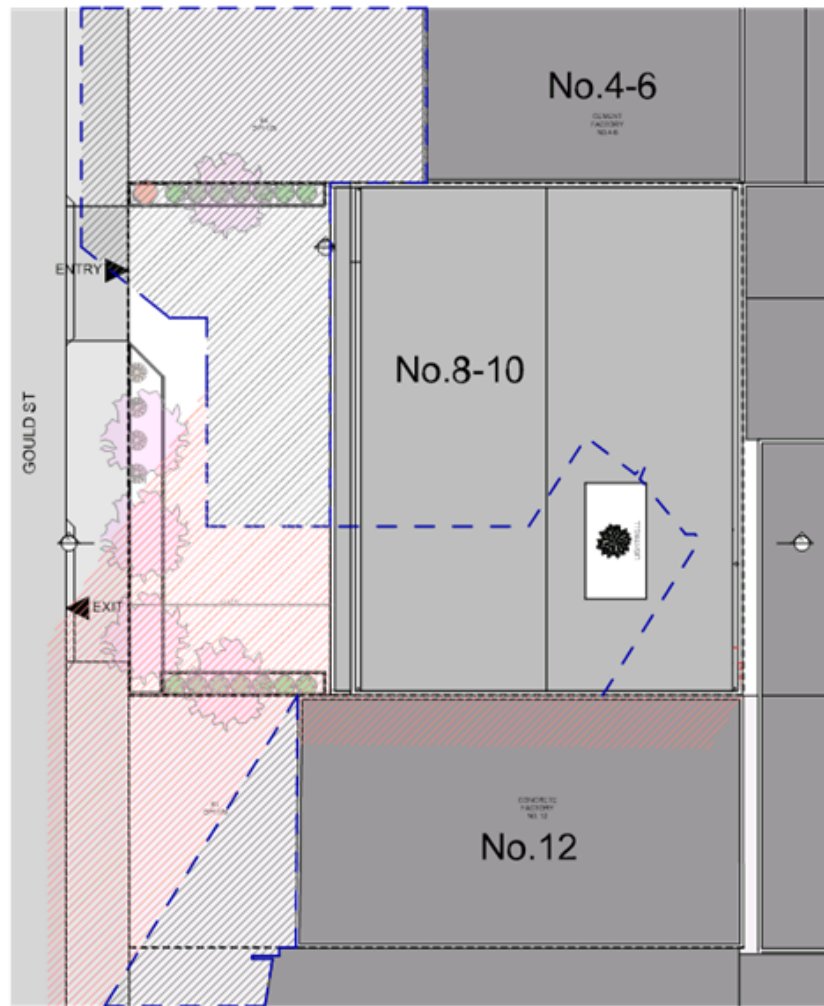


Drawing No.
SK 900

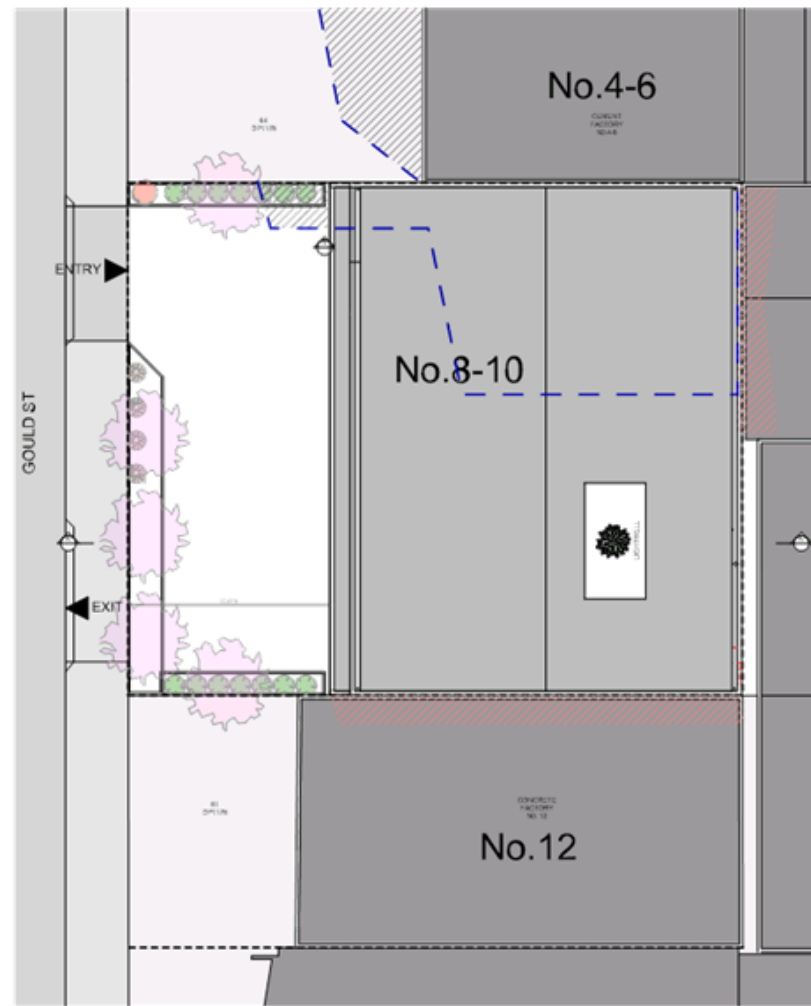
Issue No.
 8



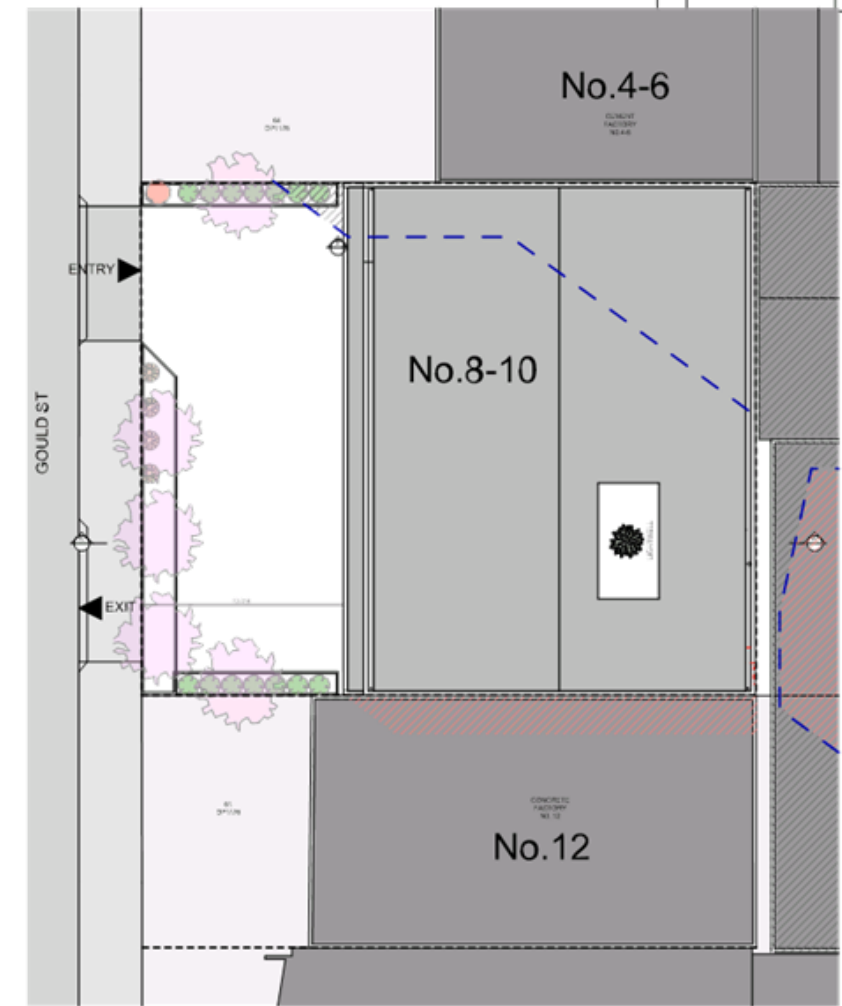
No	Description	Date
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11



1 Shadow Diagrams 22 Jun - 9am



2 Shadow Diagrams 22 Jun - 12pm



3 Shadow Diagrams 22 Jun - 3pm

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Legend

	Existing Shadows
	Proposed Shadows

Issue No	Description	Date
7	Development Application	07 Sep/17
8	Amendments to DA	16 Oct/17

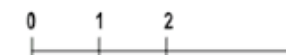
Level 1, 722 Bourke St, Redfern NSW 2016
 www.archebiosis.com
 P 02 8399 2324
 E archebiosis@archebiosis.com

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**ARCHEBIOSIS
ARCHITECTS**

Project
New industrial building
 8-10 Gould St, Strathfield South
 Status
 Development Application

Drawing content
**Shadow Diagrams 22 Jun - 9am, Shadow
 Diagrams 22 Jun - 12pm, GROUND FLOOR
 PLAN, Shadow Diagrams 22 Jun - 3pm**
 Scale
 1:100 @ A1
 1:200 @ A3
 Date
18/10/2017



Drawing No.
SK 901
 Issue No.
 8

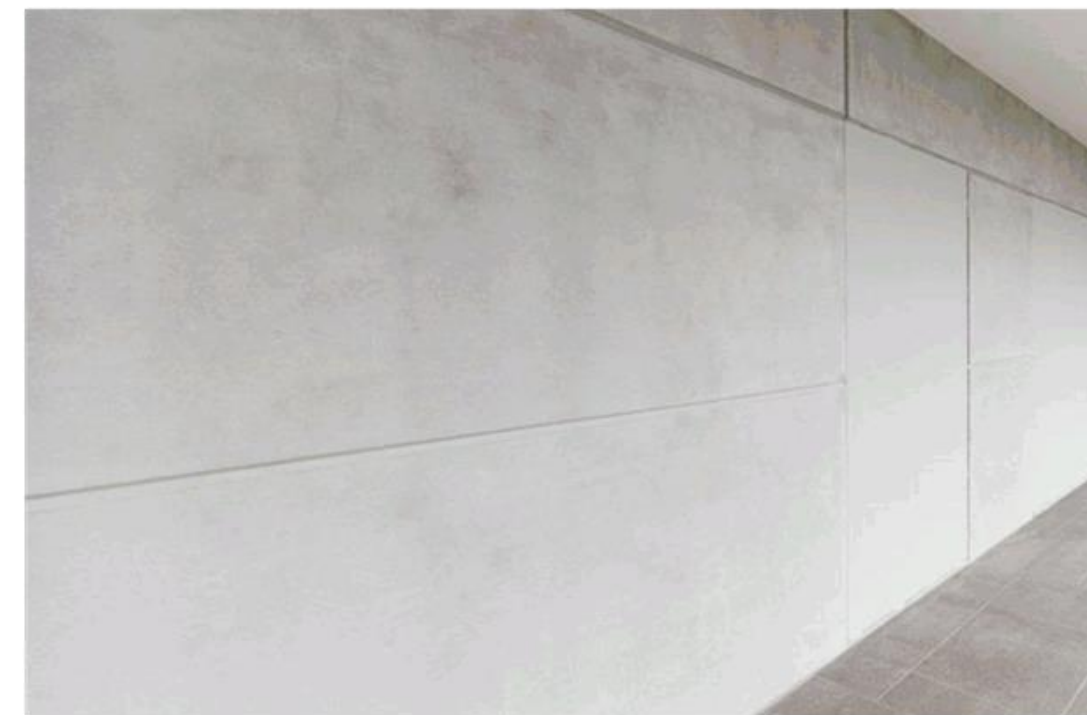
No	Description	Date
A	Driveway removal and landscape area included	16/11
B	Driveway relocation	16/11
C	Wider landscape strip	16/11
D	Include garbage bins storage notes	16/11



Black aluminium window



Full-height glass facade



Exposed off white precast concrete to external walls and front fence

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Received 18 October 2017**

Legend		Issue		
		No	Description	Date
Removal line	---	7	Development Application	07 Sep/17
CONC	Concrete	8	Amendments to DA	16 Oct/17
GL	Glass			
AL	Aluminium			

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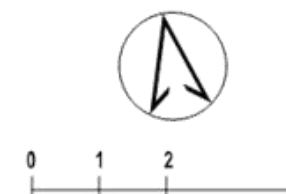
**ARCHEBIOSIS
ARCHITECTS**

Project
New industrial building
8-10 Gould St, Strathfield South
Status
Development Application

Drawing content
Finishes Schedule

Scale
1:100 @ A1
1:200 @ A3

Date
18/10/2017



Drawing No.
SK 902

Issue No.
8

8-10 GOULD STREET, STRATHFIELD, NSW 2135

Landscape Documentation for Development Application



IMAGE TAKEN FROM GOOGLE 2017

Design Statement

Landscape Philosophy

Landscape is designed to comply with traffic requirements, while providing screening from the road and adjoining boundaries. Native planting is used within the outdoor car park and street frontage. Exotic planting is used within the building courtyard. Paving and seating provides a break out space.

Landscape Management

The landscape will be maintained by the Client. A low volume drip irrigation system is recommended to all planters to optimise establishment of the landscape.

Drawing Register

Dwg No.	Drawing Name
LDA-00	Cover Sheet & Design Statement
LDA-01	Landscape DA Plan
LDA-02	Landscape Specification & Details
LDA-03	Plant Schedule & Images

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Drawing Title COVER SHEET & DESIGN STATEMENT	GEOSCAPES LANDSCAPE ARCHITECTS Suite 215, 284 Victoria Ave, Chatswood NSW 2067 Ph. (02) 9411 3485 www.geoscapes.com.au	Architect: ARCHEBIOSIS	Client: Aland Developments Pty Ltd	Scale: N/A	Date: 16 OCT 17	Job Number: 170727	North:	FOR DEVELOPMENT APPLICATION				
								Revision	Rev	Date	Description	Drawn
DWG No: LDA-00				Project: 8-10 Gould Street				A	01.09.17	For DA	CL	BG
								B	07.09.17	Updated Arch Base	CL	BG
								C	16.10.17	Update following Council review	CL	BG

LANDSCAPE SPECIFICATION NOTES

General
Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the full term approved at CC stage of the maintenance period (commencing from practical completion).

Rubbish Removal
During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication
Weed growth that may occur in, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide, (e.g. 'Roundup', applied in accordance with the manufacturer's directions) or hand weeding.

Tree Replacement
Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.
Frequency: as required.

Pruning
Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Irrigation
A low volume drip irrigation system may be installed at the discretion of the Developer to the planter boxes. Position of control box, solenoids and irrigation conduits to be designed by qualified irrigation engineer at CC stage. Controllers shall be mounted on a stable wall, power rack, or formed and constructed concrete based pedestal mount. Performance specification to be provided by landscape architect, nominally 25mm delivered to plant areas each week during establishment (depending on weather conditions). After establishment, irrigation rates can be decreased in certain areas of the landscape depending on the species.

Watering
Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.
Frequency: Weekly or as required.

Drainage
All planter boxes are to have an outlet connected SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendent's attention.

Soils
The landscape contractor shall supply and install the following soils to planter boxes:
1 On slab soil media 'A' horizon - topsoil 300mm depth
2 On slab soil media 'B' horizon - subsoil layer below 300mm

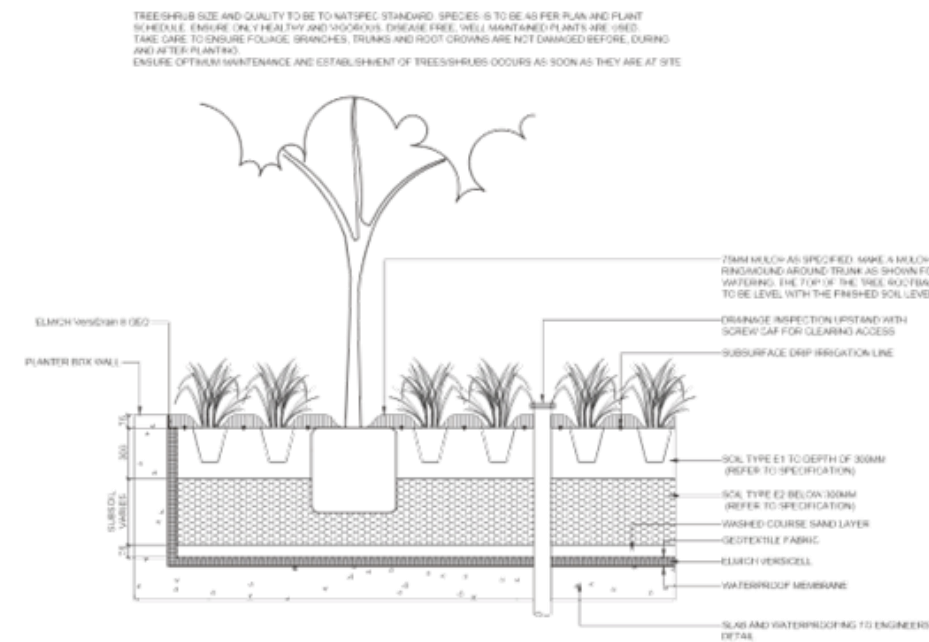
Planting
All planting to be grown to NATSPEC specifications. Contractor to prepare site for planting including watering, handling, setting out and excavation. Excavate a hole for each plant large enough to provide not less than 100mm all around the root system of the plant. For tree planting each hole shall be dug with a shovel, backhoe or similar tool. Individual holes shall be excavated to allow root system to sit flat on the excavated hole and 400mm to each side of the root system. Backfill planting holes with existing site soil and topsoil as described in section 'Soil', plant / Tree shall be set plumb, with the root ball set slightly below the final soil level.

Mulching
The Landscape Contractor shall supply and install gravel mulch to all planters, to a minimum depth of 50mm. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstatement depths to a uniform level of 50mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client.

Pest and Disease Control
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions. Frequency: weekly inspection

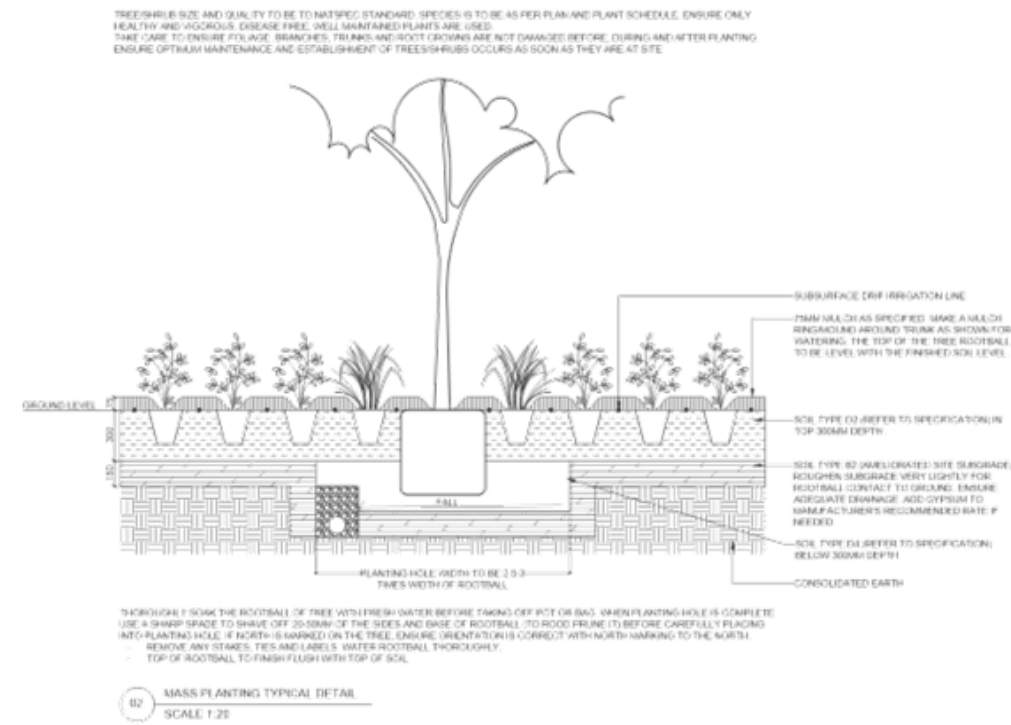
Fertilising
Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys KOKEI pellets, analysis 6.3:1.8:2.9 or similar approved. KOKEI pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

TYPICAL DETAILS



THOROUGHLY SOAK THE ROOTBALL OF TREE WITH FRESH WATER BEFORE TAKING OFF POT OR BAG WHEN PLANTING HOLE IS COMPLETE. USE A SHARP SPADE TO SHAVE OFF 20-30MM OF THE SIDES AND BASE OF ROOTBALL TO ROOT PLANE (T) BEFORE CAREFULLY PLACING INTO PLANTING HOLE. IF NORTH IS MARKED ON THE TREE, ENSURE ORIENTATION IS CORRECT WITH NORTH MARKING TO THE NORTH.
- REMOVE ANY STAPLES, TIES AND LABELS. WATER ROOTBALL THOROUGHLY.
- TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL.

01 MASS PLANTING OVER SLAB TYPICAL DETAIL SCALE 1:20



THOROUGHLY SOAK THE ROOTBALL OF TREE WITH FRESH WATER BEFORE TAKING OFF POT OR BAG WHEN PLANTING HOLE IS COMPLETE. USE A SHARP SPADE TO SHAVE OFF 20-30MM OF THE SIDES AND BASE OF ROOTBALL TO ROOT PLANE (T) BEFORE CAREFULLY PLACING INTO PLANTING HOLE. IF NORTH IS MARKED ON THE TREE, ENSURE ORIENTATION IS CORRECT WITH NORTH MARKING TO THE NORTH.
- REMOVE ANY STAPLES, TIES AND LABELS. WATER ROOTBALL THOROUGHLY.
- TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL.

02 MASS PLANTING TYPICAL DETAIL SCALE 1:20

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Drawing Title
LANDSCAPE SPECIFICATION & DETAILS
DWG No: LDA-02



Architect:
ARCHEBIOSIS

Client:
Aland Developments Pty Ltd

Scale:	Date:	Job Number:	North:	FOR DEVELOPMENT APPLICATION					
N/A	16 OCT 17	170727		Revision	Rev	Date	Description	Drawn	Check
				A	01.09.17		For DA	CL	BG
				B	07.09.17		Updated Arch Base	CL	BG
				C	16.10.17		Update following Council review	CL	BG

PLANT SCHEDULE

Code	Botanical Name	Common Name	Expected Mature Height	Install Size	Spacing	Quantity
TREES						
CUP ANA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8m	100L	As Shown	3
TRI LAU	<i>Luscious Tristaniopsis laurina 'DOW10'</i>	Water Gum Luscious	7m	100L	As Shown	2
PALMS						
ARC CUN	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	5m	100L	As Shown	1
SHRUBS AND ACCENTS						
ACM smi	<i>Acmena smithii</i>	Lilly Pilly	2m	200mm	0.6m Ctrs	69
DIA twi	<i>Dianella prunina 'Rainbow Twist'</i>	Dianella Rainbow Twist	0.5m	200mm	0.5m Ctrs	24
SAN tri	<i>Sansevieria trifasciata</i>	Mother-in-law's Tongue	0.7m	200mm	0.3m Ctrs	20
WES box	<i>Westringia fruticosa 'Grey Box'</i>	Grey Box	0.45m	200mm	3m2	18
GRASSES AND GROUNDCOVERS						
ANI gol	<i>Anigozanthos hybrid 'Gold Velvet'</i>	Kangaroo Paw	0.6m	150mm	5m2	33
DIA bre	<i>Dianella caerulea 'Breeze'</i>	Dianella Breeze	0.6m	150mm	5m2	68
LOM ver	<i>Lomandra longifolia 'Verday'</i>	Lomandra Verday	0.6m	150mm	5m2	31
OPH jap	<i>Ophiopogon Japonicus</i>	Mondo Grass	0.3m	150mm	11m2	19

PLANT IMAGES



Cupaniopsis anacardioides



Tristaniopsis laurina 'Luscious'



Archontophoenix cunninghamiana



Dianella 'Rainbow Twist'



Acmena smithii



Sansevieria bifasciata



Westringia 'Grey Box'



Anigozanthos 'Gold Velvet'



Dianella 'Breeze'



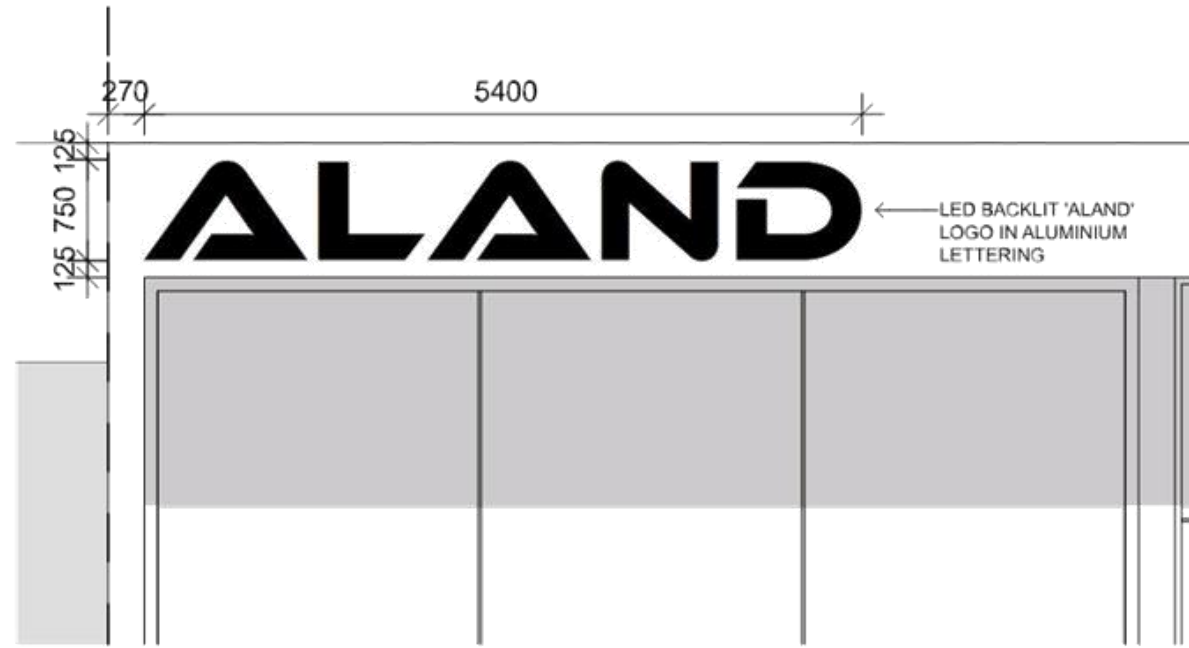
Lomandra longifolia 'Verday'



Ophiopogon Japonicus

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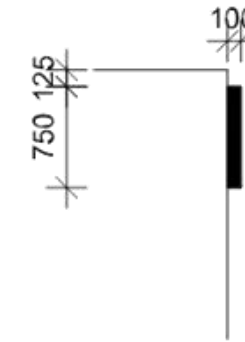
Drawing Title PLANT SCHEDULE AND IMAGERY	GEOSCAPES LANDSCAPE ARCHITECTS Suite 215, 288 Victoria Ave, Chatswood NSW 2067 Ph. (02) 9411 3485 www.geoscapes.com.au	Architect: ARCHEBIOSIS	Client: Aland Developments Pty Ltd	Scale: N/A	Date: 16 OCT 17	Job Number: 170727	North:	FOR DEVELOPMENT APPLICATION				
								Revision	Rev	Date	Description	Drawn
DWG No: IDA-03				Project: 8-10 Gould Street				A	01.09.17	For DA	CL	BG
								B	07.09.17	Updated Arch Base	CL	BG
								C	16.10.17	Update following Council review	CL	BG



1 FRONT SIGN ELEVATION



2 FRONT SIGN PLAN



3 FRONT SIDE ELEVATION (Side)

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4 SAMPLE IMAGE OF SIGN

Legend		Issue		
		No	Description	Date
Removal line	---	7	Development Application	07 Sep/17
CONC	Concrete	8	Amendments to DA	11 Oct/17
GL	Glass			
AL	Aluminium			

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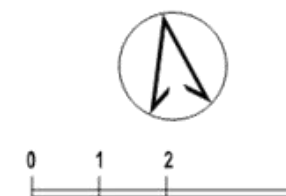
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Project
New industrial building
8-10 Gould St, Strathfield South
Status
Development Application

Drawing content
FRONT SIGN ELEVATION

Scale
1:25 @ A1
1:50 @ A3

Date
18/10/2017



Drawing No.
SK 400
Issue No.
8

INDUSTRIAL DEVELOPMENT 8-10 GOULD STREET, STRATHFIELD STORMWATER CONCEPT DESIGN

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8 September 2017



DRAWING REGISTER			
SHEET No.	No.	TITLE	REV
1	SW100	COVER SHEET	01
2	SW200	STORMWATER CONCEPT DESIGN - BASEMENT PLAN	01
3	SW201	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	01
4	SW202	STORMWATER CONCEPT DESIGN - FIRST FLOOR PLAN	01
5	SW203	STORMWATER CONCEPT DESIGN - ROOF PLAN	01
6	SW300	STORMWATER CONCEPT DESIGN - DETAILS	01
7	SW400	EROSION AND SEDIMENT CONTROL - PLAN AND DETAILS	01
8	SW500	STORMWATER CONCEPT DESIGN - MUSIC CATCHMENT	01

LOCALITY PLAN
NOT TO SCALE
COPYRIGHT OF GOOGLE MAP, VERSION 31

PREPARED BY:

SGC Consulting Engineers
Unit 412, Level 4
14-16 Lexington Drive
Bella Vista, NSW 2153
T: +61 2 8883 4239
F: +61 2 9672 6977
Email: office@sgce.com.au
Web: www.sgce.com.au



ARCHITECT:

ARCHEBIOSIS
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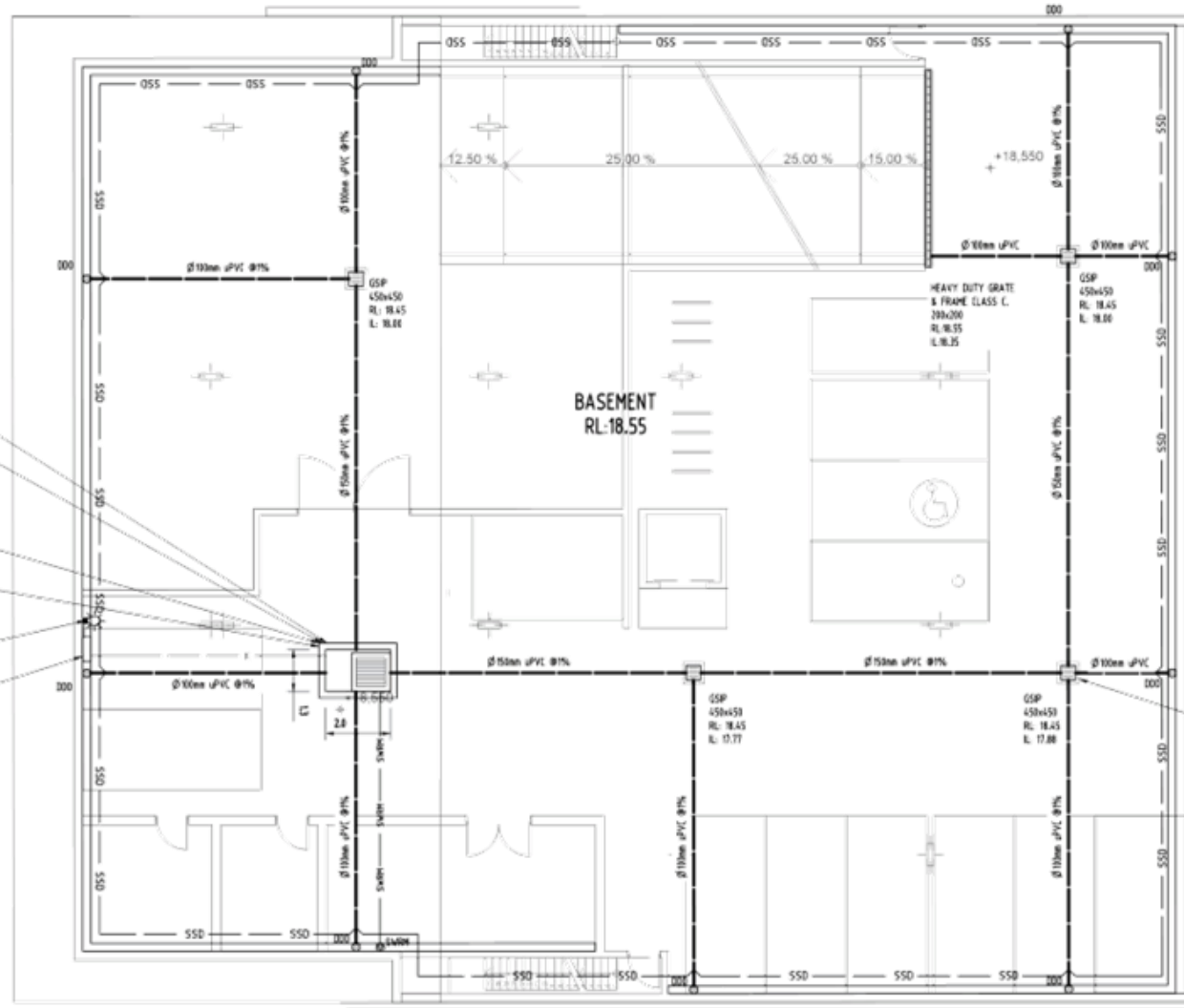
CLIENT:





SUBSOIL DESIGN CALCS:
 SINCE THERE ARE NO AREA OF DRIVEWAY RAMP ENCLOSED, SUBSOIL PUMP OUT PIT WILL BE SIZED TO HAVE A VOLUME OF 3.0m³ AS MINIMUM REQUIREMENT ACCORDING TO AUSTRALIAN STANDARD.

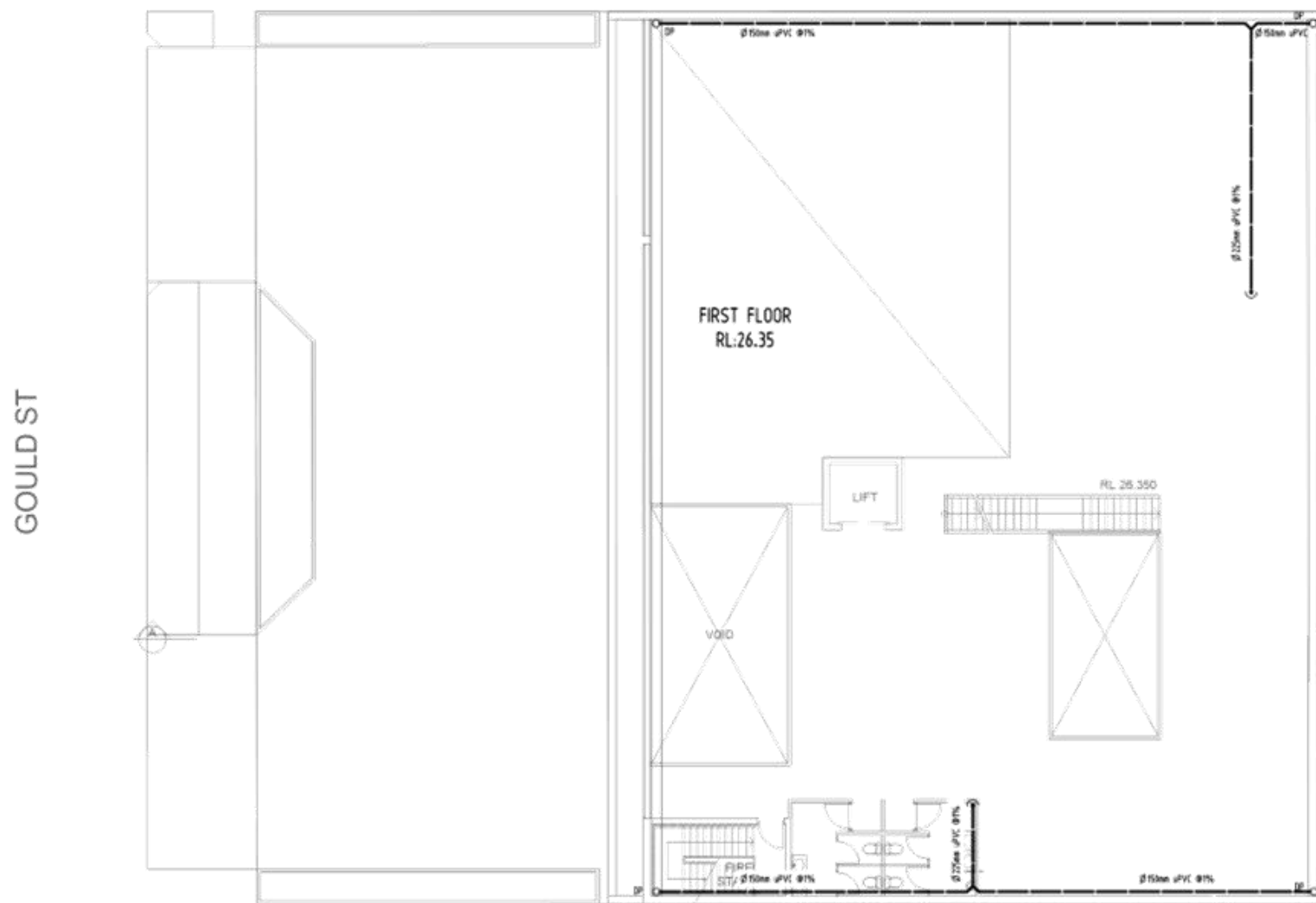
- INSTALL 2x SUBMERSIBLE PUMPS EACH WITH A PUMP CAPACITY OF 18L/s AT 10m HEAD.
- PUMP OUT PIT:
 RL: 18.45
 FINL: 18.55
 I.L.N.F.S.
 HEIGHT: 1.2m
 AREA: 2.8m²
 VOLUME REQUIRED: 3m³
 VOLUME PROVIDED: 3.0m³
- INSTALL 1900x HEAVY DUTY STEEL GRATED LED FOR ACCESS AND MAINTENANCE PURPOSES.
 HINGED & J-LOCK.
- INSTALL STOP IRONS. REFER TO DETAILS.
- INSTALL WARNING FLASH LIGHT TO PROVIDE INDICATION OF PUMP FAILURE.
- PUMP OUT PIT CONTROL BOX TO MANUFACTURERS SPECIFICATIONS.



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HEAVY DUTY CLASS 'C' GRATE & FRAME (TYP.)

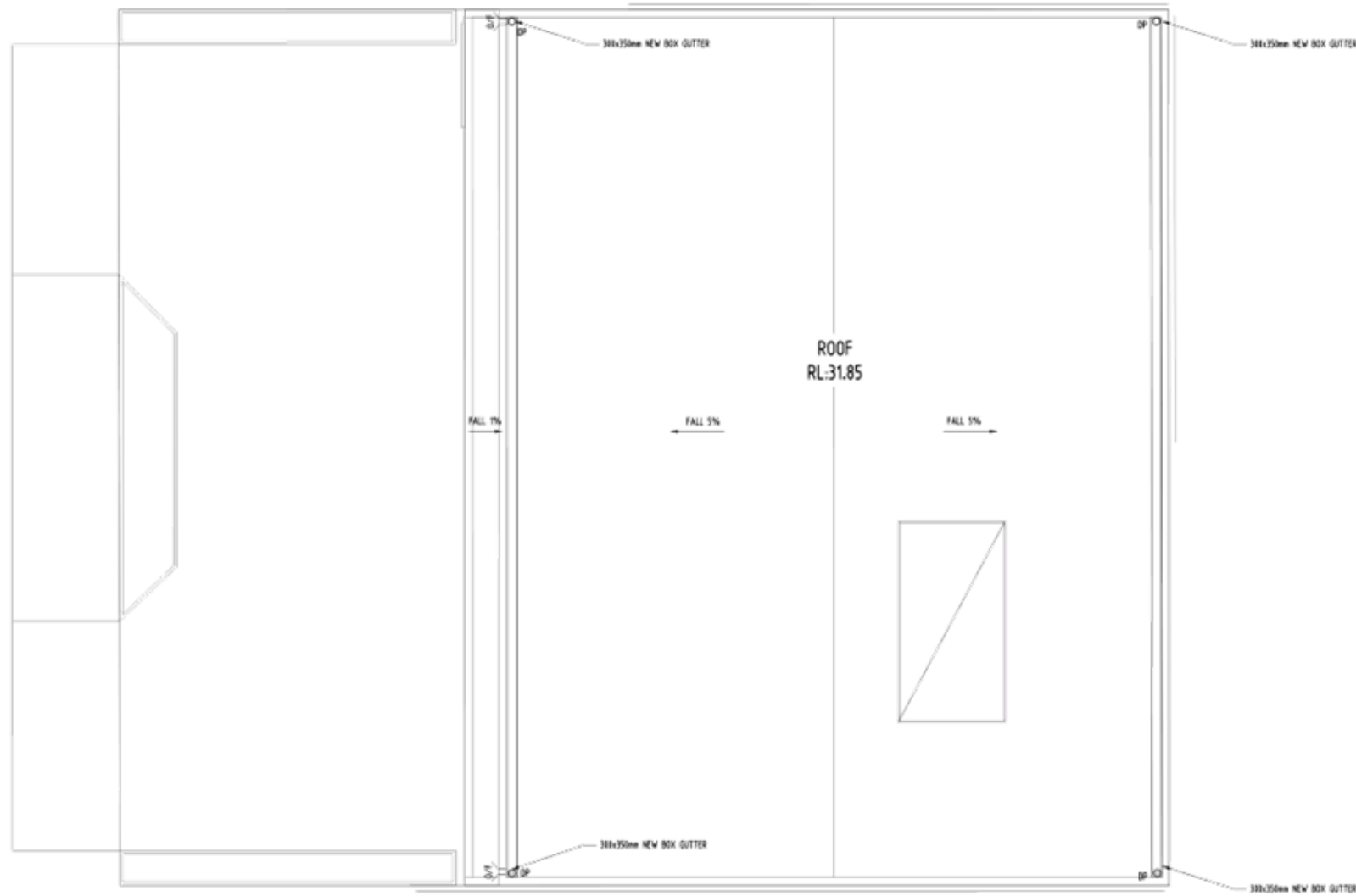
Reference Coordination Drawing Designer: [] Drawing Title and Number: [] Date: [] Rev: [] ARCH: [] BASINMENT: [] SUBMIT: [] STRUCT: [] MECP: [] ELEC: [] HWS: [] CIVIL: [] LANDS: []		QUALITY CONTROL DRAWN: L2 DATE: 01.06.17 CHECKED: SH DATE: 01.06.17 DESIGNED: L2 DATE: 01.06.17 VERIFIED: SH DATE: 01.06.17 APPROVED: SH DATE: 01.06.17	WARNING: THE DESIGN, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SGC CONSULTANTS PTY LTD AND MUST NOT BE REPRODUCED, COPIED, ALIENATED OR OTHERWISE USED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF SGC CONSULTANTS PTY LTD.	CLIENT: ALAND ARCHITECT: ARCHEBIOSIS ARCHITECTS ENGINEERING VALUE: SGC Unit 412, Level 4, 14-16 LEXINGTON DRIVE BELLA VISTA, NSW 2153 T: +61 2 8883 4239 F: +61 2 9672 6977 Email: office@sgc.com.au Web: www.sgc.com.au	PROJECT: INDUSTRIAL DEVELOPMENT 8-10 GOULD STREET, STRATHFIELD	Drawing Status: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES Drawing Title: STORMWATER CONCEPT DESI BASEMENT PLAN Project No: 20170220 Drawing No: CW200 Rev: 0
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NOTE ALL DOWNPipes ARE Ø50mm V.K.O.

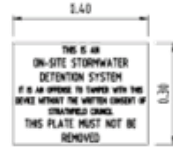
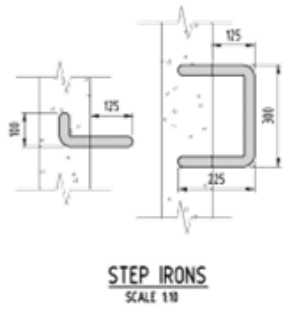
STRATHFIELD COUNCIL
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DA2017/134
8 September 2017

Reference Coordination Drawing Drawing No: [] Drawing Title and Number: [] Date: [] Rev: [] ARCH: [] FIRST FLOOR: [] SUBMIT: [] STRUCT: [] MECP: [] ELEC: [] HVS: [] CIVIL: [] LANDSC: [] CIVIL: []		QUALITY CONTROL DRAWN: L2 DATE: 01.09.17 CHECKED: SH DATE: 01.09.17 DESIGNED: L2 DATE: 01.09.17 VERIFIED: SH DATE: 01.09.17 APPROVED: SH DATE: 01.09.17	WARNING: THE DESIGN, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SGC CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALIENATED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SGC CONSULTANTS PTY LTD. 	CLIENT: ALAND ARCHITECT: ARCHEBIOSIS ARCHITECTS ENGINEERING VALUE: SGC Unit 412, Level 4, 14-16 LEXINGTON DRIVE BELLA VISTA, NSW 2153 T: +61 2 8883 4239 F: +61 2 9672 6977 Email: office@sgc.com.au Web: www.sgc.com.au	PROJECT: INDUSTRIAL DEVELOPMENT 8-10 GOULD STREET, STRATHFIELD	Drawing Status: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES Drawing Title: STORMWATER CONCEPT DESIGN FIRST FLOOR PLAN Project No: 20170220 Drawing No: CW202 Rev: 0
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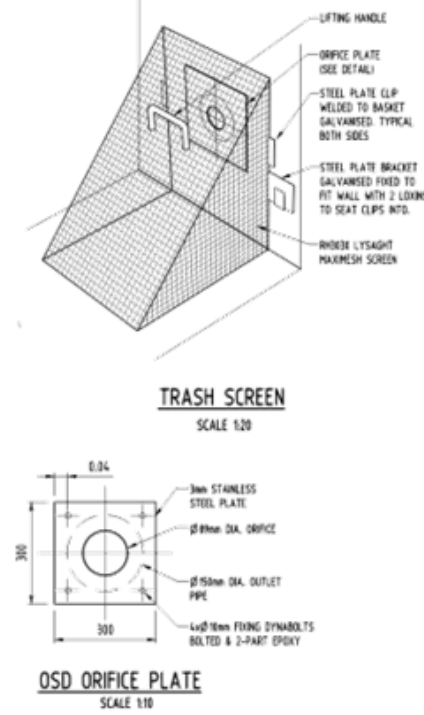
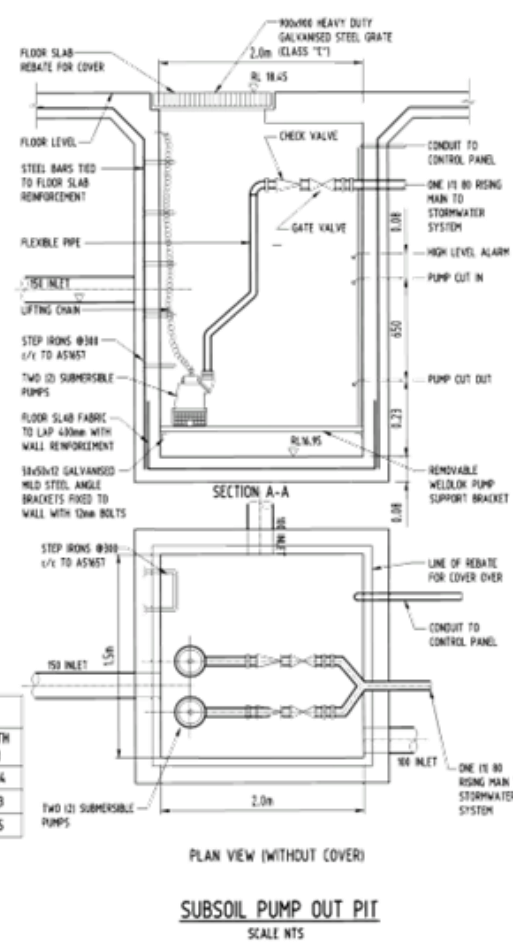
**STRATHFIELD COUNCIL
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DA2017/134
8 September 2017

Reference Coordination Drawing Designer: [] Drawing Title and Number: [] Date: [] Rev: [] ARCH: [] STRUCT: [] MECP: [] ELEC: [] CIVIL: [] LANDSCAPE: []		QUALITY CONTROL DRAWN: L2 DATE: 01.09.17 CHECKED: SH DATE: 01.09.17 DESIGNED: L2 DATE: 01.09.17 VERIFIED: SH DATE: 01.09.17 APPROVED: SH DATE: 01.09.17	WARNING: THE DESIGN, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SGC CONSULTANTS PTY LTD AND MUST NOT BE REPRODUCED, COPIED, ALTERED OR OTHERWISE USED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SGC CONSULTANTS PTY LTD. 	CLIENT: ALAND ARCHITECT: ARCHEBIOSIS ARCHITECTS Unit 412, Level 4, 14-16 LEXINGTON DRIVE BELLA VISTA, NSW 2153 T: +61 2 8883 4239 F: +61 2 9672 6977 Email: office@sgc.com.au Web: www.sgc.com.au	PROJECT: INDUSTRIAL DEVELOPMENT 8-10 GOULD STREET, STRATHFIELD Drawing Status: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES Drawing Title: STORMWATER CONCEPT DESIGN ROOF PLAN Project No: 20170220 Drawing No: CW202 Rev: 0
---	--	---	---	---	---



CALCULATIONS:
 THE ORIFICE IS SIZED FOR 2-YR ARI STORM EVENT
 $Q = 7.87 \text{ L/s}$
 $Q = 0.48 \text{ m}^3/\text{s}$
 THE WEIR IS SIZED FOR 100-YR ARI
 $PSD_{100} = 36.795 \text{ L/s}$
 $Q_{weir} = 1.55 \text{ m}^3/\text{s}$
 $C = 1.6$
 $L = 1.6 \text{ m}$
 $Q_{weir} = 7.95 \text{ L/s}$
 WIDTH OF WEIR = 200mm
 HEIGHT = 1.025m OR 25mm
 CHECK FOR 10-YR
 $Q_{weir} = 1.8 \text{ L/s}$
 $Q_{weir} = 1.8 \text{ L/s}$
 $Q_{weir} = 1.8 \text{ L/s}$

ARI (yrs)	SSR (m ³ /1000m ²)	PSD (L/s/1000m ²)	STORAGE (m ³)	PSD (L/s)	TWL (m)	DEPTH (m)
2	7	20	7.895	22.3	21.849	0.214
10	11	25	12.845	27.875	21.19	0.33
100	18	33	20.87	36.795	21.44	0.55



DESIGN NOTES:
 THE SITE IS LOCATED IN STRATHFIELD COUNCIL.
 THE OSD STORAGE SYSTEM WILL BE BELOW GROUND.
 OSD WAS DESIGNED ACCORDING TO COUNCIL DCP. THE RESULTS ARE SHOWN BELOW:
 REQUIRED VOLUME: 24.67m³
 ACCORDING TO THE COUNCIL DCP PART D, 800L RAINWATER TANK NEED TO BE PROVIDED TO BE USED FOR LANDSCAPE WATERING AND OTHER SUPPLIES OF NON-DOMESTIC WATER.
 ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE DCM GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS.



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE. TM TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

SURVEY LEGEND

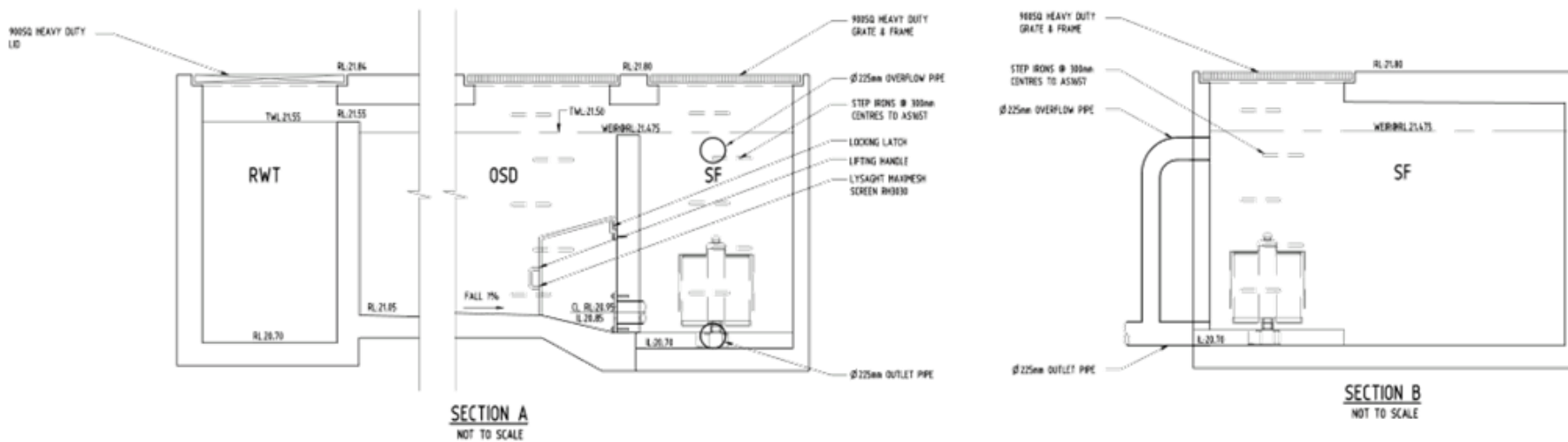


SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

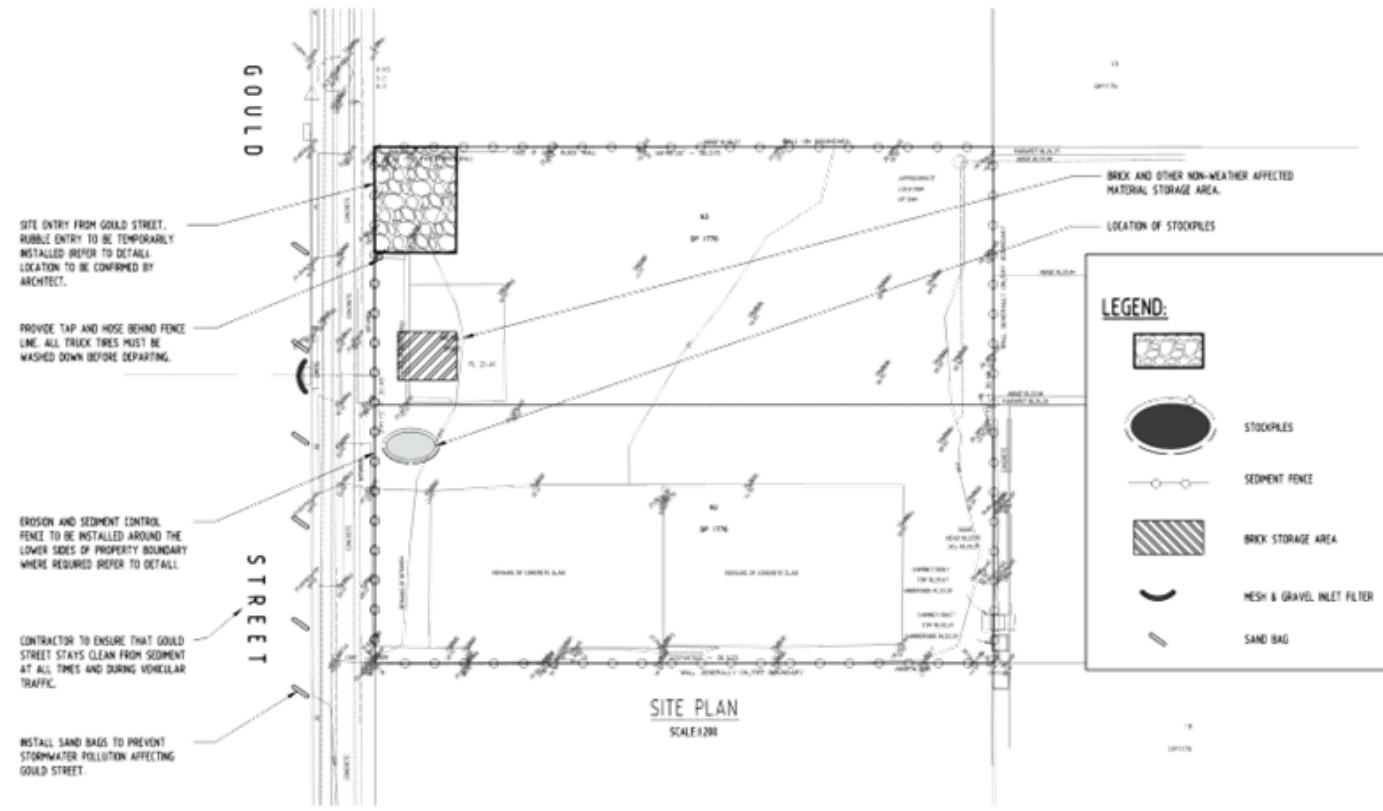
SITWORKS LEGEND



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 8 September 2017



<p>Reference Coordination Drawing</p> <table border="1"> <thead> <tr> <th>Discipline</th> <th>Drawing Title and Number</th> <th>Date</th> <th>Rev.</th> </tr> </thead> <tbody> <tr> <td>ARCH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STRUCT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mech</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LAND</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LANDSCAPE</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Discipline	Drawing Title and Number	Date	Rev.	ARCH				STRUCT				Mech				ELECT				LAND				LANDSCAPE				<p>QUALITY CONTROL</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01.09.17</td> <td>L2</td> <td>01.09.17</td> <td>SH</td> </tr> <tr> <td>01.09.17</td> <td>L2</td> <td>01.09.17</td> <td>SH</td> </tr> <tr> <td>01.09.17</td> <td>SH</td> <td>01.09.17</td> <td>SH</td> </tr> <tr> <td>01.09.17</td> <td>SH</td> <td>01.09.17</td> <td>SH</td> </tr> </tbody> </table>	DATE	BY	DATE	BY	01.09.17	L2	01.09.17	SH	01.09.17	L2	01.09.17	SH	01.09.17	SH	01.09.17	SH	01.09.17	SH	01.09.17	SH	<p>CLIENT: ALAND</p> <p>ARCHITECT: ARCHEBIOSIS ARCHITECTS</p> <p>ENGINEERING: SGC</p>	<p>PROJECT: INDUSTRIAL DEVELOPMENT</p> <p>8-10 GOULD STREET, STRATHFIELD</p>	<p>Drawing Status: FOR APPROVAL</p> <p>Drawing Title: STORMWATER CONCEPT DESI DETAILS</p> <p>Project No: 20170220</p> <p>Drawing No: C1/200</p>
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EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL. SEE NOTES PROPER SLOTTING STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
- EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
- NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
- GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

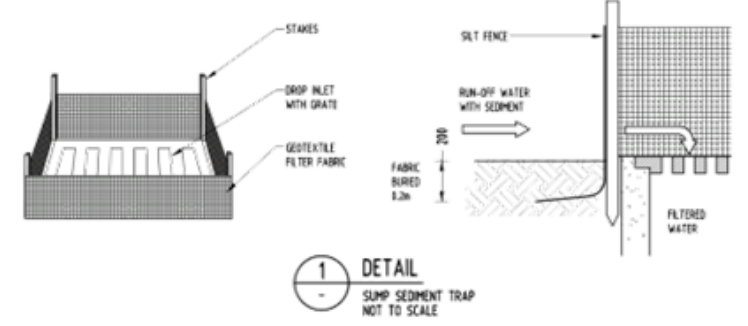
GENERAL NOTES

- THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
- ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

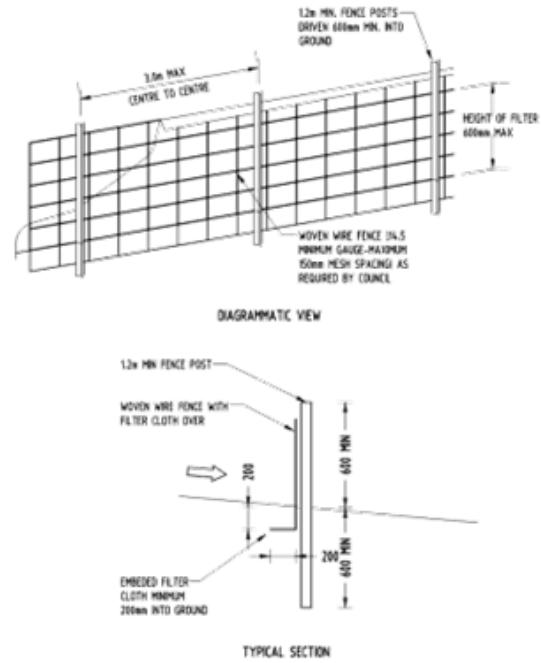
CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

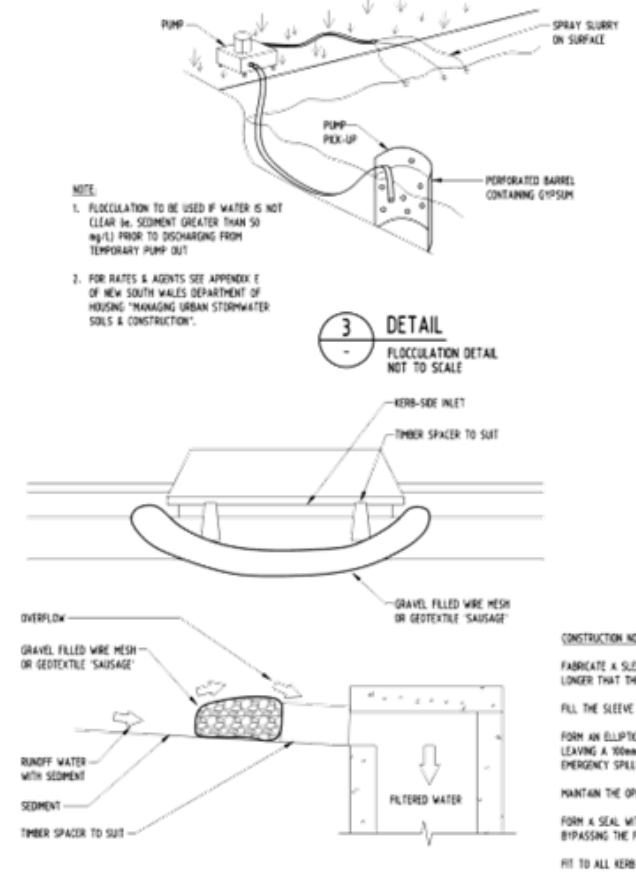
- TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
- TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MLLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEY 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.



1 DETAIL
SLUMP SEDIMENT TRAP
NOT TO SCALE



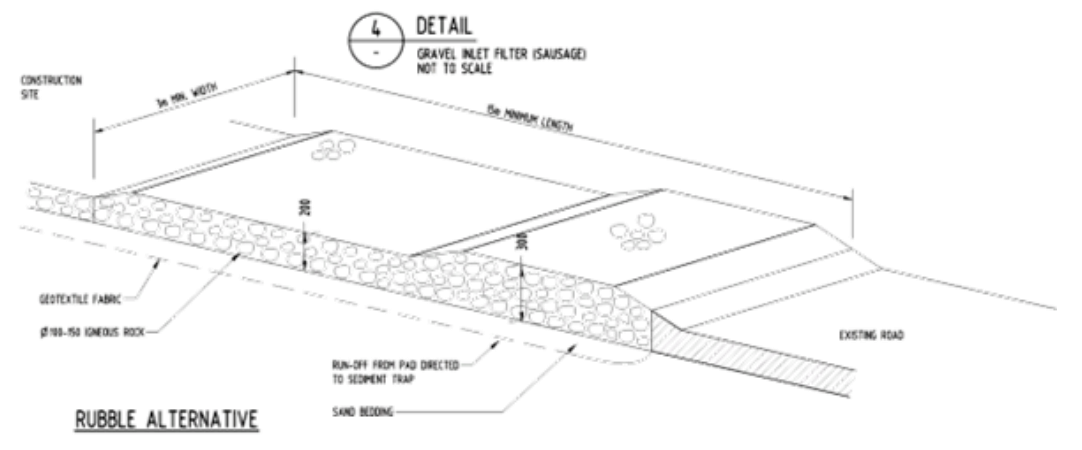
2 DETAIL
SEDIMENT FENCE
NOT TO SCALE



NOTE

- FLOCCULATION TO BE USED IF WATER IS NOT CLEAR OR SEDIMENT GREATER THAN 50 mg/L PRIOR TO DISCHARGING FROM TEMPORARY PUMP OUT
- FOR RATES & AGENTS SEE APPENDIX 1 OF NEW SOUTH WALES DEPARTMENT OF HOUSING "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION".

3 DETAIL
FLOCCULATION DETAIL
NOT TO SCALE



4 DETAIL
GRAVEL INLET FILTER (SAUSAGE)
NOT TO SCALE

5 DETAIL
TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE

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DA2017/134
8 September 2017

CONSTRUCTION NOTES

FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET FIT

FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL

FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 10mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPOWELWAY

MAINTAIN THE OPENING WITH SPACER BLOCKS

FORM & SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER

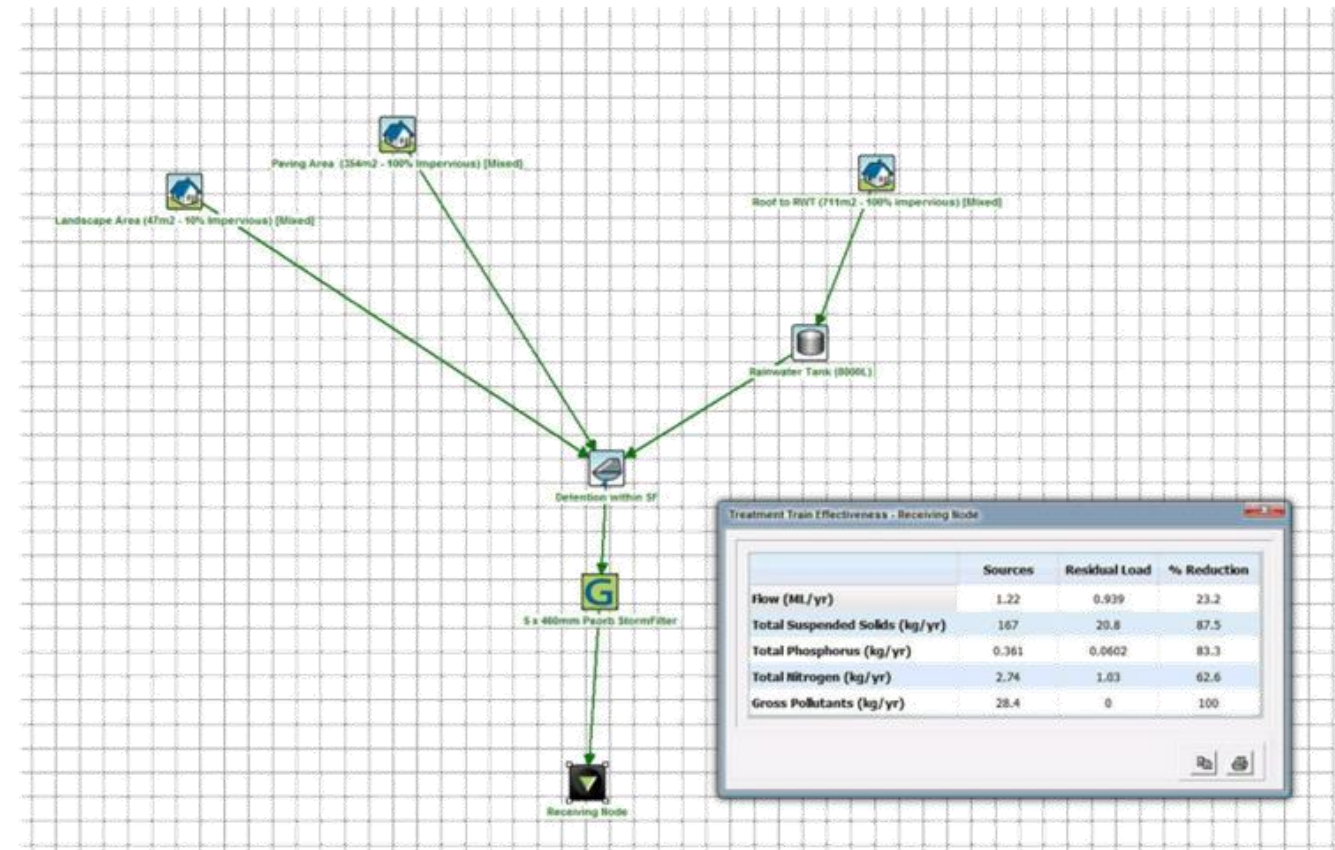
FIT TO ALL KERB INLETS AT SAG POINTS

RUBBLE ALTERNATIVE

<p>Reference Coordination Drawing</p> <table border="1"> <tr> <th>Discipline</th> <th>Drawing Title and Number</th> <th>Date</th> <th>Rev.</th> </tr> <tr> <td>ARCH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STRUC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MISC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MEP</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LAND</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CIVIL</td> <td></td> <td></td> <td></td> </tr> </table>		Discipline	Drawing Title and Number	Date	Rev.	ARCH				STRUC				MISC				MEP				ELC				LAND				CIVIL				<p>ENGINEERING CONTRACTORS</p> <p>DESIGNING NOT DONE TO BE CHECKED ON SITE. DO NOT SCALE UP THE DRAWING. PROVISION OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY DISCREPANCIES TO THE DRAWING SHALL BE REPORTED TO THE CONSULTING ENGINEER FOR DISCUSSION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER</p>	<p>QUALITY CONTROL</p> <table border="1"> <tr> <th>DESIGNED</th> <th>DATE</th> <th>01.09.17</th> </tr> <tr> <th>DESIGNED</th> <th>DATE</th> <th>01.09.17</th> </tr> <tr> <th>VERIFIED</th> <th>DATE</th> <th>01.09.17</th> </tr> <tr> <th>APPROVED</th> <th>DATE</th> <th>01.09.17</th> </tr> </table>	DESIGNED	DATE	01.09.17	DESIGNED	DATE	01.09.17	VERIFIED	DATE	01.09.17	APPROVED	DATE	01.09.17	<p>WARNING: THE DESIGN, DRAWING, SPECIFICATION AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SGC CONSULTANTS PTY LTD AND MUST NOT BE REPRODUCED, COPIED, ALIENATED OR OTHERWISE USED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF SGC CONSULTANTS PTY LTD</p>	<p>CLIENT: VALAND</p> <p>ARCHITECT: ARCHEBIOSIS ARCHITECTS</p> <p>SGC Engineering Value</p> <p>Unit 412, Level 4, 14-16 LEXINGTON DRIVE BELLA VISTA, NSW 2153 T: +61 2 8883 4239 F: +61 2 9672 6977 Email: office@sgc.com.au Web: www.sgc.com.au</p>	<p>PROJECT: INDUSTRIAL DEVELOPMENT</p> <p>8-10 GOULD STREET, STRATHFIELD</p>	<p>Drawing Status: FOR APPROVAL</p> <p>NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>Drawing Title: EROSION AND SEDIMENT CONTROL PLAN AND DETAILS</p> <p>Project No: 20170220</p> <p>Drawing No: CIV/00</p> <p>Rev: 0</p>
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Issue internal sequence and revision history 1-landowner 2-developer application 3-construction certificate			OPERATIONS NOT SHOWN TO BE CHECKED ON SITE. ON NET SCALE OF THIS DRAWING, POSITIONING OF INTERFERING PIPES AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR RECOMMENDATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE USED IN CONSTRUCTION WITH THE SPECIFICATIONS AND OTHER						

TO: Strathfield Independent Hearing and Assessment Panel Meeting - 2
November 2017

REPORT: SIHAP – Report No. 3

SUBJECT: 14-40 MADELINE STREET, STRATHFIELD SOUTH
LOT 22 DP1200563

DA NO. DA2017/095

SUMMARY

Proposal: Use of the premise as a scaffolding storage facility

Applicant: Rhino Scaffolds Pty Ltd

Owner: Michael & Suzanne Reidy

Date of lodgement: 27 June 2017

Notification period: 10 July 2017 to 25 July 2017

Submissions received: 2

Assessment officer: KL

Estimated cost of works: \$Nil

Zoning: IN1 General Industrial - SLEP 2012

Heritage: N/A

Flood affected: Yes

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: **REFUSAL**

EXECUTIVE SUMMARY

- 1.0 Approval is sought for the use of the premise as a scaffolding storage facility.
- 2.0 The application was notified in accordance with Part L of the SCDCP 2005 from 10 July 2017 to 25 July 2017. Two (2) written submission was received. Concerns were raised in relation to the possible noise impact and dust generated from the proposed activity. Concerns were also raised in relation to the proposed hours of operation due to its close proximity to the residential dwellings.
- 3.0 The application is the result of an industrial land use audit carried out by Council's Compliance section. Given the applicant has failed to respond to requests for additional information, a detailed assessment of the application cannot be undertaken.
- 4.0 The proposed use of the premise as a scaffolding storage facility recommended for refusal.

The subject application was referred to Council's Internal Development Assessment Panel (IDAP) for consideration on 25 October 2017. The Panel supported the Assessing Officer's recommendation and associated conditions and recommended that the application be referred to SIHAP for determination.

14-40 Madeline Street, Strathfield South
Lot 22 DP1200563 (Cont'd)

BACKGROUND

- 21 October 2016** Subdivision Certificate was issued for 14-82 Madeline Street, Belfield (Lot 2 DP 556743) to subdivide the site into four (4) separate Torrens Title allotments.
- 26 October 2016** Sydney East Joint Regional Planning Panel resolved to approve the Development Application No. DA2015/177 proposed for the use of the site at 14-82 Madeline Street, Strathfield South as a waste management facility with an annual capacity of 30,000 tonnes of paper and cardboard and 69,900 tonnes of mixed metals, glass and mixed plastic.
- 12 September 2017** A 'Stop The Clock' letter was sent to the applicant raising a number of outstanding matters including unclear statement of the proposed use of the site, a lack of details concerning on site amenities and non-complying fence.
- Additional phone calls and email were sent to the applicant requesting a response to a Council letter sent on 12 September 2017. No further details were received.
- 24 October 2017** Additional information was received, but failed to address the issues previously raised by Council's Assessing Officer.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 22 DP1200563 and is commonly known as 14-40 Madeline Street, Strathfield South. The site is located on the eastern side of street and has an area of 3421.4m². The site is irregular in shape and has a frontage of 42.77m.

The subject site is generally vacant except for an existing single-story face fibro dwelling house towards the front of the site (which is not associated with the proposal). The surrounding streetscape is predominantly characterized by light industrial uses.

14-40 Madeline Street, Strathfield South
 Lot 22 DP1200563 (Cont'd)

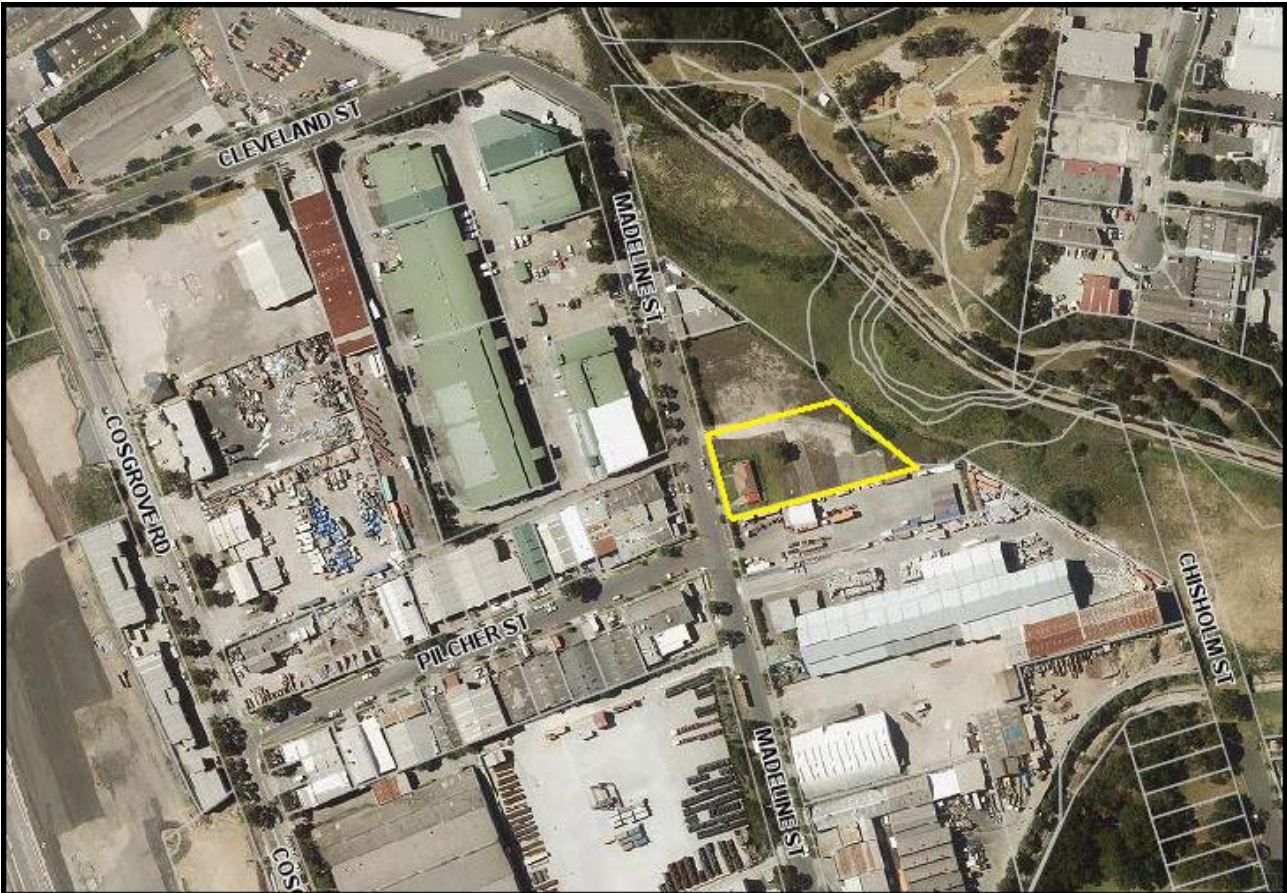


Figure 1: Locality plan

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 use of the premise as a scaffolding storage facility.

The specific elements of the proposal are:

- Two (2) areas of approximately 580m² and 300m² for storage of scaffolding
- Four (4) trucks associated with the business and all loading and unloading to take place inside the property:
 - 1 x 12 tonne,
 - 2 x 6 tonne,
 - 1 x 4.5 tonne, and
 - 1 x ute

Number of staff:

- Maximum of ten (10) staff

Hours of Operation:

- Monday to Saturday: 5:30am – 6pm

14-40 Madeline Street, Strathfield South
 Lot 22 DP1200563 (Cont'd)

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Drainage Engineer has commented the following:

The industrial and commercial sites in flood affected areas should make their own assessments as to the level 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, stocks etc., them that should be in their assessment.

As such, Council's Drainage Engineer raised no objections to the proposal subject to the imposition of recommended conditions of consent.

Traffic Comments

Council's Traffic Engineer raised no objections to the proposal.

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:

STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND (SEPP 55)

SEPP 55 contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. The proposed development is only for the use of part of the premises as scaffolding storage facility, and no building works and/or other industrial activity will take place aside from storage. The nature of the operation is considered unlikely to create a contamination problem and/or adversely affected by an existing contamination problem.

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
(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

14-40 Madeline Street, Strathfield South
 Lot 22 DP1200563 (Cont'd)

(f)	To identify and protect environmental and cultural heritage	Yes
(g)	To promote opportunities for social, cultural and community activities	Yes
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	Yes

Comments: The proposed use of the premises for scaffolding storage facility will result in wider range of employment and provide opportunities for economic growth that will enhance the local community.

Permissibility

The subject site is zoned IN1 General Industrial under Strathfield Local Environmental Plan (SLEP) 2012. The proposed use of the premises as a scaffolding storage facility is permissible within the IN1 general Industrial Zone with consent and is defined under SLEP 2012 as follows:

Storage premises means a building or place used for storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

The proposed development is consistent with the definition above and is permissible within the IN1 General Industrial Zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the IN1 – General Industrial Zone is included below:

Objectives	Complies
➤ To provide a wide range of industrial and warehouse land uses	Yes
➤ To encourage employment opportunities	Yes
➤ To minimize any adverse effect of industry on other land uses	Yes
➤ To support and protect industrial land for industrial uses	Yes
➤ To minimize fragmentation of valuable industrial land, and provide large sites for integrated and large floorplate activities	Yes

Comments: The proposal is generally consistent with the objectives of the IN1 zone as it would preserve the use of the site for employment-generating activities and likely provide employment opportunities. However, the proposed development fails to provide information on the current use of the existing detached house on subject site amongst other matters.

Part 6: Local Provisions

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

6.3 Flood planning

Council's Drainage Engineer has commented as previously indicated above.

6.4 Essential services

The site is within an existing industrial area and has access to existing water/power/sewerage and other infrastructure services.

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

14-40 Madeline Street, Strathfield South
 Lot 22 DP1200563 (Cont'd)

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

PART D – INDUSTRIAL DEVELOPMENT

An assessment of the proposal against the objectives contained within Clause 1.2 of Part D of SCDCP 2005 is included below:

No.	Objectives	Complies
A	To improve the quality of industrial development within the Strathfield Municipality	Yes
B	To ensure the orderly development of industrial sites to minimise their environmental impact while maximising their functional potential	Yes
C	To ensure development is consistent with the principles of Ecologically Sustainable Development	Yes
D	To encourage high quality building design and industrial streetscape aesthetics	Yes
E	To ensure that new industrial development is of a type, scale, height, bulk and character that is compatible with the streetscape characteristics of the surrounding area	Yes
F	To promote high quality landscape areas which complement the overall development of the site and which assist in enhancing streetscape quality	Yes
G	To ensure that development will not unreasonably impact upon the amenity of any residential area in the vicinity	Yes
H	To ensure that traffic generated by industrial development does not adversely impact upon local or regional traffic movements	Yes
I	To ensure that each development has adequate on-site parking and manoeuvring areas for vehicles	Yes
J	To encourage employee amenity within industrial developments	Yes

Comments: The proposed development is for the use of the premises as a scaffolding storage facility surrounding an existing detached house in the front yard of the subject site. However, the proposed development fails to address the current use of the existing one (1) storey residential house on site and the future proposed use of the site.

In addition, the proposed development states that there will be a maximum of ten (10) staff on site. The architectural plans submitted indicate stacked shipping containers modified into office, kitchenette and dining area. However, there are no toilets proposed on site. As such, the proposed development fails to encourage employee amenity within an industrial development and does not promote high quality building design.

Density, Bulk and Scale

Cl.	Element	Controls	Complies
2.5.1	Height	A building shall not have a wall height of more than 10m above natural ground level. Where an industrial development otherwise achieves the objectives of Part D, Council may consider varying this provision depending on the merits of the case.	Yes
2.5.2	Floor Space Ratio	The maximum floor space ratio is 1:1.	Yes
2.5.3	Office Showroom Requirements	All office and showroom activities shall be ancillary to the main industrial activity approved for the site. Proposals which include a large area dedicated to office or showroom purposes (in excess of 25%) will need to be substantiated by evidence that the location is necessary because either no suitable business zoned land is available, or that the use is of a type that location in a business zone is not desirable.	Yes

14-40 Madeline Street, Strathfield South
 Lot 22 DP1200563 (Cont'd)

Comments: The proposed development is for the use of the premises and as such, no new building works and/or structures are proposed.

Parking

Cl.	Element	Controls	Complies
2.9.1		The design of off-street parking areas is to be guided by and meet the requirements of Australian Standard (AS) 2890.1-1993 – Off-street car parking, AS2890.2-1989 – Commercial vehicles and Strathfield Part I - Provision of Off-Street Parking Facilities	Yes
2.9.2		Provision of spaces: • Industry: 1 space per 50m2 GFA where any office component is under 20%. If the office component is greater than 20% that additional area will be assessed at a rate of 1 space per 40m2 GFA. • Warehouses: 1 space per 300m2 GFA. • Delivery and service vehicles associated with a development: 1 space per 800m2 GFA up to 8,000m2 GFA plus 1 space per 1,000m2 GFA thereafter. Note: Car parking calculations are to be rounded up.	Yes
2.9.3		Car parking areas should ideally be located in the front setback for easy access.	Yes
2.9.4		Loading/unloading and parking areas are to be separated so as not to cause conflict. A variation to this may be considered if, for example all deliveries are made outside of business hours	Yes
2.9.5		Car parking areas are to be suitably landscaped which should include trees for shading. Refer to Section 2.10.13 and 2.10.14 for landscaping requirements	Yes
2.9.6		No parking shall be located within any proposed buildings (this does not include underground car parking)	Yes
2.9.7		Pedestrian thoroughfares shall be provided to separate vehicular from pedestrian traffic in large parking areas	Yes

Comments: The overall site area is approximately 3500m², where two (2) areas of 580m² and 350m² are proposed for scaffolding storage. It is also noted that the proposal does not include a building associated with the use so there is no “building floor area/GFA” as such for the purposes of calculations. Nevertheless, as only some areas of the site are proposed for scaffolding storage purposes, it is considered that there are sufficient areas on site for parking.

PART H - WASTE MANAGEMENT (SCDCP 2005)

A Waste Management Plan prepared by Rhino Scaffolds was received by Council on 27 June 2017.

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) and does not

14-40 Madeline Street, Strathfield South
 Lot 22 DP1200563 (Cont'd)

involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

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

As previously mentioned, the industrial and commercial sites in flood affected areas should make their own assessments as to the level 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, stocks etc.

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

Use of the site

It is noted that there is an existing detached house in the front yard of the subject site. While it is stated in the architectural plan submitted that the detached house is not a part of this Development Application, the proposed scaffolding storage facility surrounds the existing house. Clarification as to the current use of the existing detached house and the future proposed use of the site was sought, however, no response was provided. As such, the proposed development cannot be properly assessed.

Amenities

The proposed development also includes a maximum of ten (10) staff-on site. The architectural plans submitted indicate stacked shipping containers modified into office, kitchenette and dining area. However, there are no toilets provided on site. Accordingly, the applicant was requested to provide architectural plans to ensure amenities are provided on site but no response was received from the applicant.

Fencing

The proposal includes a 2.25m high chainlink fence around the perimeter of the site. In accordance with Section 2.10.2 of Part D – Industrial Development of SCDCP 2005, side or rear boundary fencing shall be a maximum height of 1.8m and can be made of brick, masonry, wood planking and/or landscaping. Accordingly, the applicant was requested to provide amended plans to ensure the proposed fence meets the abovementioned controls. However, no response was received from the applicant.

14-40 Madeline Street, Strathfield South
Lot 22 DP1200563 (Cont'd)

Hours of Operation

The proposed hours of operation are 5.30am to 6pm, Monday to Saturday. As residential dwellings are as close as 210m from the subject site with the nature of the works being loading and unloading scaffolding, the proposed hours of operation are considered inappropriate. Therefore, the hours of operation would be required in accordance with NSW Industrial Noise Policy, being from 7am to 5pm, Monday to Friday and 8am to 1pm on Saturday.

Air Quality

The proposed works include loading and unloading of scaffolding which would generate dust. As such, a Construction and Environmental Management Plan including measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences was requested for further assessment.

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

The proposed development is considered to not be suitable for the site in that it fails to address a number of concerns raised. As previously mentioned, the proposed development fails to provide further information requested to address a number of matters and as such, no further assessment can be made to determine the Development Application and therefore it is recommended for refusal.

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 **10 July 2017** to **25 July 2017**, with **two (2)** submissions received, raising the following concerns:

1. *Concerns were raised in regard to the impact of noise on nearby residential areas. "The noise created by loading and unloading of significant quantities of heavy metal items – scaffolding, in particular.*

Assessing officer's comments: The proposed use of two (2) areas of the premise as a scaffolding storage facility is a small proportion of the whole site, therefore, it is considered that the noise impact would not likely result in significant noise emissions. However, no detailed noise impact assessment has been submitted with the application.

2. *Concerns were raised in regard to air quality, particularly with possible dust generated from the proposed works.*

Assessing officer's comments: The proposed development involves loading and unloading scaffolding which will generate dust. As such, a Construction and Environmental Management Plan including measures to minimise the generation and off-site transmission of dust and fine particles, such as watering was requested.

3. *Concerns were raised in relation to the proposed hours of operation.*

Assessing officer's comments: The proposed hours of operation are 5.30am to 6pm, Monday to Saturday. As residential dwellings are as close as 210m from the subject site with the nature of the works being loading and unloading scaffolds, the proposed hours of operation are considered inappropriate. Therefore, the hours of operation would need to be in accordance with the NSW Industrial Noise Policy, being from 7am to 5pm, Monday to Friday and 8am to 1pm on Saturday.

79C(1)(e) the public interest

**14-40 Madeline Street, Strathfield South
Lot 22 DP1200563 (Cont'd)**

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 INDIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are not applicable to the proposed development in accordance with the Strathfield Indirect Development Contributions Plan 2010-2030.

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 unsatisfactory for approval.

RECOMMENDATION

That Development Application No. DA2017/095 for the use of the premises as a scaffolding storage facility at 14-40 Madeline Street, Strathfield South be **REFUSED**, for the following reasons:

1. Insufficient information has been provided in relation to the current use of the existing detached dwelling located on site and whether the proposed use would likely have an adverse impact on that dwelling and other nearby residences (*Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979*).
2. The proposal was not accompanied by amended plans demonstrating that sufficient amenities can be provided on site and to ensure the built form is acceptable and environmental impacts minimised (*Section 79C (1)(b) of the Environmental Planning and Assessment Act 1979*).
3. The proposal is contrary to the public interest as the proposed scaffolding storage facility is likely to generate dust, being a risk to the health and safety of adjoining owners and the surrounding locality. A request to provide further information was not provided (*Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979*).

ATTACHMENTS

**14-40 Madeline Street, Strathfield South
Lot 22 DP1200563 (Cont'd)**

1. [↓](#) Architectural Plans



01 SITE PLAN
NTS



GENERAL NOTES

The Builder shall check all dimensions and levels on site prior to construction.
 Notify any errors, discrepancies or omissions to the architect.
 Drawings shall not be used for construction purposes until issued for construction.
 Do not scale drawings.
 All property boundaries, areas and contours subject to survey.



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REVISIONS

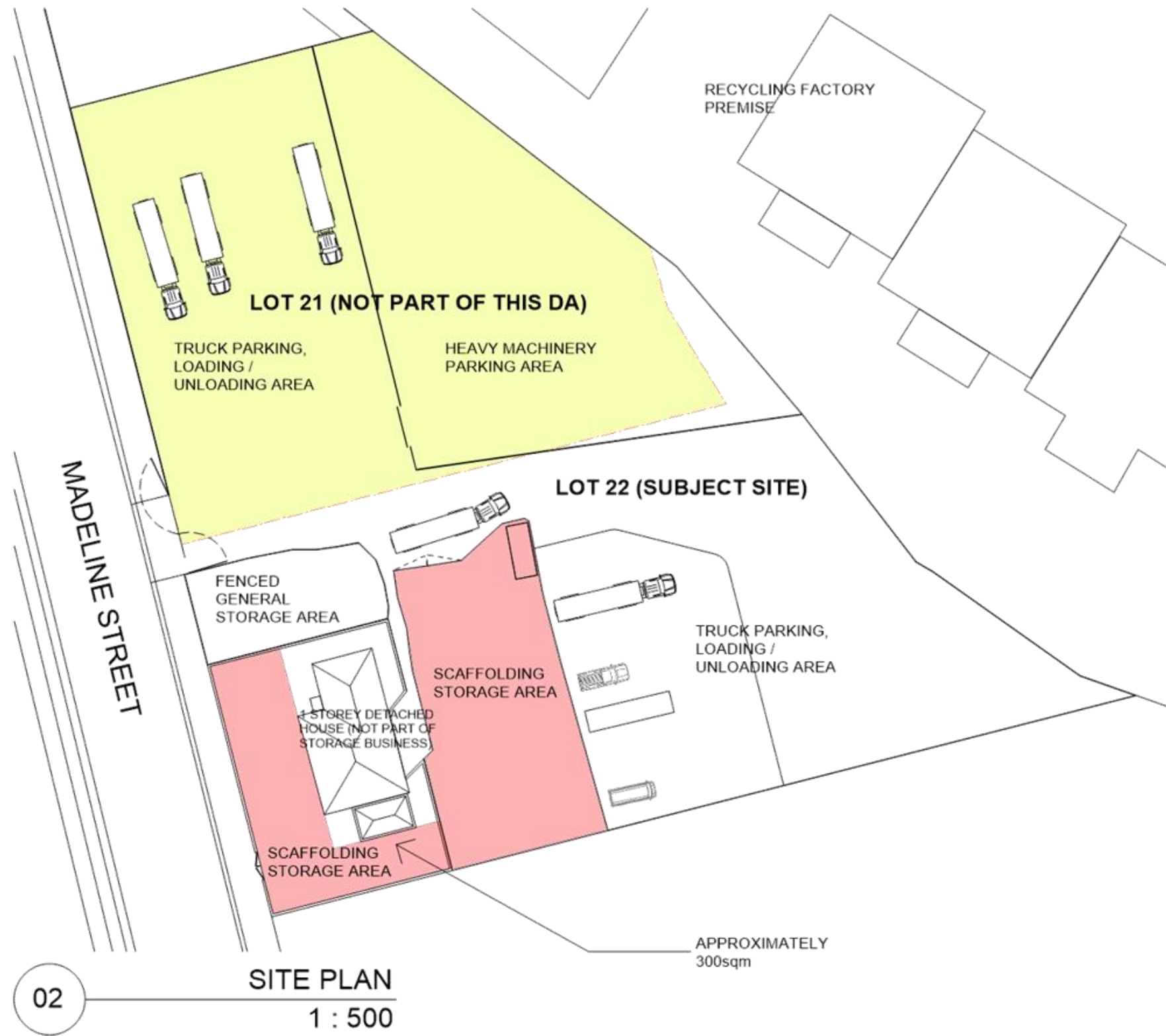
	MM/DD/YYYY	REMARKS
1.	05/05/2017	Issued to Planner
2.		
3.		
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5.		

PROJECT NAME:
 SCAFFOLDING STORAGE
 LOT 22 DP 1200563

14 Madeline Street, South Strathfield 2136 NSW

DRAWING TITLE:
 STORAGE AREA
 SITE PLAN

Scale: As shown	Date: May 17
Status:	Checked by: SA
Project No: 17 - 04	Drawing No: 01
	Rev: A



GENERAL NOTES

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REVISIONS

MMDD/YYYY	REMARKS
05/05/2017	Issued to Planner

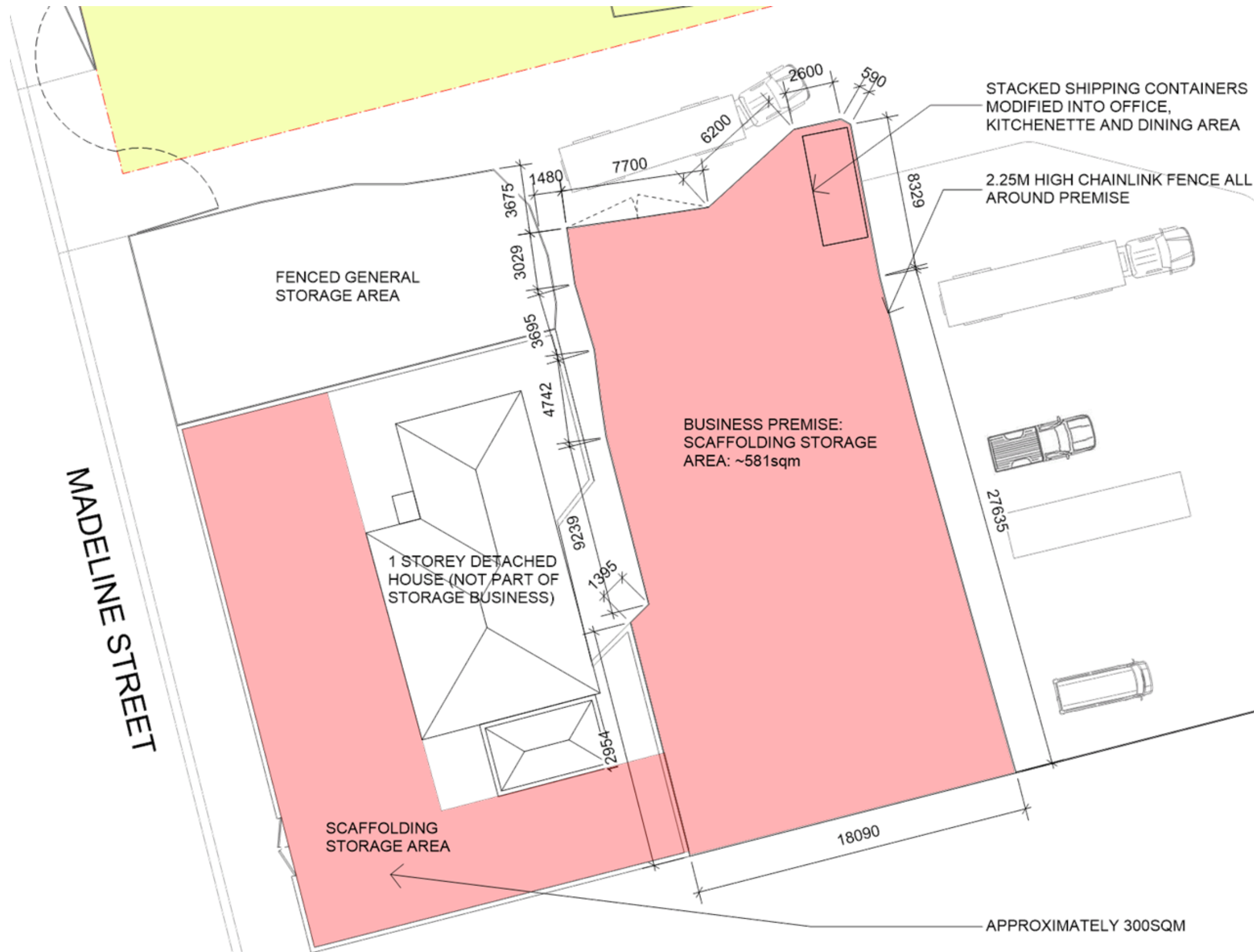
PROJECT NAME:
 SCAFFOLDING STORAGE
 LOT 22 DP 1200563

14 Madeline Street, South Strathfield 2136 NSW

DRAWING TITLE:
 STORAGE AREA
 SITE PLAN

Scale: As shown	Date: May 17
Status: SA	Checked by: SA
Project No: 17 - 04	Drawing No: 02
	Rev: A





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05/05/2017	Issued to Planner

PROJECT NAME:
 SCAFFOLDING STORAGE
 LOT 22 DP 1200563

14 Madeline Street, South Strathfield 2136 NSW

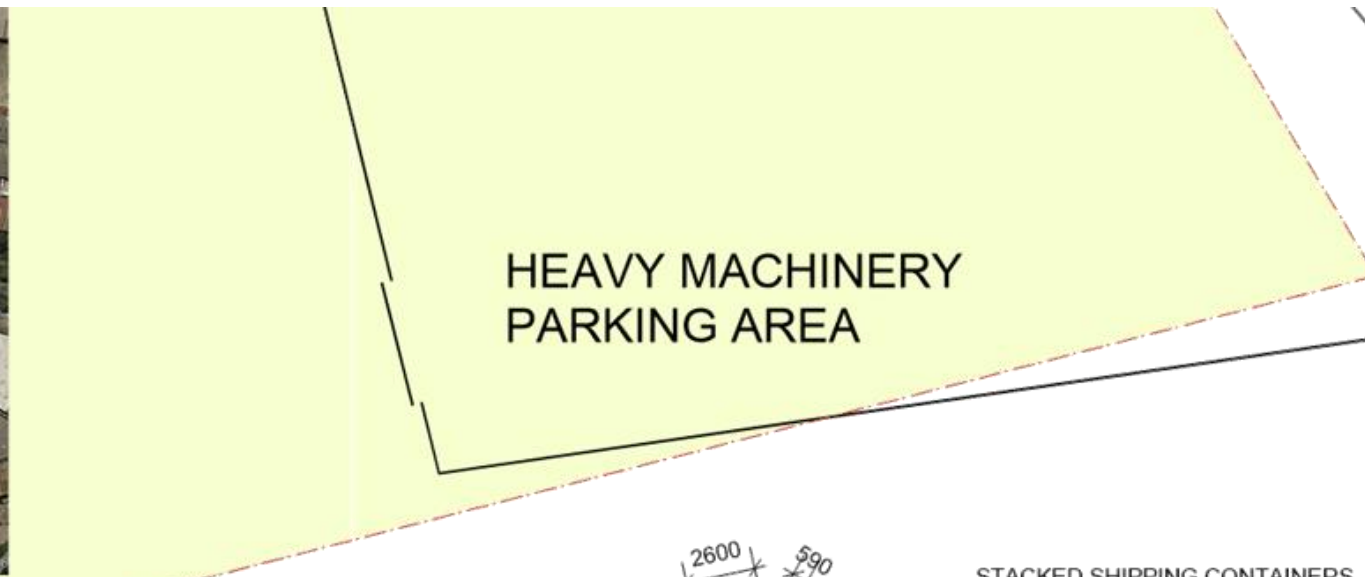
DRAWING TITLE:
 STORAGE AREA
 SITE PLAN

Scale: As shown	Date: May 17
Status:	Checked by: SA
Project No: 17 - 04	Drawing No: 03 Rev: A

03

PREMISE PLAN
 1:200

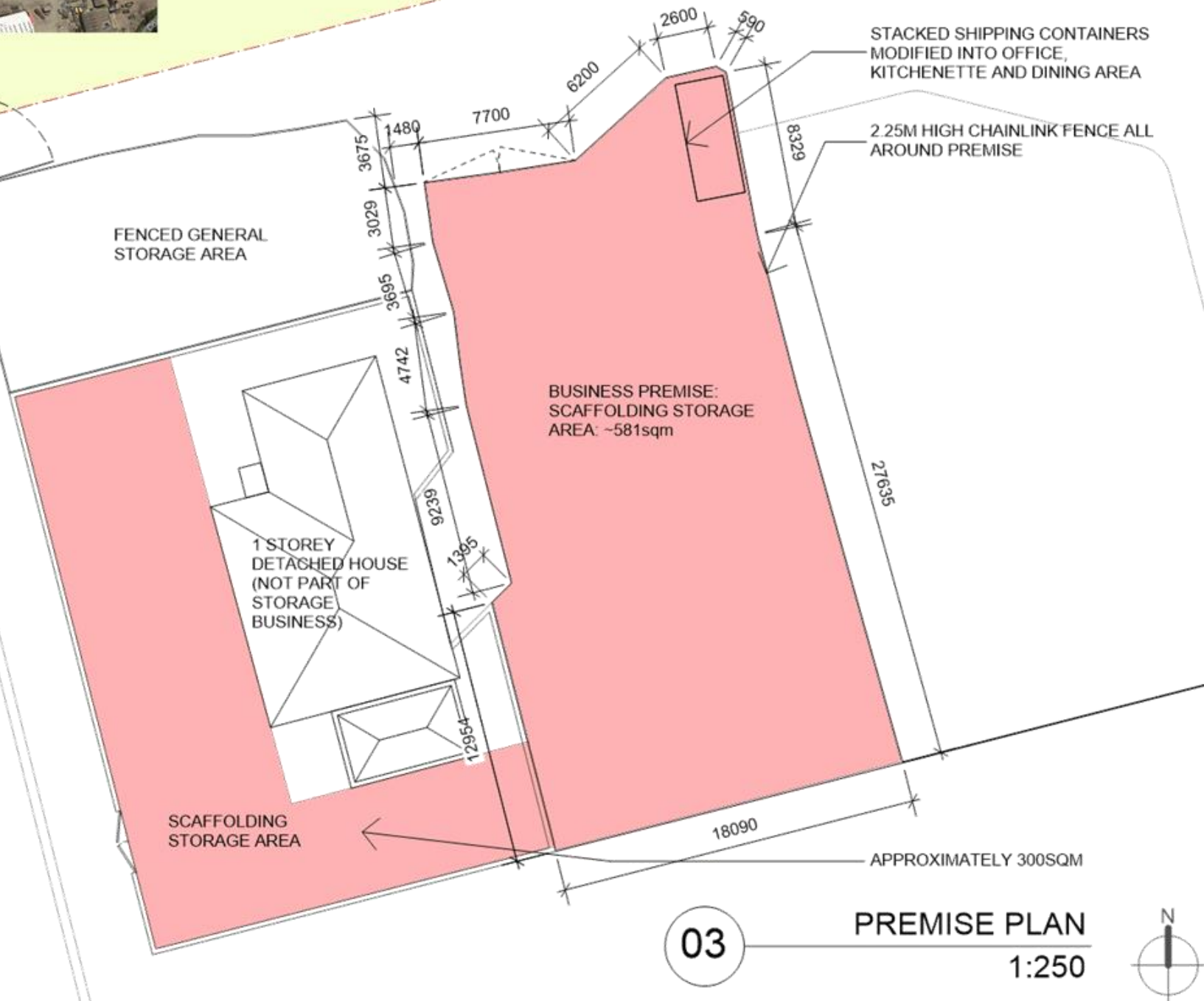




01

SITE PLAN
NTS

MADELINE STREET



03

PREMISE PLAN
1:250



GENERAL NOTES

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PROJECT NAME:
SCAFFOLDING STORAGE
LOT 22 DP 1200563

14 Madeline Street, South Strathfield 2136 NSW

DRAWING TITLE:
NOTIFICATION
PLAN

Scale: As shown	Date: May 17
Status:	Checked by: SA
Project No: 17 - 04	Drawing No: 04 Rev: A

TO: Strathfield Independent Hearing and Assessment Panel Meeting - 2
November 2017

REPORT: SIHAP – Report No. 4

SUBJECT: 26 DEAN STREET, STRATHFIELD SOUTH

DA NO. DA2017/132

SUMMARY

Proposal:	Torrens Title subdivision into two (2) separate allotments
Applicant:	GPL Planning
Owner:	Eric Matthews and Sharmistha Singh
Date of lodgement:	7 September 2017
Notification period:	3 October 2017 – 16 October 2017
Submissions received:	One (1) submission received
Assessment officer:	LM
Estimated cost of works:	\$Nil
Zoning:	R2 Low Density Residential - SLEP 2012
Heritage:	N/A
Flood affected:	No
Is a Clause 4.6 variation proposed?	Yes – Subdivision of Torrens Title Allotments
Extent of the variation supported?	Two (2) allotments of 235.475m ² and 344.025m ² respectively are proposed
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 to refuse the variation.
RECOMMENDATION OF OFFICER:	REFUSAL

EXECUTIVE SUMMARY

Council approval is sought for the Torrens Title Subdivision of the site into two (2) allotments.

One (1) submission was raised in accordance with Part L of the SCDCP. The submission raises concerns regarding concerns for the proposal of undersized allotments which would have ramifications on FSR, boundary setbacks and flooding.

The proposal is recommended for refusal given that it results in two (2) undersized residential allotments which fail to achieve compliance with the development standards and objectives prescribed by the SLEP 2012. This is likely to significantly compromise any future development opportunities for the new allotment in terms of compliance with setbacks, landscaping, visual privacy and overshadowing which is contrary to the character of the residential streetscape.

Accordingly, the proposed development is recommended for refusal.

The subject application was referred to Council's Internal Development Assessment Panel (IDAP) for consideration on 25 October 2017. The Panel supported the Assessing Officer's recommendation and associated conditions and recommended that the application be referred to SIHAP for determination.

26 Dean Street, Strathfield South
(Cont'd)

BACKGROUND

1 April 2016: Complying Development Certificate (No.160074) was approved for 26 Dean Street, Strathfield South. The proposal consisted of alterations and additions to the existing dwelling which included a new cabana and in-ground swimming pool.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 2 in DP 253742 and is commonly known as 26 Dean Street, Strathfield South.

The subject site is located on the southern side of Dean Street west of the intersection of Dean Street and Coronation Parade. The site is a regular residential allotment with adjoining access to Everitt place and provides a frontage of 12.19m and a total site area 575.4m². The site is relatively flat yet has a gradual fall across the site from east to west.

There is an existing two (2) storey dwelling located on the subject site. The current streetscape is characterised predominantly by single storey dwellings with pitched tiled roof forms and a mixture of both rendered and face brick exterior finishes.

The surrounding area is characterised by low lying residential development which are comprised of a mixture of single and two (2) storey dwellings of varying styles.



Figure 1: Aerial view illustrating 26 Dean Street and surrounding low lying residential development

26 Dean Street, Strathfield South
(Cont'd)

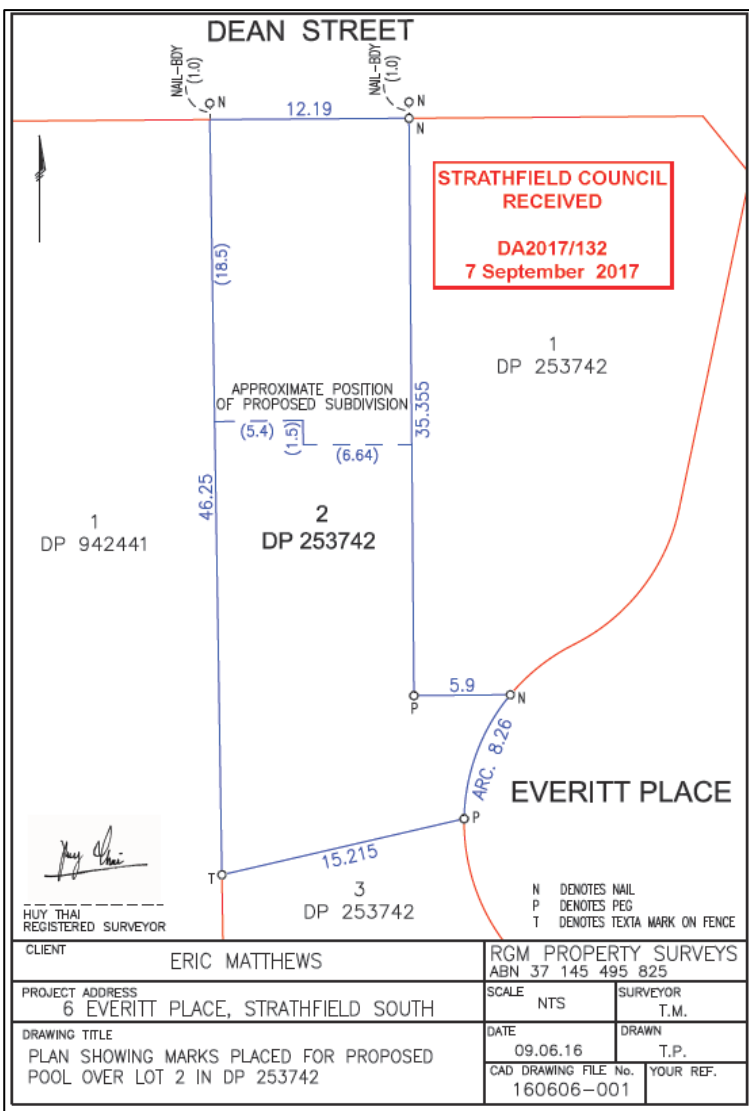
PROPERTY BURDENS AND CONSTRAINTS

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 Torrens Title Subdivision into two (2) separate allotments as follows:

- Lot 1 (26 Dean Street) = 235.475m² which is the residual allotment facing Dean Street; and
- Lot 2 (proposed No.6 Everitt Place) = 344.025m² on which will be situated the existing dwelling house which faces Everitt Place.



REFERRALS

INTERNAL REFERRALS

No internal referrals were required with this Development Application.

26 Dean Street, Strathfield South
(Cont'd)

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)	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	Yes
(b)	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	Yes
(c)	To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community	Yes
(d)	To provide opportunities for economic growth that will enhance the local community	Yes
(e)	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	Yes
(f)	To identify and protect environmental and cultural heritage	Yes
(g)	To promote opportunities for social, cultural and community activities	Yes
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	Yes

Comments: The proposed development results in the subdivision of an existing allotment into two (2) considerably undersized allotments which diminishes opportunities for a high quality built form to be constructed on the site. This is contrary to the desired future character sought by the SLEP 2012 thus failing to meet the objectives of Clause 1.2(2)(a) and (b) of the SLEP 2012.

Permissibility

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

Whilst Torrens Title Subdivision is permissible within the R2 Low Density Residential Zone, the minimum allotment size permitted for the site is 560m² as specified under the Strathfield Local Environmental Plan, 2012 and associated maps. Accordingly, the proposed subdivision of the existing 579.5m² lot into two (2) separate allotments (235.475m² and 344.025m²) is significantly under the minimum lot size requirement.

Zone Objectives

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

Objectives	Complies
➤ To provide for the housing needs of the community with a low density residential outcome.	No
➤ To enable other land uses that provide facilities or services to meet	No

26 Dean Street, Strathfield South
(Cont'd)

the day to day needs of residents.

➤ To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.	N/A
--	-----

Comments: The proposed development results in two (2) considerably undersized allotments which would likely compromise the amenity of existing residents of the existing allotment and future residents of the residual allotment as it will heavily restrict opportunities for future development. These restrictions would relate to inadequate building separation resulting in insufficient private open space areas needed for the enjoyment of residents. This thwarts the development's suitability in terms of meeting the housing needs of the community.

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 subdivision lot size

Cl.	Standard	Controls	Proposed	Complies
4.2	Minimum subdivision lot size (excluding strata subdivision)	560m ²	<ul style="list-style-type: none"> Lot 1 (26 Dean Street) = 235.475m² Lot 2 (No.6 Everitt Place) = 344.025m² 	No

	Objectives	Complies
(a)	To promote consistent subdivision and development patterns that reflect and reinforce the predominant subdivision pattern of the area	No
(b)	To ensure a variety of lot sizes are maintained of sufficient size and shape to accommodate a variety of development types	No
(c)	To preserve large industrial lots in order to provide a range of large-scale sites suitable for industrial activities that require integrated and large floorplates	N/A

Comments:

The proposal involves the Torrens Title subdivision of an existing single allotment 579.5m² into two (2) smaller allotments:

- Lot 1 (26 Dean Street) = 235.475m² which is the residual allotment facing Dean Street; and
- Lot 2 (proposed No.6 Everitt Place) = 344.025m² on which will be situated the existing dwelling house which faces Everitt Place.

This results in two (2) undersized residential allotments which each present a significant departure from the minimum 560m² allotment size required by the Strathfield Local Environmental Plan 2012. Further, this is of particular concern given that the southern allotment is irregular in shape and that only a 12.19m frontage is provided to Dean Street when the average frontage width for residential allotments in the LGA is 15.24m. This will significantly restrict future development opportunities for the site particularly given that the standards contained in Part A of the SCDCP 2005 are based on a minimum allotment size of 560m².

Figure 2 below illustrates the subdivision patterns in the area. It is apparent that allotments in the immediate vicinity of the site are generally regular in shape and meet the minimum 560m²

26 Dean Street, Strathfield South
(Cont'd)

allotment requirements. It is evident that the allotments fronting Everitt Place are irregular in shape however this is to be expected of a cul-de-sac configuration.

Regardless of the irregular shape of these lots, all properties fronting Everitt Place are greater than 500m² in area ranging from 534m² to 581m².



Figure 2: View of existing subdivision pattern in Dean Street and surrounding streets

The proposal is considered contrary to objectives (a) and (b) above which requires subdivision to reinforce the predominant subdivision patterns in the area and ensure allotments are adequate in size and shape to accommodate for a variety of development types. In response to the non-compliant allotment size, the applicant has submitted a Clause 4.6 variation request to vary the minimum 560m² subdivision size. A discussion is provided below:

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 560m² development standard permitted under Clause 4.1 of the SLEP 2012. The area of non-compliance relates to Torrens Title Subdivision.

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*

**26 Dean Street, Strathfield South
(Cont'd)**

(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 minimum 560m² Torrens Title Allotments development standard on the following grounds:

- The proposal to subdivide the site, is considered to be entirely consistent with the R2 – Low Density zoning objectives of the SLEP 2012.
- It will formalise the existing dwelling house and its immediate surrounds and will provide an opportunity for the housing needs of the community by making the existing vacant portion available for a future low-density residential development that is consistent with the existing streetscape.
- The size, shape and location of the site is considered suitable for the proposed development.

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 minimum 560m² Torrens Title Subdivision does not adequately address 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 insufficient information on environmental planning grounds relating to the bulk, scale and form of any proposed new development on the site. The request has also failed to include consideration for how new residential development on the site would meet the requirements as per Part A of the SCDP 2005 which relies upon a minimum 560m² allotment for residential development. Further, the request has failed to provide any meaningful consideration as to how the proposed subdivision would impact upon the existing dwelling on the site. Particular concern is raised for the significant loss in deep soil landscaping and potential non-compliance with the minimum setback controls which would thwart the development's compliance with its original approval. Consideration has also not been given to the potential non-compliance with solar access, building separation and visual privacy controls applying to the land.

(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 inconsistent with the objectives of the development standard in that:

- The proposal results in an inconsistent subdivision pattern which does not reflect the predominant subdivision pattern throughout the local area.

**26 Dean Street, Strathfield South
(Cont'd)**

- The immediate streetscape is generally comprised of regular shaped allotments with some larger-shaped allotments located on the southern side of Dean Street. Whilst the allotments fronting Everitt Place are all irregular in shape, they all exceed 534m² in area.
- Any new development on the site would fail to achieve compliance with both the relatively unified minimum 7m front setback provided by existing development in the street and side and rear setbacks required by the site. Any new development would therefore be inconsistent with the predominant development pattern in the street.

The site is Zoned R2 – Low Density Residential under SLEP 2012 wherein development for the purposes of Torrens Title Subdivision is permissible with consent. The proposal is inconsistent with the objectives of the Zoned R2 – Low Density Residential Zone in that:

- The proposed development results in two (2) undersized allotments which will compromise the amenity of existing residents located on the existing allotment including a significant loss in landscaped space for the existing dwelling.
- Any future dwelling development on the newly subdivided allotment is likely to compromise the amenity of future residents of the site and neighbouring residents given that any new development is unlikely to provide adequate landscaping, building separation or visual separation on the site. This would severely compromise development opportunities and affect compliance with Council's LEP and DCP controls.

(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.

In conclusion, the applicant's written request to justify the contravention of the minimum 560m² subdivision requirements for Torrens Title Subdivision is considered to be inadequate in that the applicant has unsatisfactorily 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.

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.

Whilst the proposed application involves the Torrens Title Subdivision of the existing site into two (2) separate allotments, it is important to note that the subdivision would have implications on the amenity of residents of the existing dwelling on the site in terms of private open space (landscaped space) and visual separation between developments. As the dwelling was approved as a Complying Development Certificate (No.160074), the original application was not assessed against the provisions of Part A of the SCDCP 2005. Notwithstanding, the following provides a brief discussion of the application against the relevant objectives of Part A of the SCDCP 2005 applying them as a rule of thumb.

26 Dean Street, Strathfield South
(Cont'd)

PART A – DWELLING HOUSES AND ANCILLARY STRUCTURES

The proposed development is contrary to the following objectives of Part A of the SCDCP 2005:

3.2 Objectives

B. Protect and retain the amenity of adjoining properties.

7.2 Objectives

- A. Ensure that dwellings are in keeping with the characteristics of the local area.*
- B. Provide consistency in the bulk and scale of new dwellings in residential areas.*
- C. Minimise impact on the amenity of adjoining properties.*
- D. Ensure development is appropriate for sites.*

9.2 Objectives

- A. Encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development.*
- B. Encourage new dwellings to preserve existing landscape elements on site and encourage the integration of existing landscape elements in the design of the proposal.*
- C. Ensure adequate deep soil planting is retained on each allotment.*
- G. Provide functional private open and outdoor spaces for active or passive use by residents.*

10.2 Objectives

- F. Ensure new development is compatible with the established streetscape character.*
- G. Maintain view corridors between dwellings.*
- H. Reinforce a sense of openness of the locality.*
- I. Ensure that all new and existing dwellings achieve adequate visual and acoustic privacy.*

Section 7.1 of Part A of the SCDCP 2005 also establishes that:

“Setting an appropriate density is important because building mass can affect things such as neighborhood character, sunlight to adjoining buildings, privacy and the sense of pedestrian scale and amenity in nearby streets. It is important to regulate the total size of dwellings relative to allotment size in order to ensure over development does not result in adverse impacts on the preferred neighbourhood character.”

As previously discussed, the proposed development results in a significant reduction in deep soil landscaped space whereby only small fragmented landscaped areas will remain within the front and side setbacks of the site. Accordingly, this would remove any opportunities for an adequate functional and private open space area to be provided for the use of residents. This is considered to impact the amenity of residents and is contrary to the abovementioned objectives noting in particular Section 9.2 landscaping objectives.

Further concern is raised with the potential lack of building separation as a result of the subdivision which would reduce view corridors and setbacks established around the development. This would reduce opportunities for direct solar access to be provided to windows/openings and private open space areas of the existing dwelling as well as adjoining dwellings. Furthermore, this is contrary to residential development envisaged for the LGA which encourages view corridors to be provided to maintain a sense of openness in the streetscape. This is contrary to the objectives of Section 10.2.

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

26 Dean Street, Strathfield South
(Cont'd)

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) and does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

(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*.

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

As previously stated, the application results in the creation of two (2) undersized residential allotments (235.475m² and 344.025m²) which present a significant departure from the minimum 560m² subdivision allotment size as per Clause 4.2 of the SLEP 2012.

As discussed at length throughout this report, the proposal would result in a significant loss in deep soil landscaping and private open space for the existing dwelling which would bring the approved CDC (No.160074) into non-compliance.

The proposed development will consequently result in adverse impacts on the residents of the existing dwelling through the loss of private open space areas as well as a potential loss in solar access, visual privacy and adequate building separation. The proposal would also significantly restrict opportunities for a compliant dwelling house to be constructed on the residual allotment which would also adversely impact upon the established development patterns in the streetscape.

26 Dean Street, Strathfield South
(Cont'd)

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

The proposed development is considered to be unsuitable for the site in that the proposed development does not correlate with the prevailing subdivision and development patterns throughout the surrounding local area.

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 **October 3 2017** to **October 16 2017**, with **one (1)** submission received.

1. Subdivision

The proposed allotment will only be 235.475m². What would the distance from adjoining property boundaries be in the event of a new building being erected on the site?

Assessing officer's comments: The proposed development is contrary to Clause 4.2 of the SLEP 2012 which requires a minimum subdivision size of 560m² for the subject site to be complied with. This has been discussed at length throughout this report.

2. Floor Space

Is there a requirement that you have to have a percentage of gross area?

Assessing officer's comments: The existing allotment permits a maximum FSR of 0.625:1 (or an area of 361.875m²) for the site in accordance with Clause 4.4C of the SLEP 2012. Whilst the proposed subdivision will not bring the existing dwelling into non-compliance, any future development of the newly created allotment would be required to achieve compliance with the maximum FSR of 0.65:1 (153.06m² permitted for the site).

3. Flooding

The dog leg on the plan along the rear boundary has a water collection grate that is connected to drains in 6 Everitt Place. There has been a water flooding problem for years since the previous owners did an excavation to level the block from their existing house thus creating a collection area for runoff water.

Assessing officer's comments: Flooding concerns with the property are compliance issues and have therefore been considered and investigated under separate cover.

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:

26 Dean Street, Strathfield South
(Cont'd)

- (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 the application is recommended for refusal, the required contributions have not been calculated.

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 unsatisfactory for approval.

RECOMMENDATION

That Development Application No. DA2017/132 for Torrens Title Subdivision of No.26 Dean Street, Strathfield South be **REFUSED**, for the following reasons:

REASONS FOR REFUSAL

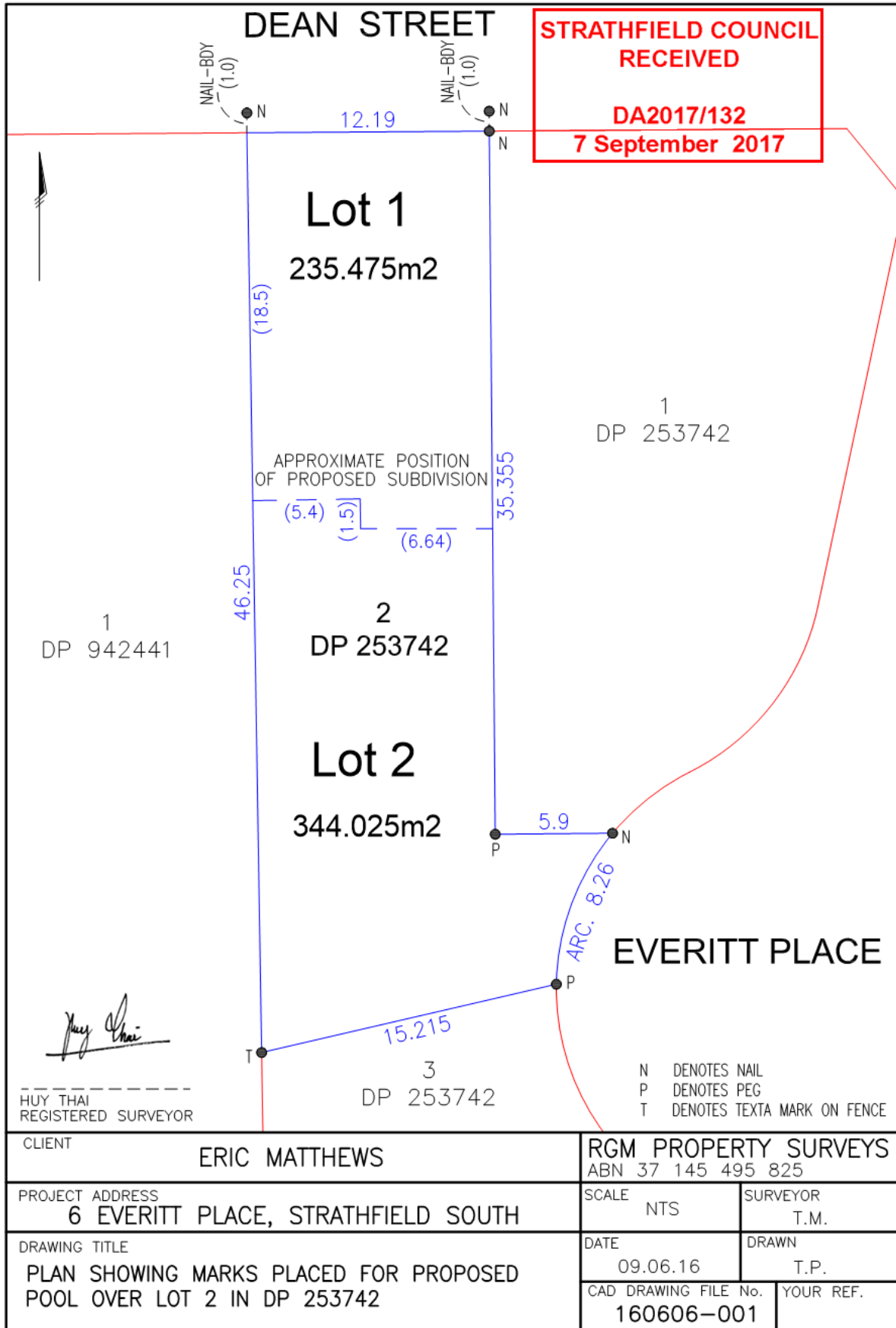
1. The proposal fails to satisfy the aims of Clause 1.2(2)(a) and (b) of the Strathfield Local Environmental Plan 2012 which seek to achieve high quality urban form which reflects the existing or desired future character of the area as well as promote the efficient and spatially appropriate use of land (*Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979*).
2. The application would result in two (2) undersized residential allotments (235.475m² and 344.025m² respectively) which fails to achieve compliance with the minimum 560m² Torrens Title subdivision requirements as per Clause 4.1 of the SLEP 2012 and associated maps. This is contrary to objective (a) prescribed by Clause 4.1 of the SLEP 2012 as the proposed development is not reflective of the predominant subdivision patterns in the immediate streetscape or surrounding locality which are depicted to be regular shaped residential allotments that generally meet the minimum 560m² allotment size requirements (*Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979*).
3. The application results in two (2) irregular shaped allotments, that are narrow in width and length that would likely restrict opportunities for any future compliant development to be achieved on each allotment (*Section 79C (1)(a)(i) of the Environmental Planning and Assessment Act 1979*).
4. The application is contrary to the objectives of Section 9.2 of Part A of the SCDP 2005 as the proposal would result in a significant loss of deep soil landscaping for the existing allotment and diminishes any opportunities for functional private open space areas to be made available for use by existing residents and future residents (*Section 79C (1)(a)(iii) of the Environmental Planning and Assessment Act 1979*).
5. The application is contrary to the objectives of Section 10.2 of Part A of the SCDP 2005 as the proposal would result in a significant loss in building separation to be provided between the existing and any likely future dwelling which would impact upon the visual and acoustic privacy of adjoining residents (*Section 79C (1)(a)(iii) of the Environmental Planning and Assessment Act 1979*).

**26 Dean Street, Strathfield South
(Cont'd)**

Assessment Act 1979).

ATTACHMENTS

1. [↓](#) Architectural Plans



TO: Strathfield Independent Hearing and Assessment Panel Meeting - 2
November 2017

REPORT: SIHAP – Report No. 5

SUBJECT: 222-238 PARRAMATTA ROAD, HOMEBUSH - LOTS 7&8 DP 78385, LOTS A&B
DP 82177, LOT 5 DP 1103489, LOT 4 DP 90683 AND LOT 2 DP 1036274

DA NO. 2016/160/02

SUMMARY

Proposal: Section 96(1) modification to delete conditions of consent relating to a Voluntary Planning Agreement and to correct a minor error in S94 contributions

Applicant: Sydney Markets Limited

Owner: Sydney Markets Limited

Date of lodgement: 5 September 2017

Notification period: Nil

Submissions received: Nil

Assessment officer: LM

Zoning: SP1 - Special Activities SLEP 2012

Heritage: N/A

Flood affected: No

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

The subject application was lodged under Section 96(1) of the Environmental Planning and Assessment Act 1979 and seeks the modification of DA2016/160 being for the demolition of existing structures and construction of a warehouse and distribution centre with two (2) levels of office space above one (1) level of basement parking.

Specifically, the subject application seeks to delete the condition relating to a VPA which requires the developer to dedicate portions of land to Council and undertake road upgrade works. The Applicant has identified that the requirement for a VPA to be entered into with Council is considered onerous and can be undertaken through general conditions of consent. Council Officers have agreed that the dedication of land can be undertaken in accordance with Council's current Section 94 Contributions Plan thus a VPA is no longer required. The applicant has agreed to this alternate arrangement.

Furthermore, the application seeks to modify the Section 94 contributions which were calculated incorrectly under the Direct Development Contributions Plan 2010-2030. Accordingly, the Section 94 contributions require adjustment.

The subject application is consistent with the provisions of Section 96(1) of the Environmental Planning and Assessment Act 1979. As such, the subject modification application is recommended for approval.

The subject application was referred to Council's Internal Development Assessment Panel (IDAP) for consideration on 25 October 2017. The Panel supported the Assessing Officer's

222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

recommendation and associated conditions and recommended that the application be referred to SIHAP for determination.

BACKGROUND

- DA2016/160: was approved by Strathfield Independent Hearing and Assessment Panel at its meeting of 4 May 2017 for the demolition of existing structures and construction of a warehouse and distribution centre with two (2) levels of office space above one (1) level of basement parking.
- DA2016/160/01: was refused by Strathfield Internal Development Assessment Panel at its meeting of 23 August 2017 for the staging of development.

No works relating to DA2016/160 have currently commenced.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lots 2-5, Lots 8 & 9 in DP78385, Lots A & B in DP82177, Lot 5 in DP1103489, Lot 4 in DP90683 and Lot 2 in DP1036274 and is known as 222-238, Parramatta Road, Homebush. The site is located on the southern side of Parramatta Road and has an area of 5650.9m².

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 and mixed use development. The sites to the west and south of the subject site currently operate as the Sydney Markets.

A development application was recently approved by the Sydney Central Planning Panel 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 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

Figure 1: Aerial view of 222-238 Parramatta Road, Homebush

PROPERTY BURDENS AND CONSTRAINTS

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

SECTION 96(1) OF THE EP & A ACT 1979

96(1) Modifications involving minor error, misdescription or miscalculation

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify a development consent granted by it to correct a minor error, misdescription or miscalculation.

As previously discussed, the application seeks to delete the requirement for a VPA to be entered into between the developer and Council as well as to modify conditions pertaining to a bank guarantee and modify Section 94 contributions which were incorrectly calculated.

Accordingly, given that the application has sought to modify miscalculations and errors made in the conditions of consent, the application is identified as a Section 96(1) modification.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval under Section 96 (1) of the Environment Planning and Assessment Act 1979 to modify DA2016/160 as follows:

- Modification of Condition DACC043;
- Modification of Condition DACC044; and
- Modification of Condition DACC050.

Refer table below:

<p>DACC043</p> <p>Planning agreement (section 93F of the EP&A Act)</p>	<p>Current Condition</p>	<p>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.</p> <p>(Reason: To ensure compliance with the terms of the S93F Agreement)</p>
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222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

	Proposed Modification	<p>In accordance with Section 94 of the Environmental Planning and Assessment Act 1979, the portions of Lot 10 DP 1055460 and Lot 1 DP 1036274 shown upon Site and Location Plans, Dwg No. DA-01, Amendment A, shall be dedicated to Council at no cost. The dedicated land shall be reinstated as a road together with kerb and gutter to the relevant Australian Standards, the design of which shall be reviewed by Council prior to the commencement of road works. The road works and dedication of land to Council shall be undertaken <u>prior to the issue of an Occupation Certificate.</u></p> <p>(Reason: To ensure compliance with the terms of the S93F Agreement).</p>										
<p>DACC044 Planning agreement (bank guarantee/bond)</p>	Current Condition	<p>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.</p> <p>(Reason: Fees and charges)</p>										
	Proposed Modification	Deleted.										
<p>DACC050 Section 94 Contributions (Direct Contributions Plan)</p>	Current Condition	<p>In accordance with the provisions of Section 91(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 following purposes:</p> <table style="margin-left: 40px;"> <tr> <td>Provision of Major Open Space</td> <td style="text-align: right;">\$505,187.55</td> </tr> <tr> <td>Provision of Local Open Space</td> <td style="text-align: right;">\$330,483.01</td> </tr> <tr> <td>Provision Roads and Traffic Management</td> <td style="text-align: right;">\$553,820.19</td> </tr> <tr> <td><u>Administration</u></td> <td style="text-align: right;"><u>\$9,873.45</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$1,399,364.20</td> </tr> </table> <p>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.</p> <p>Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate for that development stage.</p> <p>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.</p>	Provision of Major Open Space	\$505,187.55	Provision of Local Open Space	\$330,483.01	Provision Roads and Traffic Management	\$553,820.19	<u>Administration</u>	<u>\$9,873.45</u>	Total	\$1,399,364.20
Provision of Major Open Space	\$505,187.55											
Provision of Local Open Space	\$330,483.01											
Provision Roads and Traffic Management	\$553,820.19											
<u>Administration</u>	<u>\$9,873.45</u>											
Total	\$1,399,364.20											

222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

	Proposed Modification	<p>In accordance with the provisions of Section 91(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 following purposes:</p> <table style="margin-left: 40px;"> <tr> <td>Provision of Major Open Space</td> <td style="text-align: right;">\$594,888.52</td> </tr> <tr> <td>Provision of Local Open Space</td> <td style="text-align: right;">\$388,645.40</td> </tr> <tr> <td>Provision Roads and Traffic Management</td> <td style="text-align: right;">\$324,960.95</td> </tr> <tr> <td><u>Administration</u></td> <td style="text-align: right;"><u>\$11,839.37</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$1,320,334.24</td> </tr> </table> <p>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.</p> <p>Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate for that development stage.</p> <p>Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.</p> <p>Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be down loaded from Council's website.</p>	Provision of Major Open Space	\$594,888.52	Provision of Local Open Space	\$388,645.40	Provision Roads and Traffic Management	\$324,960.95	<u>Administration</u>	<u>\$11,839.37</u>	Total	\$1,320,334.24
Provision of Major Open Space	\$594,888.52											
Provision of Local Open Space	\$388,645.40											
Provision Roads and Traffic Management	\$324,960.95											
<u>Administration</u>	<u>\$11,839.37</u>											
Total	\$1,320,334.24											

REFERRALS

INTERNAL REFERRALS

Strategic Planning Comments

Council's Principal Strategic Planner has commented on the proposal as follows:

The subject application requests the Section 94 Contribution fees be modified by calculating a credit for retail floor area as opposed to commercial floor area for the existing car sales yard.

'Retail premises' under the Standard Instrument *Strathfield Local Environmental Plan (SLEP 2012)* includes vehicle sales or hire premises.

Although 'retail premises' is a type of 'commercial premises' under the group term, 'retail premises' is the most accurate land use term to describe a vehicle sales or hire premises. ^(a)

Council's Strategic Planner therefore offered no objections to the proposed modification to Section 94 calculations.

SECTION 79C CONSIDERATIONS- EP&A Act, 1979

79C(1)(a) the provisions of:

- (i) any environmental planning instrument**

222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

The application refers to the modification of conditions of consent with regard to a VPA and Section 94 contributions required for the site. Accordingly, the application does not trigger an assessment against any environmental planning instrument.

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

The application has sought modifications involving a VPA and Section 94 contributions and accordingly the application will not trigger any assessment under Council's SCDCP 2005.

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

The parent consent is subject to a voluntary planning agreement pursuant to Section 93F of the Environmental Planning and Assessment Act 1979. Notwithstanding, the application has sought to delete the requirement for a VPA to be entered into and include a condition of consent to dedicate the land in accordance with Council's Development Contributions Plan. As previously discussed, the applicant has agreed to this modification. Refer to Section 94 Contributions section for further discussion.

(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) does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

(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*.

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

222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

The application refers to the modification of conditions of consent and Section 94 contributions only and therefore there will be no likely impacts.

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

The subject modification application involves no changes to suitability of the site for the purposes of the development.

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

In accordance with Part L of the SCDCP 2005 the subject application was not required to be publically notified.

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

The subject modification application seeks to correct a minor error made in the calculation of Section 94 contributions specifically relating to the credits which were included for the existing car sales premise operating on the site. As previously discussed, the original Section 94 contributions were calculated based on a ‘commercial premises’ credit rate rather than a ‘retail premises’ credit rate. It is noted that Council’s Direct Development Contributions Plan has two (2) separate rates for commercial and retail premises. The original use of the site was for the purposes of a car sales yard, which is more appropriately defined as a vehicle sales or hire premise land use. Whilst the original application credited the Section 94 contributions under a ‘commercial premise’ it has therefore been confirmed by Council’s Principal Strategic Planner that a retail credit is more appropriate. The contributions are therefore required to be modified to reflect this.

Furthermore, the parent conditions of consent require a VPA to be entered into with regard to road works and the dedication of land along Dalton Avenue. Discussions between Council Officers and the applicant were undertaken throughout the assessment process where it was agreed that a VPA is no longer required as the land can be dedicated to Council in accordance with Council’s Direct Section 94 Contributions Plan. The proposal has therefore sought to amend condition DACC043 so that it no longer refers to a VPA yet permits the dedication of land to Council.

222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

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

That Development Application No. 2016/160/02 for a Section 96(1) modification to modify and delete conditions of consent relating to a Voluntary Planning Agreement and to correct a minor error in calculation of S94 contribution credits at 222-238 Parramatta Road, Homebush be **AMENDED**, subject to:

1. The original conditions of consent as approved by SIHAP on 4 May 2017.
2. As modified by the Section 96(1) Application (DA2016/160/2) as follows:

Condition DACC043 shall be modified as follows:

DACC043 Section 94 Contributions

In accordance with Section 94 of the Environmental Planning and Assessment Act 1979, the portions of Lot 10 DP 1055460 and Lot 1 DP 1036274 shown upon Site and Location Plans, Dwg No. DA-01, Amendment A, shall be dedicated to Council at no cost. The dedicated land shall be reinstated as a road together with kerb and gutter to the relevant Australian Standards, the design of which shall be reviewed by Council prior to the commencement of road works. The road works and dedication of land to Council shall be undertaken **prior to the issue of an Occupation Certificate.**

(Reason: To ensure compliance with the terms of Council’s Direct Development Contributions Plan).

Condition DACC044 shall be deleted.

Condition DACC050 shall be amended to read as follows:

DACC050 Section 94 Contributions (Direct Contributions Plan)

In accordance with the provisions of Section 91(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 following purposes:

Provision of Major Open Space	\$594,888.52
Provision of Local Open Space	\$388,645.40
Provision Roads and Traffic Management	\$324,960.95
<u>Administration</u>	<u>\$11,839.37</u>
Total	\$1,320,334.24

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

222-238 Parramatta Road, Homebush - Lots 7&8 DP 78385, Lots A&B DP 82177, Lot 5 DP 1103489, Lot 4 DP 90683 and Lot 2 DP 1036274 (Cont'd)

issue of any Construction Certificate for that development stage.

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.

ATTACHMENTS

1. [↓](#) Statement of Support

SJB Planning

STRATHFIELD COUNCIL
RECEIVED
DA2016/160/02
05 September 2017



The General Manager
Strathfield Council
PO Box 120
Strathfield NSW 2135

4 September 2017

Re: S96(1) Modification Application to DA 2016/160 –222-238 Parramatta Road, Homebush

Dear Sir,

We write to submit a Section 96(1) Modification Application to Development Consent No. 2016/160, relating to the abovementioned development, approved by the Strathfield Independent Hearing and Assessment Panel (SIHAP) on 4 May 2017.

We act on behalf of the owners of the site (Sydney Markets), and approval consent for a modification to correct minor errors that have occurred in the drafting of consent conditions, relating to the reference of a Voluntary Planning Agreement (VPA) for road upgrade works, and the calculation of Section 94 Contributions, relating to credits of the existing site in accordance with the Council's Direct Development Contributions Plan 2010–2030, adopted 20 September 2016.

In this regard, please find attached the following documentation:

- Completed application form;
- Application fee for the sum of \$71.00;
- Statement of Support prepared by SJB Planning;
- Copy of Notice of Determination for DA 2016/160, dated 4 May 2017;
- Copy of Council's S94 Contributions calculation for DA 2016/160;
- Copy of Notice of Determination for DA 2012/177, dated 19 November 2013;
- Copy of Council's S94 Contributions calculation for DA 2012/177; and
- Estimate of cost of road works on public land prepared by Australian Cost Planners Pty Ltd, dated 27 July 2017.

We trust that the attached documentation is satisfactory for your assessment of the application. Your earliest consideration of the application would be appreciated.

Should you wish to discuss this matter, please do not hesitate to contact me on (02) 9380 9911 or by email at sgordon@sjb.com.au.

Yours sincerely

A handwritten signature in black ink that reads 'Stuart Gordon'.

Stuart Gordon
Associate

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1/14

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SJB Planning (NSW) Pty Ltd ACN 112 509 501

1.0 Introduction

This Statement of Support (SoS) is submitted to Strathfield Council in support of an application to modify Development Consent No.2016/160, approved on by SIHAP 4 May 2017, for the construction of a warehouse and distribution centre for Sydney Markets at 222-238 Parramatta Road, Homebush.

Other development applications applicable to the site include:

- DA 2012/177 – Demolition of the existing structures, excavation and remediation works and construction of a new warehouse and office development with ancillary parking, landscaping and drainage works – approved 19 November 2013 but not implemented.

2.0 The Proposed Modifications

2.1 Applicable Development Consent

This application seeks to modify Development Consent No. 2016/160, approved by the SIHAP on 4 May 2017. Approval was granted for demolition of existing site structures and construction of a warehouse and distribution centre for Sydney Markets, with two (2) levels of office space, above one (1) level of basement parking.

This application seeks to modify the development consent as set out in Section 2.2.

2.2 Proposed Modifications

This application is made in accordance with Section 96(1) of the *Environmental Planning and Assessment (EP&A) Act 1979*, and seeks amendment and/or deletion of the following conditions:

- Condition DACC043 – Planning Agreement (Section 93F of the EP&A Act) – To be deleted, as the proposed land dedication and associated road upgrade works are to be undertaken by way of a Bank Guarantee/Bond agreement and therefore a VPA is not required;
- Condition DACC044 – Planning Agreement (Bank Guarantee/Bond) – To be modified to remove reference to a VPA as outline above;
- Condition DACC050 – Section 94 Contributions (Direct Contributions Plan) – To be modified to correct a minor error in the calculation of S94 contribution credits for the existing site.

No other conditions of consent are sought to be amended by this application.

For clarity purposes, the abovementioned conditions are reproduced in their original form below with the proposed modification listed thereafter. Details are as follows:

“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 Katuci+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)”

- Delete Condition DACC043.

7759C_11.2_SoS_170904

2 / 12

SJB Planning

SJB Planning (NSW) Pty Ltd ACN 112 509 501

"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 provided for the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Fees and charges)"

Modify Condition DACC044 as follows in strikethrough and red text:

"DACC044 ~~Planning Agreement~~ (Bank Guarantee / Bond)

A Bank Guarantee/Bond for the amount agreed by Council to cover the cost of the works *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 Koturic & Co., received by Council for road upgrade works (road widening, intersection realignment, on-street parking and footpath)* 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 provided for the Principal Certifying Authority, prior to the issue of a Construction Certificate.

The Bank Guarantee/Bond shall be released by Council upon completion of the abovementioned road upgrade works prior to the issue of any Occupation Certificate.

(Reason: *Fees and charges To ensure road works proposed as part of the development are carried out*)"

"DACC050 Section 94 Contributions (Direct Contributions Plan)"

In accordance with the provisions of Section 91(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 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
<u>Administration</u>	<u>\$9,873.45</u>
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 for that development stage.

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 down loaded from Council's website."

7759C_112_So6_170604

3 / 12

SJB Planning

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Modify Condition DACC050 as follows in red text:

"DACC050 Section 94 Contributions (Direct Contributions Plan)

In accordance with the provisions of Section 91(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 following purposes:

<i>Provision of Major Open Space</i>	<i>\$594,888.52</i>
<i>Provision of Local Open Space</i>	<i>\$388,645.40</i>
<i>Provision Roads and Traffic Management</i>	<i>\$324,960.95</i>
<i>Administration</i>	<i>\$11,839.37</i>
Total	\$1,320,334.24

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 for that development stage.

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 down loaded from Council's website."

3.0 Section 96 Assessment

3.1 Section 96(1) – Modifications involving minor error, misdescription or miscalculation

In accordance with Section 96(1) of the *EP&A Act 1979*, Council may modify a development consent to correct a minor error, misdescription or miscalculation. Subsections (1A), (2), (3), (5) and (6), Section 96AB and Division 8 do not apply to such a modification.

The proposed Section 96(1) modification seeks to correct minor errors that has occurred in the drafting of the development consent conditions. In particular, to remove reference to a VPA for the proposed road upgrade works as identified within Condition DACC0043 and DACC0044. Furthermore, the modification seeks to resolve the application of credits for the existing site in accordance with the provisions of the Direct Development Contributions Plan 2010–2030.

With regard to the proposed road upgrade works, these are to be undertaken at no cost to Council as per Condition DASP002 – Road Upgrade Works. However, Condition DACC0043 references *"the Voluntary Planning Agreement offered by the developer"* must be entered into prior to the issue of a Construction Certificate. Furthermore, Condition DACC0044 states *"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."*

It is important to note that Sydney Markets have proposed road works and land dedication (in accordance with *Dwg No. DA-01, Amendment A, prepared by Koturic & Co.*) as part of the DA, however the delivery mechanism should be through standard conditions and not a VPA. Furthermore, no formal agreement was submitted to Council or agreed with regard to the proposed road works, and no planning agreement has been exhibited or notified. Therefore, given the works are to be undertaken at no cost to Council, as per Condition DASP002, coupled with provision of a Bank Guarantee/Bond to cover the

7759C_112_SoA_170904

amount for the works as agreed by Council, it is considered that there is no requirement for a VPA. As such, the proposed modification seeks to remove any reference to a VPA within Condition DACC0043 and DACC0044.

Whilst it is noted that cost of the road works are to be agreed by Council, to assist in this process, a cost estimate prepared by Australian Cost Planners Pty Ltd forms part of this application (see attached).

With regard to S94 contributions, by way of background, development consent DA 2012/177, relating to construction of warehouse and office development for Sydney Markets at 218-242 Parramatta Road and 3-9 Smallwood Avenue, Homebush, required a S94 contribution of \$327,910.00. A review of Council's S94 calculations for DA 2012/177 identifies that Council gave a credit for 980m² of industrial land which totalled \$49,000.00.

The most recent approval, development consent DA 2016/160, also relates to the construction and warehouse and office development for Sydney Markets, albeit at a smaller site, encompassing 222-238 Parramatta Road, requires a S94 contribution of \$1,399,364,20.00. A review of Council's S94 calculations identifies that Council calculated a credit for 955m² of commercial land at the existing site which provided a credit totalling \$479,645.45.

Development consent DA 2016/160 requires a S94 Contribution of \$1,399,364,20.00, which is \$1,071,454.20 more than previously sought under DA 2012/177.

A review of Council's contributions plan identifies that the site is located within employment lands within Precinct 3. The contribution rates per development type for Precinct 3 as identified within Table 1.1, Table 1.2 and Table 1.4 of Council's Direct Development Contributions Plan 2010-2030 are reproduced below:

Employment Lands	Precinct 3
Industrial per m ²	170
Retail per m ²	585
Commercial per m ²	495
Tourism per m ²	1,905

Table 1 – Contributions Rates per development type by Precinct – Direct Development Contributions Plan 2010-2030

Employment Lands	Precinct 3
Industrial per m ²	81
Retail per m ²	403
Commercial per m ²	161

Table 2 – Roads and Traffic Management Contributions Rates per Development Type by Precinct - Direct Development Contributions Plan 2010-2030

Precinct 3	Contribution Rate per person	Commercial Rate per m ² (19m ² per employee)	Retail Rate per m ² (35m ² per employee)	Industrial Rate per m ² (71.5m ² per employee)	Tourism Rate per Room (0.3 workers per room)
Local Open Space	2,477	130	71	35	743
Major Open Space	3,799	200	109	53	1,140
Administration 72		4	2	1	22
Total		334	182	89	1,905

Table 3 – Contributions Rates per employment development by Facility Program and by Precinct (excluding Roads and Traffic Management) - Direct Development Contributions Plan 2010-2030

7759C_11.2_SoAS_170904

Employment Lands	Precinct 3
Industrial per m ²	170
Retail per m ²	585
Commercial per m ²	495
Tourism per m ²	1,905

Table 4 – Contributions Rates per Credits per Development Type and by Precinct - Direct Development Contributions Plan 2010-2030

As noted in the original DA submission, the existing site comprises a number of car sales yards located at Nos. 222-238 Parramatta Road, Homebush. As noted in Figures 1 to 5, the existing car yards occupy the majority of allotments for the purposes of vehicle display, servicing/detailing, and ancillary offices.



Figure 1. Aerial photo of 222-238 Parramatta Road – Homebush (Source: Near Maps)

7759C_11.2_SoS_170904



Figure 2. 230-232 Parramatta Road – Homebush Commercial Vehicles



Figure 3. 230-232 Parramatta Road – Homebush Commercial Vehicles

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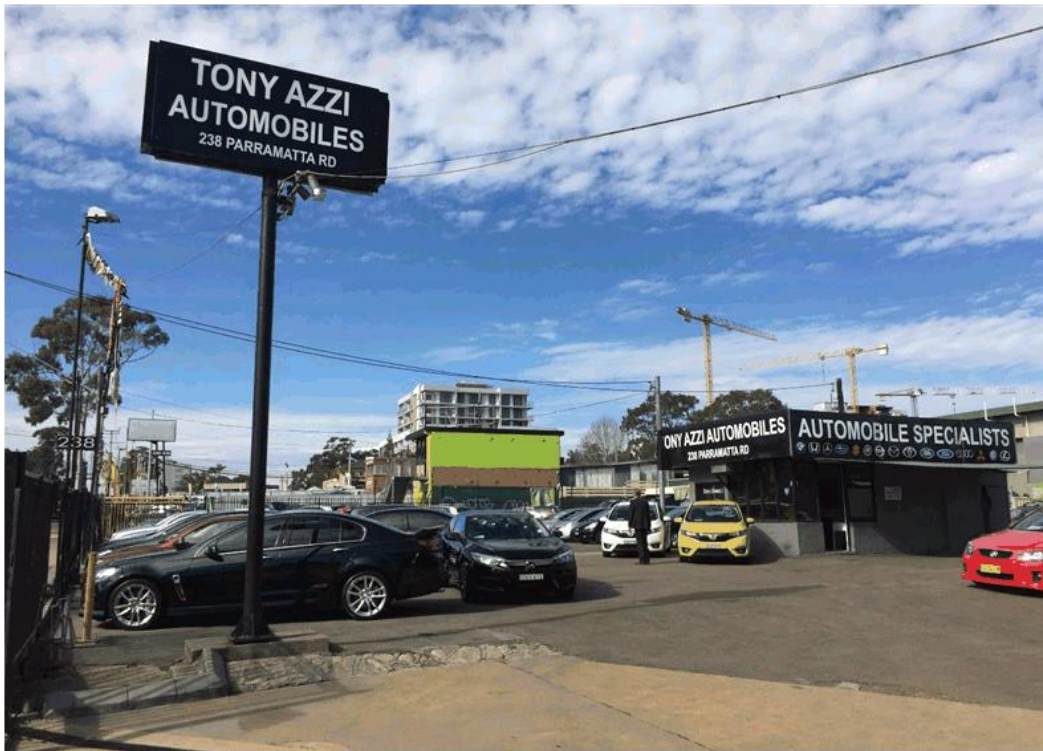


Figure 4. 238 Parramatta Road – Tony Azzi Automobiles



Figure 5. 238 Parramatta Road - Tony Azzi Automobiles

7759C_11.2_SoS_170904

Having reviewed the abovementioned contributions plan, relative to the existing use of the site (i.e. vehicle sales premises), it is considered appropriate and reasonable that the credits should be applied by way of retail land use, as opposed to commercial. Whilst the contributions plan does not define retail or commercial uses, it is noted that the Strathfield Local Environmental Plan (SLEP) 2012 defines retail premises as follows:

“retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) bulky goods premises,
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note.

Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.”

In accordance with the above extract from SLEP 2012, vehicle sales premises fall within the definition of retail premises. As such, it is considered appropriate that credits for existing use of the site (i.e. vehicle sales) should be applied by way of retail credits as opposed to commercial credits. In light of the above, a breakdown of the operational use of the site including both GFA and open areas of each vehicular sales premises allotment has been produced below. Details below are based on survey information and field measurements undertaken on 17 July 2017.

226 Parramatta Road – Lhude Peter Pty Ltd	Area m²
Office	88.32
Workshop	160
Storage	4
Detailing – Open	30.72
Car sales display - Open	1105
Back of house - Open	85
Total	1,473.04

Table 5 – 226 Parramatta Road Homebush

7759C_11.2_SoAS_170904

230-232 Parramatta Road – Homebush Commercial	Area m ²
Office	70.4
Workshop	44
Detailing	70
Car sales display - Open	935
Back of house - Open	246
Total	1,365.40

Table 6 – 230-232 Parramatta Road Homebush

238 Parramatta Road – Tony Azzi Automobiles	Area m ²
Office	20.24
Workshop	41.76
Detailing	36
Car sales display - Open	481.68
Back of house - Open	41
Total	620.68

Table 7 – 238 Parramatta Road Homebush

238 Parramatta Road – Tony Azzi Automobiles	Area m ²
Office	46.76
Workshop	272.27
Detailing	81.6
Storage	20
Car sales display - Open	1251.24
Back of house - Open	280
Total	1,951.87

Table 8 – 238 Parramatta Road Homebush

Overall 226 - 238 Parramatta Road	Area m ²
Office	225.72
Workshop	518.03
Detailing	187.6
Storage	24
Detailing – Open	30.72
Car sales display - Open	3772.92
Back of house - Open	652

Table 9 – 226-238 Parramatta Road Homebush

In light of the above, it is noted that existing GFA equates to approximately 955m². However, the existing vehicle sales premises utilise 3772.92m² of hard stand areas for vehicle sales display. These open areas are effectively used as showrooms, and are therefore vital to the sites operation. As such, it can be argued that the application of GFA for the use is not a reasonable reflection of the actual operational requirements of the respective vehicle sales premises which is similar to a retail showroom.

7759C_112_SoAS_170904

Notwithstanding the arguments above that all or some of the vehicle display area should be included in the area should be included in the area calculations when determining a credit, it is requested that the existing GFA of 955m² be credited at the retail rate of \$585 per m². This would equate to a credit of \$558,675.00 with an overall contribution of \$1,320,334.24 (i.e. Reduction of \$79,029.96 relative the total S94 contribution required under DA 2012/160).

For reference purposes, Council's total contribution rate as per DA 2016/160, is reproduced below in Table 2.6 relative to a breakdown of a modified S94 Contribution credit calculation as outlined below in Table 2.7.

Precinct 3	m ²	Roads and Traffic	Local Open Space	Major Open Space	Community	Admin
Industrial per m ²	3,783	310,908.6066	134,343.2251	203,434.0265	0	3,838.377859
Retail per m ²	0	0	0	0	0	0
Commercial per m ²	2,442	398,917.3449	322,107.1729	495,549.4968	0	9910.989936
Hotel per no. of rooms	0	0	0	0	0	0
Non-Residential Total		709,825.95	456,450.40	698,983.52	0	1,3749.37
Total S94		709,825.95	456,450.40	698,983.52	0	1,3749.37
\$1,879,009.24						

Table 10 –S94 Calculation for DA2016/160

Employment Lands						
Industrial per m ²	0	0	0	0	0	0
Retail per m ²	955	384,865.00	67,805.00	104,095.00	0	1,910.00
Commercial per m ²	0	0	0	0	0	0
Hotel per no. of rooms	0	0	0	0	0	0
		384,865.00	67,805.00	104,095.00	0	1,910.00
Total Credit						
\$558,675.00						
		324,960.65	388,645.4	594,888.52	0	11,839.37

Precinct 3C Total Payable
\$1,320,334.24

Table 11 – Revised S94 Credit – Retail Contributions Rates for 222-238 Parramatta Road Homebush

3.2 Section 96(3)

Given that the subject application is being made under Section 96 (1) of the *EP&A Act 1979*, then Section 96 (3) does not apply as per the provisions Section 96. That is, the Council does not need to take into consideration matters referred to in Section 79C (1), when determining an application under Section 96 (1). Accordingly, the application does not need to be assessed against relevant planning controls or any other assessment heads of consideration under Section 79C (1). Notwithstanding, the proposed modification is not considered to give rise to any adverse amenity or environmental impacts.

7759C_112_SoAS_170604

4.0 Conclusion

The application seeks consent under Section 96(1) of the *EP&A Act 1979* to modify Development Consent DA 2016/160, to correct minor errors that had occurred in the drafting of the development consent conditions. In particular, the application seeks to remove reference to a VPA for the proposed road upgrade works as identified within Condition DACC0043 and DACC0044. Furthermore, the modification seeks to resolve the application of credits for the existing site as a retail use, rather than commercial, in accordance with the correct definition of the previous uses of the site and provisions of the Direct Development Contributions Plan 2010–2030.

The proposal remains consistent with the statutory and policy framework applying to the site, and will not have any significant adverse impacts on the neighbourhood.

Based on the assessment undertaken, Council's approval of the Modification Application is sought.

7759C_112_SoA_170604

12 / 12

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