

## **Agenda**

# **Strathfield Local Planning Panel Meeting**

Notice is hereby given that a Strathfield Local Planning Panel Meeting will be held at Town Hall (Supper Room), 65 Homebush Road, Strathfield on:

## **Thursday, 3 October 2019**

Commencing at 10:00am for the purpose of considering items included on the Agenda

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

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**TO:** Strathfield Local Planning Panel Meeting - 3 October 2019  
**REPORT:** SLPP – Report No. 1  
**SUBJECT:** DA2019/081 95 ABBOTSFORD ROAD, HOMEBUSH  
LOT 1 DP 547430  
**DA NO.** DA2019/081

## **SUMMARY**

**Proposal:** Demolition of existing structures and construction of a two (2) storey dwelling house with basement level, swimming pool and front boundary fence.

**Applicant:** S. Y. Liu

**Owner:** S. Y. Liu

**Date of lodgement:** 31 May 2019

**Notification period:** 6 June 2019 to 21 June 2019

**Submissions received:** Nil

**Assessment officer:** ND

**Estimated cost of works:** \$1,254,000

**Zoning:** R2 Low Density Residential - SLEP 2012

**Heritage:** Yes. Located in Abbotsford Road Heritage Conservation Area

**Flood affected:** No

**Is a Clause 4.6 variation proposed?** No

**Reason for referral to SLPP** Sensitive development – Demolition of dwelling in heritage conservation area.

**RECOMMENDATION OF OFFICER:** **APPROVAL**

## **EXECUTIVE SUMMARY**

The application seeks Council consent for the demolition of the existing structures and the construction of a two (2) storey dwelling with a basement level, swimming pool and front boundary fence.

The plans and documentation were notified in accordance with Part L of the Strathfield Consolidated Development Control Plan (SCDCP) 2005. No written submissions were received.

The site is located within the Abbotsford Road Heritage Conservation Area. The existing dwelling is not a contributory item within the heritage conservation area and its demolition is supported.

The design of the proposed two (2) storey dwelling was amended during the assessment process, including an increase to the front setback, alter the side setbacks to provide adequate separation from the trees of the adjoining property.

The design of the proposed dwelling has taken into consideration the various architectural styles in the Abbotsford Road Heritage Conservation Area through the incorporated of pitched roof,

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vertically orientated windows and traditional external finishes including rendered masonry and timber in a traditional colour scheme.

The proposal is acceptable on its merits and is recommended for approval subject to the recommended conditions of consent.

## BACKGROUND

- 31 May 2019** Development Application (DA2019/081) was lodged.
- 6 June 2019 to 21 June 2019** The application was publicly notified in accordance with Council's SCDCP 2005. No written submissions were received as a result.
- 27 June 2019** A letter was sent to the applicant requesting additional information and amended plans to address the following:
- i. Provide an Arboricultural Impact Assessment;
  - ii. Increase the front setback to match the front setback of the existing dwelling (to be demolished);
  - iii. Reduce height of the front fence;
  - iv. Increase the combined side setbacks of the dwelling to meet the minimum 20% requirement;
  - v. Provision of a roof plan with details of the photovoltaic system;
  - vi. Provision of a section of the swimming pool;
- 12 July 2019** The applicant requested an extension to provide the grant an extension until 31 July 2019
- 15 August 2019** The applicant submitted an Arboricultural Impact Assessment and amended plans which incorporated:
- i. Increased side setbacks;
  - ii. Increased front setbacks;
  - iii. Incorporation of a spilt level;
  - iv. Reduced front fence height;
- 20 September 2019** The applicant submitted the following:
- i. Amended landscape plan;
  - ii. Amended BASIX Certificate; and
  - iii. Amended architectural plans which incorporated increased side setbacks along the western elevation and reduced void area on the first floor.

## DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the northern side of Abbotsford Road and is legally described as Lot 1 in DP 547430 and is commonly known 95 Abbotsford Road, Homebush (Figure 1). The site is relatively rectangular in shape and comprises a street frontage to Abbotsford Road which is 15.24m and 60.96m in depth resulting in a total site area of 929.0m<sup>2</sup>. The site has a gentle fall towards the street. The site is presently occupied by a single storey dwelling with a dual driveway, in-ground swimming pool and detached outbuilding (Figure 2).

The subject site located within the Abbotsford Road Heritage Conservation Area and is not a listed item under Schedule 5 of the Strathfield Local Environmental Plan 2012. Dwellings located within the immediate streetscape are traditional in style with housing dating from the late nineteenth and early twentieth century. There is some modern infill in the streetscape such as the existing dwelling which was approved in 1970.

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**Figure 1:** Locality plan. The subject site is outlined in yellow, heritage items outlined in orange and the Abbotsford Road Heritage Conservation Area shaded in red.



**Figure 2:** View of the existing dwelling from Abbotsford Road.

**PROPERTY BURDENS AND CONSTRAINTS**

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

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## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council consent for the demolition of the existing structures and construction of a two (2) storey dwelling house with basement level, swimming pool and front boundary fence (Figures 3 to 5) .

The specific elements of the proposal are:

### Demolition:

- Existing single storey dwelling and associated paving;
- In-ground swimming pool;
- Detached brick outbuilding;
- Detached carport;
- Metal shed in the rear yard;
- Gazebo in the rear yard;

### Basement level:

- Two (2) car parking spaces;
- Storage room;
- Room for bins, services, pool pump and equipment.

### Ground floor level:

- Foyer;
- Lounge room;
- Home office;
- Bedroom 5 with walk-in-wardrobe and ensuite;
- Laundry;
- Open plan kitchen, dining and living room;
- Meal preparation room;
- Alfresco

### First floor level:

- Family room;
- Four bedrooms (three with ensuites)
- Bathroom
- Study;
- Three (3) balconies;

### External works:

- Swimming pool; and
- Associated stormwater and landscaping works.

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Figure 3: Photomontage of proposed development

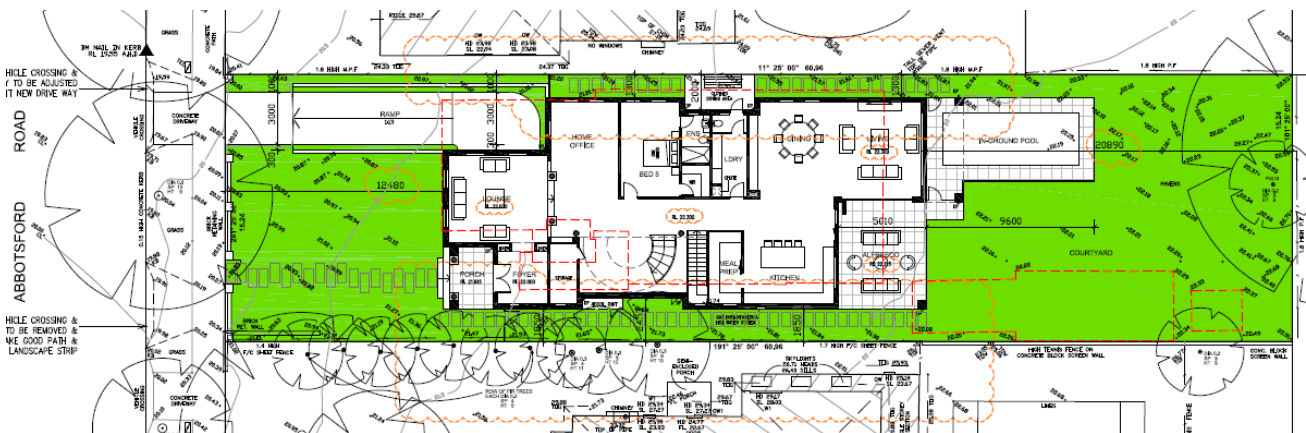


Figure 4: Proposed ground floor plan

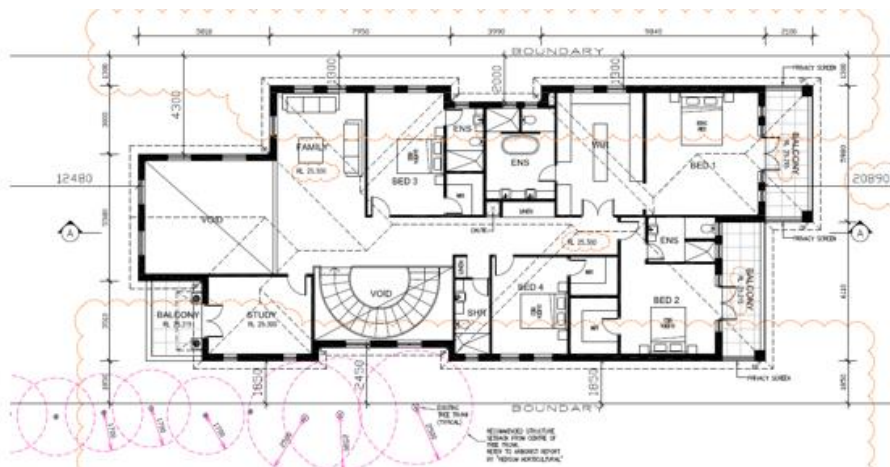


Figure 5: Proposed first floor plan

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## REFERRALS

### INTERNAL REFERRALS

#### Engineering Comments

Council's Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

#### Heritage Comments

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

*"The existing building is a single storey dwelling house of masonry and tile construction. The site is located within the Abbotsford Road Conservation Area (C2) and is not a listed item under Schedule 5 of the Strathfield Local Environmental Plan 2012.*

*The Strathfield Council Building Application Index cards indicate that the existing dwelling house on the site was approved in 1970, with patio awning, garage, carport and swimming pool added thereafter. The Sydney 1943 aerial indicates that at that time the site was unbuilt-upon.*

*I concur with the statement of significance provided in the HIS submitted and am of the opinion that the dwelling does not make sufficient contribution to the HCA to warrant its retention. Furthermore, the existing front fence is of grey textured masonry and metal infill panels that are an intrusive element in the Abbotsford Road Streetscape. The proposal for the demolition of the existing dwelling house on the site is supported, subject to the imposition of appropriate conditions including archival recording prior to demolition.*

*The proposed dwelling house generally accords with the objectives and provisions pertaining to the Residential Conservation Areas, in that the proposal has the potential to sit quietly in its context if amended to provide a more appropriate front setback that relates to the neighbouring dwelling at 91-93 Abbotsford Road.*

#### Recommendations

*The demolition of the existing dwelling house is acceptable, subject to conditions requiring recording of the dwelling house prior to demolition.*

*With regard to the proposed dwelling house, the proposal is capable of being acceptable having regard to the applicable provisions of Part P, subject to the following amendments and additional information:*

- 1. Increase the front setback of the proposed dwelling house to respond to that of the neighbouring dwelling house at 91-93 Abbotsford Road.*
- 2. Provide information on the location of PV systems for assessment to address Part P 4.11 – Modern Technologies. A Roof Plan should also be provided."*

Subsequently amended plans increasing the front setback of the proposed dwelling and roof plans detailing the location of the photovoltaic system were submitted. The amended plans were forwarded to Council's Heritage Advisor with no objections to the modified proposal.



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### Landscaping Comments

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

- *The Arborist Report by Redgum dated 18 July 2019 is noted.*
- *"The proposal will result in damage to the ten (10) neighbour trees as a result of excavation. The applicant is to detail prior to the Development Consent, how they will protect the neighbour trees from excavation damage to the adjacent tree roots.*
- *The proposed stormwater concept plan will have an impact on the neighbour and street trees. The plans are to be amended to protect these trees prior to the issue of the development consent in accordance with the Arborist Report and remove all pipes from the root protection areas.*
- *The proposed front fence including the footings will impact on Council's street trees. In order to protect the roots of the street tree, the footings of the masonry fence are to be re-designed.*
- *The landscape plan and all architectural plans showing excavation are to be amended to comply with the requirements of the Arborist Report."*

The comments provided by Council's Tree Officer are noted and appropriate conditions of consent have been recommended.

### **SECTION 4.15 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 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

#### **4.15(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.

#### **State Environmental Planning Policy No 55 – Remediation of Land**

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the history of the subject site revealed that the existing dwelling house was approved by Council in 1970. An 1943 aerial of the site showed that prior to the construction of the house the subject site contained mature trees and a pathway. The history of the subject site does not warrant any further investigation. The objectives outlined within SEPP55 are considered to be satisfied.

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation).

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The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal involves the removal of four (4) trees in the front setback and the retention of the street tree and one tree in the rear setback. During the assessment process, an Arboricultural Impact Assessment Report was submitted and amended plans were subsequently submitted, increasing the eastern side setbacks to provide sufficient separation between the dwelling and the multiple trees of the eastern adjoining property.

The proposal was referred to Council's Tree Management Officer who reviewed the submitted Arborist Report and amended plans. Whilst no objections were raised to the proposed removal of the four (4) trees in the front setback, Council's Tree Officer raised concerns regarding potential tree root damage as a result of the excavation process for the dwelling, front fence and stormwater drainage system. In response to these comments conditions of consent have been recommended for the stormwater plans to be amended prior to the issue of a Construction Certificate with all pipes located outside of the tree protection zones of the neighbouring trees and Council's street tree. Furthermore, the solid brick base component of the front fence is to be constructed using a lintel system and tree sensitive excavation and construction techniques in accordance with the recommendations contained in the submitted Arborist Report.

### STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

<b>Cl. 1.2(2)</b>	<b>Aims</b>	<b>Complies</b>
(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>	<b>Yes</b>
(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>	<b>N/A</b>
(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>	<b>N/A</b>
(d)	<i>To provide opportunities for economic growth that will enhance the local community</i>	<b>N/A</b>
(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>	<b>N/A</b>
(f)	<i>To identify and protect environmental and cultural heritage</i>	<b>Yes</b>
(g)	<i>To promote opportunities for social, cultural and community activities</i>	<b>N/A</b>
(h)	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	<b>N/A</b>

**Comments:** The proposal is considered to be appropriate to the streetscape character of the Abbotsford Road Heritage Conservation Area and will result in a positive contribution to the street.

### Permissibility

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

Dwelling houses are permissible within the R2 Low Density Residential Zone with consent and are defined under SLEP 2012 as follows:

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

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The proposed development being for the purpose of a dwelling house is consistent with the definition above 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 Low Density Residential Zone is as follows:

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

**Comments:** The proposed development consists of the construction of a two (2) storey dwelling which provides for the housing needs of the community in a low density residential setting and therefore generally complies with the objectives of the R2 Low Density Residential zone.

**Part 4: Principal development standards**

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

**Height of building**

<b>Cl.</b>	<b>Standard</b>	<b>Controls</b>	<b>Proposed</b>	<b>Complies</b>
4.3	Height of building	9.5m	9.26m	Yes

<b>Objectives</b>	<b>Complies</b>
(a) <i>To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area</i>	Yes
(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

**Comments:** The proposed dwelling has a building height of 9.26m, achieving compliance with the maximum 9.5m building height standard. Furthermore, the proposed height responds appropriately to the topography of the streetscape and the building height of the surrounding dwellings (Figure 6).

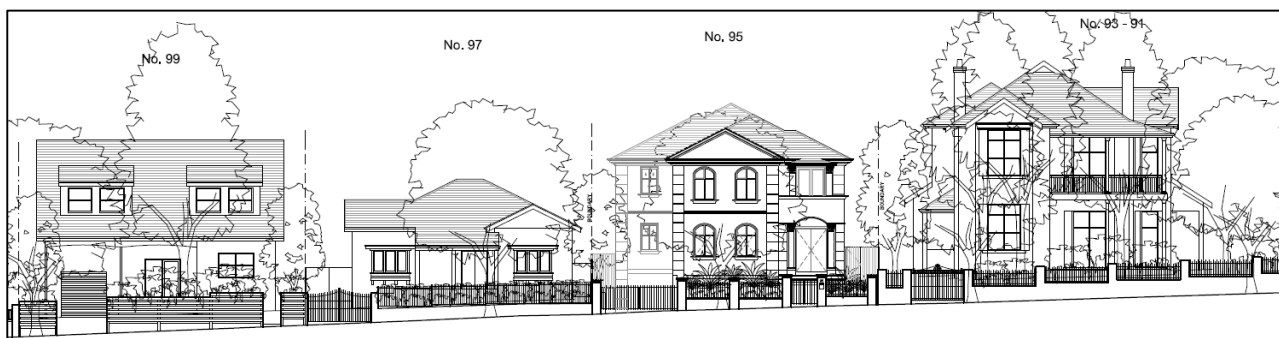


Figure 6: Proposed streetscape elevation

**Floor space ratio**

<b>Cl.</b>	<b>Standard</b>	<b>Controls</b>	<b>Proposed</b>	<b>Complies</b>
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<b>4.4</b>	<i>Floor space ratio</i>	0.525:1 (487.72m <sup>2</sup> )	0.509:1 (473m <sup>2</sup> )	<b>Yes</b>
	<b>Objectives</b>			<b>Complies</b>
<b>(a)</b>	<i>To ensure that dwellings are in keeping with the built form character of the local area</i>			<b>Yes</b>
<b>(b)</b>	<i>To provide consistency in the bulk and scale of new dwellings in residential areas</i>			<b>Yes</b>
<b>(c)</b>	<i>To minimise the impact of new development on the amenity of adjoining properties</i>			<b>Yes</b>
<b>(d)</b>	<i>To minimise the impact of development on heritage conservation areas and heritage items</i>			<b>Yes</b>
<b>(e)</b>	<i>In relation to Strathfield Town Centre:</i>			<b>N/A</b>
	<i>i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and</i>			
	<i>ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development</i>			
<b>(f)</b>	<i>In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor</i>			<b>N/A</b>

**Comments:** The proposed dwelling achieves an appropriate scale and form that will integrate well with the existing streetscape without detracting from the unique architectural features of Abbotsford Road. The proposal is unlikely to impact upon the residential amenity of the adjoining residential properties.

## 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

Clause 5.10(5) of the SLEP 2012 requires consideration be given to the potential impacts of development upon heritage conservation areas including associated fabric, settings and views. The subject site is located within the Abbotsford Heritage Conservation Area, with dwellings dating from the late nineteenth and early twentieth century, with some modern infill. In addition to the architectural qualities of the dwellings, Abbotsford Road is noted for its street tree plantings and well-maintained gardens.

The existing single storey dwelling on the site was constructed in the 1970s with the front fence also indicative of the 1970s. The application was accompanied with a Heritage Impact Statement and assessed the existing dwelling having regard to the significance criteria outlined in the NSW Heritage Office, 'Assessing Heritage Significance'. Council's Heritage Advisor concurs with the findings of the Heritage Impact Statement, that the existing dwelling does not make sufficient contribution to the Heritage Conservation Area to warrant its retention.

During the assessment process amended plans were submitted increasing the front setback from 9.5m to 12.38m to match the existing dwelling and amendments to both the eastern and western side setbacks in accordance with the recommendations of the Arboricultural Impact Assessment to provide adequate separation between the proposed dwelling and the row of pine and conifers.

The colour palette of the dwelling can be described as recessive and simplistic with neutral colour tones such as "Sandstone", "Shoji White" and "Urban Ash" that are sympathetic with the rendered masonry and roof tiles of the nearby dwellings. The vertically dimensioned windows and an intersecting gable and hip roof style are also reflective of the existing streetscape. Additionally, the proposed pier and infill style front fence is appropriate to the style of the proposed dwelling and the wider streetscape.

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The proposal will integrate into the surrounding streetscape and not diminish the architectural qualities and landscape aesthetics that contribute to the heritage significance of the Abbotsford Road Heritage Conservation Area. Overall, the application achieves the objectives of Clause 5.10 of the SLEP 2012 in that the proposed development is appropriately designed and not detract from the architectural qualities and landscape aesthetics of the wider Abbotsford Road Heritage Conservation Area.

## 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 3 acid sulfate soils. As the proposed excavations do not go below 5 metres Australian Height Datum and is not anticipated to lower the watertable, the development was not required to be accompanied by an Acid Sulfate Soils Management Plan and has satisfied the requirements of this Clause.

### 6.2 Earthworks

The proposed basement will be confined within the building footprint of the dwelling so as to minimise disruption to soils. A condition of consent is recommended to ensure the appropriate management of soils during the excavation and construction phases of the development.

### 6.3 Flood planning

Council's stormwater engineer has reviewed the submitted stormwater concept plan and raised no objection, subject to the imposition of conditions.

### 6.4 Essential services

The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

#### 4.15 (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.

#### 4.151)(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 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:

#### 2: Architectural Design & Streetscape Presentation

2.1	Objectives	Satisfactory
A.	To ensure that development respects the predominant height, scale, character, type, form, colour, materials and architectural qualities of the existing dwelling house (in the case of alterations and additions) and surrounding neighbourhood especially any adjoining or nearby heritage item or heritage conservation area.	Yes

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<b>B.</b>	To achieve quality architecture in new development through the appropriate composition and articulation of building elements.	<b>Yes</b>
<b>C.</b>	To 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.	<b>Yes</b>
<b>D.</b>	To ensure that new dwellings have facades, which define, address and enhance the public domain.	<b>Yes</b>
<b>E.</b>	To encourage contemporary architecture that is innovative, uses high quality detailing, and incorporates elements characteristic of Strathfield.	<b>Yes</b>
<b>F.</b>	To promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.	<b>Yes</b>
<b>G.</b>	To retain a feeling of openness and space between built elements by maintaining landscaped setbacks and preserve the appearance of dwellings set in the treelined streets and park-like environment.	<b>Yes</b>
<b>H.</b>	To reduce the use of highly reflective colours and materials that create visual prominence.	<b>Yes</b>
<b>I.</b>	To ensure fencing is sympathetic to the design of the dwelling and the street and enhances the character of both the individual house and street whilst maintaining casual surveillance of the neighbourhood.	<b>Yes</b>
<b>J.</b>	To protect and retain the amenity of adjoining properties.	<b>Yes</b>

<b>2.2</b>	<b>Development Controls</b>	<b>Complies</b>
	<i>Streetscape Presentation</i>	
<b>.1.</b>	1 New dwellings address street frontage with clear entry.	<b>Yes</b>
	2 Consistently occurring building features integrated within dwelling design.	<b>Yes</b>
	3 Consideration of streetscape elements	<b>Yes</b>
	4 Integrated security grilles/screens, ventilation louvres and garage doors	<b>Yes</b>
	<i>Scale, Massing &amp; Rhythm of Street</i>	
<b>.2.</b>	1 Scale, massing, bulk and layout complement the existing streetscape and the dominant building rhythm	<b>Yes</b>
	2 Building height and mass maintains amenity to adjacent properties open space or the public domain	<b>Yes</b>
<b>.3.</b>	<i>Building Forms</i>	
	1 Building form articulated.	<b>Yes</b>
<b>.4.</b>	<i>Roof Forms</i>	
	1 Roof form complements predominant form in the locality	<b>Yes</b>
	2 Roof form minimises bulk and scale of building and remains an important architectural element in the street.	<b>Yes</b>
	<i>Materials</i>	
	5 Materials compatible with the existing dwelling house, adjoining dwelling houses and the streetscape (type, form and colour)	<b>Yes</b>
	7 New buildings and facades do not result in glare (Reflectivity Report may be required)	<b>Yes</b>
	<i>Colours</i>	
	8 New development incorporates traditional colour schemes	<b>Yes</b>
	9 The external colours integrate harmoniously with the external design of the building	<b>Yes</b>

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*Two (2) storey Porticoes*

1	Two (2) storey porticoes in scale and compatible with the proposed dwelling, streetscape and any adjoining heritage items	Yes
.5.	Two (2) storey porticoes vertically articulated or broken to reduce height	Yes
3	Porticoes or associated porches do not protrude 1m forward of the front building façade.	Yes
4	Porticoes do not extend beyond the understorey of the eaves/guttering.	Yes

**Comments:** The proposed dwelling is of a high quality built form with external finishes and a building envelope that are sympathetic to the architectural qualities in the Abbotsford Road Heritage Conservation Area. Specifically, the design includes a gable and hipped roof form, rendered masonry and a neutral colour palette with colours including “Sandstone”, “Urban Ash” and natural timber that feature in the original housing stock (Figures 7). The building form considers the sloping topography of the site through the incorporation of a split level at the front.

The dwelling design includes a two (2) storey portico situated in-line with the main building façade. The portico is vertically broken by the balcony in accordance with Section 2.2.5 of the planning controls.



Figure 7: Examples of original and infill housing in Abbotsford Road

**4: Building Envelope**

4.1	Objectives	Satisfactory
A.	To ensure that dwellings are compatible with the built form of the local area and that overall bulk and scale, size and height of dwellings relative to natural ground level responds to the adjoining dwellings, topography and desired future character.	Yes
B.	To minimise impact on the amenity of adjoining properties.	Yes
C.	To establish and maintain the desired setbacks from the street and define the street edge.	Yes
D.	To create a perception or reinforce a sense of openness in the locality.	Yes
E.	To maintain view corridors between dwellings	Yes

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<i>F.</i>	<i>To assist in achieving passive surveillance whilst protecting visual privacy.</i>	<b>Yes</b>
<i>G.</i>	<i>To provide a transitional area between public and private space.</i>	<b>Yes</b>
<b>4.2</b>	<b>Development Controls</b>	<b>Complies</b>
	<i>Floor Space Ratio</i>	
<b>.1.</b>	1 Floor Space Ratio permissible pursuant to SLEP 2012	<b>Yes</b>
	2 Development compatible with the lot size	<b>Yes</b>
	<i>Building Height</i>	
	1 Height of building permissible pursuant to SLEP 2012	<b>Yes</b>
<b>.2.</b>	4 Max height of the external wall from the existing ground level to the underside of the uppermost ceiling level is to be 7.2m.	<b>Yes</b>
	5 Max internal floor to ceiling height is to be 3.0m for any residential level.	<b>Yes</b>
	7 Dwelling houses and any ancillary structures 2-storeys (max)	<b>Yes</b>
	8 Building height responds to the gradient of the site to minimise cut and fill	<b>Yes</b>
	<i>Street Setbacks</i>	
<b>.3.1.</b>	1 Setbacks consistent with minimum requirements of Table A.1	<b>Yes</b>
	<i>Side and Rear Setbacks</i>	
<b>.3.2.</b>	1 A combined side setback of 20% of the width of the block (incorporating a 1.2m min side setback on each side).	<b>Yes</b>
	2 A rear setback of 6m (min)	<b>Yes</b>

**Comments:** The proposed dwelling achieves numerical compliance with the FSR and building height provisions under Clauses 4.3 and 4.4C of the SLEP 2012. The building height and envelope is proportionate to the size of the site. In accordance with Section 4.2, the dwelling provides a 12.48m front setback, 20.89m rear setback and a combined side setback of 20.06% (3.15m) of the total width of the allotment. The internal floor to ceiling heights are a maximum of 3m and 2.7m ground floor level and 2.8m at first floor level and these comply with the 3m maximum floor to ceiling heights prescribed by the development controls, except above the lounge room which is positioned immediately above a void area.

## 5: Landscaping

<b>5.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development, and to the streetscape.</i>	<b>Yes</b>
<b>B.</b>	<i>To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, structures, vehicle circulation and ancillary areas.</i>	<b>Yes</b>



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C.	To preserve existing landscape elements on site (such as existing trees) and encourage their integration into the design of proposals.	Yes
D.	To ensure adequate deep soil planting is retained on each allotment.	Yes
E.	To ensure developments make an equitable contribution to the landscape setting of the locality.	Yes
F.	To ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer.	Yes
G.	To encourage the use of native flora such as open woodland canopy trees, to provide a habitat for native fauna.	Yes
H.	To ensure that landscaped areas are designed to minimise water use.	Yes
I.	To provide functional private open spaces for active or passive use by residents.	Yes
J.	To provide private open areas with provision for clothes drying facilities screened from the street and lane or a public place.	Yes
K.	To ensure the protection of trees during construction	Yes
L.	To ensure suitable fencing is provided to reduce acoustic impacts and enhance visual privacy between neighbouring residents whilst enabling front fences passive surveillance of the street.	Yes
M.	To maximise the amenity of existing and proposed developments, including solar access, privacy and open space.	Yes

**5.2 Development Controls**

**Complies**

<i>Landscaped area</i>			
.1.	1	Landscaped area in accordance with Table A.3	Yes
	2	At least 50% of the minimum landscaped area located behind the building line to the rear boundary	Yes
	3	At least 50% of the front yard maintained as deep soil soft landscaping	Yes
	6	Front gardens respond and contribute to the garden character of Strathfield.	Yes
<i>Tree Protection</i>			
.2.	3	Development provides for the retention and protection of existing significant trees	Yes
	6	Opportunities for planting new canopy trees within the front setback	Yes
	7	At least one (1) canopy tree provided in the rear yard.	Yes
	11	25% (min) of canopy trees and other vegetation shall be locally sourced indigenous species	Yes
<i>Private Open Space</i>			
.3.	1	Provided in a single parcel rather than a fragmented space, directly accessible from internal living areas	Yes
	3	Terraces and decks (at least 10m <sup>2</sup> ) with one length or width 3m (min) and directly accessible from an internal living area. Decks cannot be located more than 500mm above NGL	Yes
<i>Fencing</i>			
.4.	1	Fencing designed to be compatible and sympathetic to the style of the dwelling,	Yes

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	adjoining properties and the streetscape	
3	Fencing forward of FBL shall not exceed 1.5m. Solid components shall not exceed 0.7m above NGL with the exception of brick piers	
6	Side fences forward of the FBL taper down to the front fence.	
7	Front fences visually permeable	Yes
13	Significant trees maintained	Yes

**Comments:** During the assessment process, an Arboricultural Impact Assessment Report was requested due to concerns with the close proximity of the trees along the eastern boundary of the neighbouring property relative to the proposed dwelling. Consequently, the side setbacks of the dwelling were reconfigured to provide adequate separation to the trees of the eastern adjoining properties. One (1) canopy tree in the rear yard is proposed to be retained. Council's Tree Officer did not raise objection to the four (4) trees in the front setback nominated for removal, subject to replacement planting on the site. To address Council's concerns relating to potential tree root damage to surrounding trees, conditions have been recommended for the excavation and construction techniques detailed in the submitted Arborist Report be implemented and all stormwater infrastructure be re-located outside of the TPZ.

The 60.96m depth of the site provides ample opportunity for deep soil landscaping resulting in a total of 45.1% (419.m<sup>2</sup>) of the site being deep soil landscaping meeting the 45% (418.05m<sup>2</sup>) requirement. The proposed landscaping and planting represents a significant improvement to the existing landscaping conditions of the site. The composition of grass, shrubs and a feature tree in the front setback is compatible with the well-maintained front gardens that are a feature in Abbotsford Road.

In addition to the dwelling, the proposal seeks to construct a pier and infill style front fence with a maximum 1.8m height. The design of the fence with vertically orientated infill is consistent with the streetscape and is appropriately stepped in response to the slope of the land. However due to the topography the fence height ranges from 1.5m to 1.8m which is not compatible with the street. A condition of consent has been recommended for the footings of the front fence to be constructed using a lintel system to minimise root damage. The maximum height of the fence at any point is not to exceed 1.6m and is to be compatible with the locality.

## 6: Solar Access

6.1	Objectives	Satisfactory
A.	To ensure the design of new dwelling houses and alterations and additions maximises solar access to living areas and open space areas.	Yes
B.	To minimise overshadowing of adjoining properties.	Yes
6.2	Development Controls	Complies
	Sunlight Access	
.1.	1 New dwellings - 3 hours solar access between 9.00am and 3.00pm on June 21 to the windows of habitable rooms and 50% of private open space	Yes
	3 50% of the principal private open space of any adjoining premises receives 3 hours solar access between 9.00am and 3.00pm on June 21	Yes
	4 The proposed development does not further reduce the amount of solar access	Yes

**Comments:** The north-south orientation of the subject site enables the adjoining properties to maintain three (3) hours of solar access to habitable rooms and private open space. Further, the

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living room, dining room and kitchen are located towards the rear of the dwelling to optimise the northerly solar access.

## 7: Privacy

7.1 Objectives		Satisfactory
A.	Development that is designed to provide reasonable privacy to adjacent properties	Yes
B.	To maintain reasonable sharing of views from public places and living areas	Yes
C.	To ensure that public views and vistas are protected, maintained and where possible, enhanced	Yes
D.	To ensure that canopy trees take priority over views	Yes
E.	To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses	Yes
7.2 Development Controls		Complies
Visual Privacy		
.1.	1 Protect POS, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings from direct overlooking	Yes, subject to conditions.
	2 Provide adequate separation of buildings	Yes
	3 Ensure elevation of finished floor levels above NGL is not excessive	Yes
	4 Improve privacy to adjacent properties with screen planting	Yes
Windows		
.2.	1 Windows do not directly face the windows, balconies and courtyards of adjoining dwelling	Yes, subject to conditions
	2 A window within 9m of another window in a habitable room of an adjoining dwelling is offset by 0.5m (min) or a sill height of 1.7m (min) above the FFL	Yes, subject to conditions
	3 Windows directly facing balconies or courtyards are narrow, incorporate obscure glazing and/or a sill height of 1.7m (min) above FFL	Yes
Elevated Decks Verandahs and Balconies		
.3.	2 Elevated decks, verandahs and balconies incorporate privacy screens	Yes
	3 Rear balconies (no more than 1m (depth) x 2m (length) permitted if the balcony does not unreasonably impact on adjoining premises	No, see comments below

**Comments:** The two western facing windows of the Lounge Room on the ground floor provide direct overlooking opportunities into the windows of the adjoining property. Due to the topography of the site the existing dividing fence will not provide adequate privacy between the neighbours and a condition of consent is recommended for the windows to be either obscurely glazed or incorporate a sill height of 1.5m from the finished floor level. Solar access and ventilation to the Lounge Room will still be provided to the room by the two southern facing windows. All other windows are appropriately off-set or separated from the adjoining dwellings.

An upper level balcony of 6.11m (long) x 1.84m (depth) is proposed off Bedroom 2 and a separate upper level balcony of 6.08m (long) x 2.05m (depth) is proposed off Bedroom 1, exceeding the 1m x 2m dimensions permitted under Section 7.2.3. The balcony is setback from the rear property

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boundary and has incorporated privacy screens the full height of the balcony to mitigate overlooking opportunities; the variation is considered acceptable.

### 8: Vehicle Access and Parking

8.1 Objectives		Satisfactory
A.	To provide adequate and convenient on-site car parking.	Yes
B.	To ensure that the location and design of driveways, parking spaces and other areas used from the movement of motor vehicles are efficient, safe and convenient.	Yes
C.	To ensure garages, carports, basements and hard standing areas for cars do not visually dominate the street façade of the dwelling.	Yes
D.	To ensure that construction materials used for driveways respect the architectural qualities of the dwelling.	Yes
E.	To minimise the area of access driveways to minimise impermeable surfaces and maximise landscaped areas.	Yes
F.	To ensure basements have discreet entries, safe access and a high degree of natural cross-ventilation.	Yes
G.	To minimise excavation to reduce disturbance to natural ground level particularly adjacent to site boundaries.	Yes
H.	To ensure that any proposed basement minimises disturbance to natural drainage systems and that flooding, drainage or ventilation impacts would not be created for the site, or for adjoining or nearby properties.	Yes
8.2 Development Controls		Complies
<i>Driveway and Grades</i>		
1	Existing driveways must be used (exceptions apply)	No, minor re-location.
2	The width of driveways at the property boundary is to be 3m	Yes
3	The edge of driveway crossings located 1m (min) clear of any existing stormwater pits or poles and 2m clear of tree trunks	Yes
.1.	4 Parking and access points easily accessible and recognisable, non-disruptive to pedestrian flow and safety and located to minimise traffic hazards and potential for vehicles to queue.	Yes
	5 One (1) vehicular crossing (max) to any public road (exceptions apply)	Yes
	7 Vehicular turning areas for garages complies with relevant Australian Standard	Yes
	9 Driveways avoid long and straight appearance by using variations and landscaping	Yes
	10 Driveway set back 0.5 metres (min) from side boundaries	Yes
<i>Garages, Carports and Car Spaces</i>		
.2.	1 Two (2) car parking spaces required behind the FBL of all new dwellings (exceptions apply)	Yes
	4 Dimensions of parking spaces and garages comply with the Australian Standards	Yes
<i>Basements</i>		
.3.	1 The area of a basement shall be limited to and contained within the ground level footprint of the dwelling	Yes
	2 Excavation not permitted within the minimum side setbacks.	Yes

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3	The maximum height of the basement above NGL is limited to 1m measured to the predominant finished floor level of the level above.	Yes
4	Internal clearance of 2.2m (min)	Yes
5	Driveways have a maximum 1:4 gradient and comply with Australian Standards	Yes
6	Basement entries and ramps/driveways not greater than 3.5m wide	No
7	Driveway ramps are perpendicular to the property boundary at the street frontage	Yes
8	Basements permit vehicles to enter and exit the basement in a forward direction	Yes
11	Basements are not to be used for habitable purposes	Yes

**Comments:** The subject site contains a dual driveway. The proposal seeks to delete the driveway along the eastern side boundary and re-locate the western driveway 600mm eastwards to accommodate the basement design. The driveway is 3m wide at the front property boundary and is setback 1m from the western property boundary. The basement is designed with a 2.2m internal clearance and is contained within the dwelling footprint accommodating three (3) car parking spaces with sufficient maneuvering space for the cars to enter and exit the basement in a forward direction.

### 9: Altering Natural Ground Level (Cut and Fill)

<b>9.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To maintain existing ground levels and minimise cut and fill to reduce site disturbance.</i>	Yes
<b>B.</b>	<i>To ensure existing trees and shrubs are undisturbed, ground water tables are maintained and impacts on overland flow/drainage are minimised.</i>	Yes
<b>9.2</b>	<b>Development Controls</b>	<b>Complies</b>
1	Fill limited to 1m (max) above NGL	Yes
5	Areas of excavation setback from property boundaries in line with building setback controls. No excavation permitted within the minimum required setbacks.	Yes
6	The work does not affect or undermine the soil stability or structural stability of buildings and Council assets on adjoining properties.	Yes, subject to conditions
7	A dilapidation report for all buildings which adjoin proposed excavation areas as required	Yes, subject to conditions
8	Avoid excessive fill that creates the potential for overlooking of adjoining properties	Yes

**Comments:**Excavation is required for the construction of a basement and in-ground swimming pool. Areas of excavation are appropriately setback from the property boundaries and are limited in extent to that reasonably necessary. Excavation works are acceptable subject to the imposition of conditions of consent ensuring the appropriate management of soils during the excavation and construction phases of development.

### 10: Water and Soil Management

<b>10.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To encourage the incorporation of Water Sensitive Urban Design (WSUD) and Botany Improvement Plan principles in the development.</i>	N/A
<b>B.</b>	<i>To ensure compliance with Council's Stormwater Management Code</i>	Yes

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C.	To ensure compliance with the NSW State Government's Flood Prone Lands Policy.	N/A
D.	To ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction.	Yes
E.	To ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality.	Yes
F.	To ensure that new development in areas that may be affected by acid sulphate soils do not adversely impact the underlying ground conditions, soil acidity and water quality.	Yes
G.	To appropriately manage stormwater and overland flow to minimise damage to occupants and property	Yes
<b>10.2</b>	<b>Development Controls</b>	<b>Complies</b>
.1.	Stormwater Management and Flood Prone areas	
	2 Compliance with Council's Stormwater Management Code	Yes
.2.	Acid Sulfate Soils	
	1 Site managed consistent with the provisions contained in Clause 6.1 SLEP 2012	Yes
.3.	Soil Erosion and Sediment Control	
	1 Soil erosion and sediment control measures detailed and implemented prior to the commencement of work.	Yes

**Comments:** The site is not subject to flooding or affected by potential acid sulfate soils. Conditions of consent pertaining to stormwater management have been recommended in accordance with Council's Development Engineer comments. Conditions of consent have been recommended to ensure the submitted soil erosion and sediment control measures are implemented during the demolition and construction phases of the development.

### 11: Access, Safety and Security

<b>11.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
A.	To encourage the incorporation of crime prevention principles in the design of the proposed developments.	Yes
B.	To increase the safety and perception of safety in public and semi-public spaces.	Yes
C.	To provide passive surveillance of the public domain to promote a safe pedestrian environment whilst maintaining the privacy of residents	Yes
D.	To ensure the safety of pedestrians by separating pedestrian access from vehicular access.	Yes
<b>11.2</b>	<b>Development Controls</b>	<b>Complies</b>
.1.	Address and Entry Sightlines	
	1 Occupants able to overlook public places to maximise passive surveillance	Yes
	2 Landscaping design around dwellings and ancillary structures to accommodate plant maturation	Yes
.2.	Pedestrian Entries	
	1 Pedestrian entries and vehicular entries suitably separated	Yes
	2 Dwelling entrances easily identifiable	Yes

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**Comments:** Pedestrian and vehicular entries are suitably separated and the dwelling entrance is easily identifiable through the provision of a front entrance path, steps and an entry portico. Passive surveillance opportunities are provided by way of the multiple windows and front balcony facing the public domain.

## 12: Ancillary Development

12.1	Objectives	Satisfactory
A.	To ensure that ancillary development is compatible with the design of the principal dwelling, streetscape and adjoining dwellings in form, materials and colours	Yes
B.	To limit the size, bulk and scale of ancillary structures and minimise their visibility from the public domain.	Yes
C.	To ensure that the provision of ancillary structures improves the amenity of residents whilst ensuring that the amenity of surrounding dwellings and neighbouring lots is maintained.	Yes
D.	To ensure that the provision of ancillary structures, such as air conditioning units, are considered at the design stage of a proposed development.	Yes
12.2	Development Controls	Complies
.4.	<i>Air-conditioning</i>	
	1 Located away from the habitable rooms of adjoining properties and/or screened by acoustic treatments	Yes, subject to condition
	3 Installation of residential grade air conditioners only	Yes, subject to condition
	4 Installation to comply with the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control) Regulation 2008	Yes, subject to condition
.6.	<i>Swimming Pools</i>	
	1 Side and rear setbacks from the outside edge of the pool concourse are 1m (min) wide and comprise deep soil soft landscape area	Yes
	3 The pool filter and pump equipment designed and located to not emit a noise level that exceeds 5dBA above the ambient background noise level measured at any property boundary. The pool equipment shall be located within an enclosed structure so as to not be readily visible	Yes, subject to condition
	5 Enclosures shall comply with the Swimming Pools Act and relevant Australian Standards as amended.	Yes, subject to condition

**Comments:** The proposed in-ground swimming pool is located wholly behind the dwelling house and has adequate setbacks including 1.5m to the western side boundary and 11.32m to the rear property boundary. The landscape plan has included screen planting between the pool and the western side boundary. Conditions of consent are recommended to control the noise from pool equipment and to ensure the swimming pool fencing complies with relevant legislation.

## 13: Ecologically Sustainable Development

13.1	Objectives	Satisfactory
A.	To encourage passive and active strategies in the design of dwellings and ancillary structures that promotes the achievement of ecologically sustainable practices and BASIX requirements.	Yes
B.	To 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.	To 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	Yes

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	<i>conservation strategies.</i>		
<b>D.</b>	<i>To encourage the use of new technology that reduces energy consumption, minimises greenhouse emissions and results in cost savings</i>		<b>Yes</b>
<b>E.</b>	<i>To encourage the re-use of building materials, thereby reducing waste to landfill, transportation costs, conserving raw materials and reducing energy expenditure. (Refer to Part H Waste Minimisation and Management of SCDCP 2005).</i>		<b>Yes</b>
<b>13.2</b>	<b>Development Controls</b>		<b>Complies</b>
	<i>Natural Lighting and Heating</i>		
<b>.1.</b>	1	Living areas facing north, sleeping areas facing east/south, and utility areas orientated west/south to maximise winter solar access.	<b>Yes</b>
	3	Materials used of high thermal mass	<b>Yes</b>
	<i>Natural Cooling and Ventilation</i>		
<b>.2.</b>	1	Windows and walls on northern facades shaded by shading devices, trees, eaves and louvres sympathetic to the dwelling	<b>Yes</b>
	2	Windows positioned to capture breezes and allow for cross-ventilation	<b>Yes</b>
	<i>Water Tanks</i>		
<b>.3.</b>	1	Located behind the dwelling or behind the front building line and screened from view from the public domain	<b>Yes</b>
	<i>Hot Water Heater Units</i>		
<b>.4.</b>	1	Located behind the dwelling or wholly behind the dwelling	<b>Yes</b>

**Comments:** A BASIX Certificate accompanying the development application, indicated that the designated targets for energy and water use reduction are satisfied. In accordance with the Certificate, an instantaneous gas hot water system, a 4,000L rainwater tank and a photovoltaic system is to be installed. The rainwater tank is to be located on the eastern elevation of the proposed dwelling and is suitably screened from the public domain.

The rear alfresco and open plan kitchen/living room areas are orientated to the north, optimising solar access with windows and openings positioned to capture breezes and cross ventilation.

## PART H - WASTE MANAGEMENT (SCDCP 2005)

A Waste Management Plan was submitted as part of the development application and has demonstrated compliance with the relevant controls.

## PART P- HERITAGE

An assessment of the proposal against the objectives and development controls contained within Part P of SCDCP 2005 is included below:

### 1.5: Objectives of this DCP Part

<b>1.5</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>a.</b>	<i>To encourage development which complements existing heritage items and heritage Conservation Areas in a modern context.</i>	<b>Yes</b>
<b>b.</b>	<i>To retain evidence of historic themes of development evident in the Strathfield Local Government Area, through the proper care and maintenance of individual heritage items and heritage Conservation Areas.</i>	<b>Yes</b>



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c.	To protect those items and areas that are of value to the local community	Yes
d.	To ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.	Yes
e.	To retain any significant horticultural or landscape features that assist in the interpretation of Strathfield's heritage.	Yes

**Comments:** As discussed, the proposed design was amended during the assessment process in response to the comments provided by Council's Heritage Advisor and the requested Arboricultural Impact Assessment. The proposed dwelling design complements the prevailing architectural qualities in the Abbotsford Road Heritage Conservation Area specifically pitched roof forms, extensive use of rendered facebrick and timber facias.

#### 4. Development in Conservation Areas

##### 4.1: Setting

4.1.1	Objectives	Complies
1	To provide an appropriate visual setting for Heritage Conservation Areas, including landscaping, fencing and car parking.	Yes
2	To maintain and enhance the existing character of the streetscape of a Heritage Conservation Area.	Yes
3	To ensure that new development respects the established patterns in the streetscape of a heritage Conservation Area, including setbacks, siting, landscaped settings, car parking and fencing.	Yes
4.1.2	Development Controls	Complies
(1)	The side and front setbacks of new development in a Conservation Area should be typical of the spacing of existing buildings in the vicinity of the proposed development in that Conservation Area, such that the rhythm of buildings in the streetscape is retained.	Yes
(2)	No new structures should be built forward of the established street building line.	Yes
(3)	The established landscape character of the locality including the height of canopy and density of boundary landscape plantings should be retained in any new development.	Yes

**Comments:** During the assessment process, the front setback of the proposed dwelling was increased from 9.5m to 12.38m in-line with the existing dwelling. The increased front setback also responds more closely to the setback of the eastern adjoining dwelling (No 91-93 Abbotsford Road). With regards to side setbacks, there is no prevailing side setback rhythm in the surrounding streetscape.

##### 4.2: Scale

4.2.1	Objectives	Complies
1	To ensure that new development adjacent to or within a heritage Conservation Area is of a scale consistent with the existing development in the vicinity of the site that contributes to the character of the in the heritage Conservation Area.	Yes
4.2.2	Development Controls	Complies
(1)	The scale of new development adjacent to or within a Conservation Area should relate to	Yes

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	the scale of the adjacent or nearest contributory elements of the Conservation Area.	
(2)	Development of a larger scale is allowable only if it can be demonstrated that the new development will not adversely impact the identifiable character of the Conservation Area.	Yes

**Comments:** The Abbotsford Road Heritage Conservation Area contains single and two storey dwellings. The proposed dwelling is of a scale that is consistent with the neighbouring dwelling house and with other dwellings within this part of the Abbotsford Road Conservation Area

**4.5: Materials and colours**

4.5.1 Objectives		Complies
1	To encourage the use of external materials on new development that is consistent with the existing contributory buildings in a Conservation Area.	Yes

4.5.2 Development Controls		Complies
(5)	Colour schemes for existing and new development in Conservation Areas should have a hue and tonal relationship with traditional colour schemes for the dominant style of development found in the Conservation Area	Yes

**Comments:** The rendered painted finishes of the dwelling house (“Dulux Sandstone”) proposed with the tiled roof (“Urban Ash”) and nature timber front door feature are considered to be appropriate and successfully integrate with the traditional colours schemes in the Abbotsford Road Conservation Area (Figure 8).



**Figure 8:** Proposed schedule of colours and external finishes

**4.8: Fencing**

4.8.1 Objectives		Complies
1	To conserve original gates and fences within Conservation Areas.	N/A
2	To ensure new fences and gates are consistent with the character of the Conservation Area and in particular with contributory housing in a Conservation Area.	Yes

4.8.2 Development Controls		Complies
(3)	New fencing and gates to infill development in a Conservation Area should be in keeping with the dominant character of the Conservation Area.	Yes

**Comments:** The proposal seeks to demolish the exposed facebrick and metal infill front fence with a rendered masonry pier and infill style fencing with a 1.5m height. The existing front fence is

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consistent with having been constructed in the 1970s. The pier and infill style of the fence is consistent with the surrounding streetscape and additionally complements the style of the proposed dwelling. Council's Heritage Advisor raises no issues with the demolition of the existing fence and the proposed pier and infill style fence.

#### 4.9: Landscape elements including paving and driveways

4.9.1 Objectives		Complies
1	To retain important landscape elements that contribute to the significance of Conservation Areas.	Yes
2	To reinforce the qualities of the Conservation Area through appropriate landscaping	Yes
4.9.2 Development Controls		Complies
(1)	Street trees in Conservation Areas should not be removed to allow for new development such as the relocation of driveways which may necessitate the removal of a street tree.	Yes

**Comments:** The existing dwelling is serviced by a dual driveway. The proposal seeks to delete the driveway located towards the eastern side boundary and re-locate the western driveway 600mm eastwards to accommodate the proposed basement car parking arrangement. The driveway is sufficiently located away from the existing mature street tree. The side setbacks of the proposed dwelling were increased during the assessment process to provide adequate separation between the development and trees on the adjoining properties.

#### 4.11: Modern technologies

4.11.1 Objectives		Complies
1	To ensure that modern technologies do not impact on the streetscape and/or townscape in Conservation Areas.	Yes
4.7.2 Development Controls		Complies
(1)	Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes facing the rear of a property in Conservation Areas.	Yes
(2)	Modern technologies should not be higher than the main ridge line of a building and shall be located so that they are not visible from the Public Domain in a Conservation Area.	Yes

**Comments:** The submitted BASIX Certificate requires the installation of a photovoltaic system. The system is to be located on the rear portion of the dwelling towards the rear of the site and not visible from Abbotsford Road. Furthermore, the solar panels will be located 21m from the rear property boundary and is not to adversely impact upon the curtilage of the adjoining heritage item at 104-196 Burlington Road.

#### 4.12: Demolition

4.12.1 Objectives		Complies
1	To retain the contributory buildings in a Conservation Area.	N/A

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4.12.2 Development Controls		Complies
(1)	Contributory buildings within a Conservation Area should not be demolished.	N/A

**Comments:** Council records indicate that the existing dwelling house on the site was approved in 1970. The existing dwelling house is of a textured grey masonry and tile finish with aluminum windows consistent with having been constructed in the 1970s. Aerial photos indicate that prior to the construction of the dwelling, the subject site contained trees and ancillary structures. Council's Heritage Advisor has no objection to the demolition of the existing dwelling and swimming pool and is not considered to be a contributory element within the Abbotsford Road Conservation Area.

## 5. Additional controls for development within the Residential Conservation Areas

### 5.1: General objectives

5.1	Objectives	Complies
1	To conserve the existing character and heritage significance of Strathfield's residential Conservation Areas.	Yes
3	To ensure that new development is sympathetic to the particular building and/or relevant Conservation Area in terms of siting, form, massing, articulation and detail composition.	Yes
4	To ensure that the proposed form of roof and details, the style, size, proportion and position of openings of windows and doors, the colours, textures, style, size and type of finish of materials to be used on the exterior of the building is compatible with similar features and materials used in the existing building on the site and within the relevant Conservation Area	Yes
5	To retain any horticultural or landscape features within the relevant Conservation Area.	Yes

**Comments:** The proposal generally complies with the above objectives, achieving an outcome that is sympathetic to the wider streetscape. This is achieved through generous setbacks, incorporating vertically orientated windows, a pitched roof and a neutral colour palette that does detract from the original housing stock.

### 5.4: Roof Forms

5.4	Development Controls	Complies
(2)	New buildings are to have roofs that reflect the size, mass, shape of original roofs in the vicinity, particularly of the adjoining roofs.	Yes

**Comments:** The proposed pitched roof with 27 degree slopes is compatible with the hipped and gable roof styles in the Heritage Conservation Area.

### 5.5: Walls, chimneys, doors and windows

5.5	Development Controls	Complies
(4)	New doors and windows of dwellings within a Conservation Area are to reflect the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.	Yes

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**Comments:** The proposed fenestration patterns are acceptable within the context of the surrounding streetscape. The dwelling design has incorporated vertically dimensioned windows of similar proportions to nearby dwellings (as shown in Figures 9 and 10 below).



Figure 9: No. 96 Abbotsford Road.



Figure 10: Eastern adjoining property No. 91-93 Abbotsford Road

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### 5.9.1: Abbotsford Road Conservation Area

5.9.1.2 Development Controls		Complies
(1)	The characteristic pattern of street tree planting comprising mature trees on the verges must be retained.	Yes
(2)	Mature trees should be planted to match the existing type and species where there are gaps in the street tree planting.	Yes

**Comments:** The proposed development does not seek the removal of any street trees located in front of the site. Conditions of consent have been recommended to ensure the protection of the trees during the demolition and construction phases of the development. There is no identified gap in the street tree planting and the planting of new mature trees is not warranted in this instance.

#### 4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

#### 4.15 (1)(a)(iv) 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.

#### 4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The subject site is located within the Abbotsford Road Heritage Conservation Area and is currently occupied by a single storey dwelling house built in the early 1970s. The existing dwelling and front fence are not considered to be contributory elements within the Heritage Conservation Area and Council's Heritage Advisor has raised no objection to their demolition.

The proposal has been amended during the assessment process, specifically increasing the front setback of the proposed dwelling to match the existing dwelling on the site and side setback amendments to protect the adjoining property trees. The final amended plans present a design incorporating a colour palette and architectural features that are sympathetic to the wider streetscape. Such features have been discussed throughout this report including the vertically orientated windows, beige rendered masonry finish, gable and hipped roof form and pier and infill style front fence.

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#### **4.15 (1)(c) the suitability of the site for the development**

The proposed development is considered to be suitable to the site in that the proposed design complements the existing architectural qualities of the Abbotsford Road Heritage Conservation Area and achieves an appropriate streetscape and heritage outcomes.

#### **4.15 (1)(d) any submissions made in accordance with this Act or the regulations**

The application was notified in accordance with Part L of the SCDP 2005 from 6 June 2019 to 21 June 2019. No written submissions were received.

#### **4.15 (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.

### **LOCAL INFRASTRUCTURE CONTRIBUTIONS**

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

*A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).*

#### **STRATHFIELD INDIRECT 7.12 CONTRIBUTIONS PLAN**

Section 7.12 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Development Contribution Plans as follows:

Local Amenity Improvement Levy	<b>\$12,540.00</b>
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### **CONCLUSION**

The application has been assessed having regard to Section 4.15 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.

### **PEER REVIEW**

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

### **RECOMMENDATION**

That Development Application No. 2019/081 for demolition of existing structures and construction of a two (2) storey dwelling house with basement level, swimming pool and front boundary fence at 95 Abbotsford Road, Homebush be **APPROVED**, subject to the following conditions:

### **SPECIAL CONDITIONS (SC)**

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### 1. STORMWATER – RELOCATION (SC)

All stormwater associated infrastructure and excavation required for the system shall be re-located outside of the tree protection zones of Council's street tree and the trees located on the northern and eastern adjoining properties.

Plans demonstrating compliance with this condition are to be submitted and approved by the Principal Certifying Authority **prior to the issue of a Construction Certificate.**

(Reason: Tree protection)

### 2. PRIVACY MEASURES - WINDOWS (SC)

The two western facing windows of the Lounge Room on the ground floor are to be amended as follows:

- i) have a sill height of at least 1.5m above the finished floor level; or

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

(Reason: To protect the privacy of the adjoining property)

### 3. FRONT FENCE – (SC)

The front boundary fence is to be designed that:

- i) The solid brick base component of the front boundary fence is to be constructed using a lintel. The intel is to be installed above ground along the entire length of the front fence.
- ii) The maximum height of the fence is not to exceed 1.6m.

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

(Reason: To provide adequate protection of the existing street tree).

## 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.2019/081:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA01.01	Site analysis & demolition plan	H&D Studio Design	Issue C	20 September 2019
DA01.02	Site/overall ground floor plan	H&D Studio Design	Issue C	20 September 2019
DA01.03a	Basement plan	H&D Studio Design	Issue C	20 September 2019
DA01.03b	Driveway section	H&D Studio Design	Issue C	20 September 2019



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DA01.04	Ground floor plan	H&D Studio Design	Issue C	20 September 2019
DA01.05	First floor plan	H&D Studio Design	Issue C	20 September 2019
DA01.07	Roof plan	H&D Studio Design	Issue B	20 September 2019
DA02.01	South & North Elevations	H&D Studio Design	Issue B	20 September 2019
DA02.02	East elevation	H&D Studio Design	Issue B	20 September 2019
DA02.03	West elevation	H&D Studio Design	Issue B	20 September 2019
DA02.04	Streetscape & street fence elevations	H&D Studio Design	Issue B	20 September 2019
DA03.01	Section A-A	H&D Studio Design	Issue C	20 September 2019
Sheet 1	Stormwater Drainage Plan	MBC Engineering	-	31 May 2019
Sheet 2	Stormwater Plan	MBC Engineering	-	31 May 2019
012019	Landscape Plan	Lisound Landscape	Rev A	25 September 2019

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No.2019/081:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Arboricultural Impact Assessment	Redgum Horticultural	Prepared 18 July 2019	22 August 2019
Colour & Material Finishes	H&D Design Studio	Issue A	31 May 2019
Statement of Heritage Impact	Heritage 21	Prepared May 2019	31 May 2019
BASIX Certificate	No. 1008464S_02	Issued on 25 September 2019	25 September 2019
Waste Management Plan	S. Yun Liu	Dated 30 May 2019	31 May 2019

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) 31.190AHD to the 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

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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.)

**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/fencing 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. 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

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Lot 1 DP 547430 (Cont'd)

premises.

(Reason: Privacy amenity of adjoining properties.)

**11. LANDSCAPING - CANOPY TREES IN FRONT SETBACK (GC)**

New development shall provide at least one (1) 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 8m.

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.)

**12. LANDSCAPING - TREES PERMITTED TO BE REMOVED (GC)**

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

Tree No. in Arborist Report	Tree	Location
11	<i>Melaleuca bracteata</i> ' <i>Revolution Gold</i> '	Front setback
12 x 3	<i>Callistemon viminalis</i> ' <i>Hanna Ray</i> '	Front setback

All trees permitted to be removed by this consent shall be replaced (1 trees for each tree removed) by species selected from Council's Recommended Tree List and must have a minimum mature height of 8 metres.

Replacement trees shall be a minimum 50 litre container size. Trees are to conform to the NATSPEC guide and Guide for assessing the quality of and purchasing of landscape trees by Ross Clarke, 2003. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting; and shall be maintained until maturity.

All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.

Soil conditioner/fertilizer/moisture retention additive/s are to be applied in accordance with manufacturer's recommendations, and mixed into the backfilling soil after planting tree/s.

A minimum 75mm depth of organic mulch shall be placed within an area 0.5m from the base of the tree.

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

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

**13. ARBORIST REPORT – RECOMMENDATIONS (SC)**

The applicant shall comply with the recommendations provided in the Arboriculture Impact Assessment Report prepared by Redgum Horticultural dated 18 July 2019, including supervision by an AQF level 5 Arborist for each stage of development.

A certificate from an AQF Level 5 Arborist shall be submitted to the Principal Certifying Authority stating compliance with these recommendations, prior to the issue of the Occupation Certificate.

(Reason: To ensure compliance with Arborist Report.)

**14. ENVIRONMENTAL PROTECTION – TREE (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 Section 4, Tree protection measures, and Appendix C Tree Protection Zone Sign, of Australian Standard AS4970 - 2009, Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

In this regard the street tree and all protected trees on or adjacent to the site will be protected as described below;

- i. A Tree Protection (Management) Plan prepared by a AQF Level 5 Arborist is to be available on site at all times prior to the issue of the Constriction Certificate, for all demolition and site works. This Tree Protection (Management ) Plan must be shown on the demand of Authorised Council staff.
- ii. Protective perimeter fencing must be consistent with AS 4687, using metal fence posts greater than 20mm diameter and solid or chain wire mesh 2 metres in height supported on concrete pads/feet at 2-2.5 metre spacing. Fencing placement should not be closer than 2.5 metres from the trunk of each protected tree, or at a distance as specified by the approved Tree Protection (Management) Plan and approved by Council's Tree Management Officer. Shade cloth is to be used to prevent entry of dust and contaminated liquids into the root protection area.
- iii. Signs must be placed on the Fencing. These signs must comply with AS1319. The signs must state the purpose of the fencing and the name and contact details of the builder and the appointed AQF Level 5 consultant arborist.
- iv. Root protection is to be provided in the form of mulching to a depth of 50-100mm, inside of the fenced tree protection zone.
- v. Ground (Root) Trunk and Branch Protection must comply with the diagram of Figure 4 of AS4970 – 2009. Ground protection within the tree protection zone and drip line should be in the form of heavy steel plates or timber rumble boards over mulch or aggregate. Trunk and branch protection should be to a minimum height of 2 metres and must include measures to protect the tree/s against damage from the movement of trucks, plant equipment and materials at greater heights above ground level.
- vi. Temporary signs, cables, wires must not be attached to, or suspended, on any street tree or protected tree.
- vii. Above ground utilities must not be placed within the canopy of an existing protected

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- tree, or create the future need for clearance pruning.
- viii. Below ground utilities/services must not be located inside the fenced tree protection zone.
- ix. Scaffolding must not be located in the fenced tree protection zone unless authorised by the approved Tree Protection (Management) Plan and Council's Tree Management Officer
- x. Council must be notified in writing within 24 hours, for all temporary removal of the tree protection fencing ground (root) trunk and branch protection within the root protection area.
- xi. Pruning of a street tree is prohibited without the written consent of Council.

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

**15. 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.)

**16. 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.)

**17. 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. Protection pads are to be installed to the kerb, gutter and nature strip where trucks and vehicles enter the site.
- 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.

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- 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) A site plan including temporary waste storage locations, construction material storage areas and vehicular access to and from the site must be included with application.
- xii) 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.
- 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 and must be presented to Council and/or Principal Certifying Authority upon request.
- xiv) 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.
- xv) 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.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) Any work must not prohibit or divert any natural overland flow of water.
- xx) Toilet facilities for employees must be provided in accordance with WorkCover NSW.

(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.)

18. **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.)

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19. **SYDNEY WATER - TAP IN™ (GC)**

The approved plans must be submitted to a Sydney Water Tap in™ to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The approved plans will be appropriately endorsed. For details please refer to 'Plumbing, building and developing' section of Sydney Water's web site at [www.sydneywater.com.au](http://www.sydneywater.com.au) then see 'Building', or telephone 13000 TAP IN (1300 082 746). The Certifying Authority must ensure that a Tap in™ agent has appropriately stamped the plans prior to the issue of the Construction Certificate.

(Reason: Compliance with Sydney Water requirements.)

20. **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 overtop of the pipeline, suitable means to protect the excavation and proposed retaining structures from seepage or other water flow from the pipeline and surrounding subsoil, must be provided. The design must be prepared by a qualified practicing Structural/Civil Engineer.

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 (PCC)**

21. **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 4.55 of the Environmental Planning and Assessment Act 1979.

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

(Reason: Statutory compliance.)

**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 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.



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- 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.

(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 AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

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

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

**27. 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.

The vehicular crossing (and all associated excavation works) must not be constructed closer than 2 metres from a retained protected street tree.

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

DA2019/081 95 Abbotsford Road, Homebush  
Lot 1 DP 547430 (Cont'd)

#### 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/Fencing Permit

This permit must be applied for if you intend to erect a Class A (fence type) or Class B (overhead type) hoarding/fencing 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 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.)

### 30. **DILAPIDATION REPORT - PRE-COMMENCEMENT (CC)**

Subject to access being granted, a pre-commencement Dilapidation Report is to be

**DA2019/081 95 Abbotsford Road, Homebush  
Lot 1 DP 547430 (Cont'd)**

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.)

**31. 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.)

**32. HERITAGE - SUBMISSION OF PHOTOGRAPHIC SURVEY (CC)**

A photographic archival record is to be made of all the existing buildings and structures (including the interiors and exteriors and their setting) in accordance with NSW Heritage Council Guidelines 'Photographic Recording of Heritage Items Using Film or Digital Capture' prior to commencement of works or any demolition works. The record is to include measured drawings of the existing buildings. One copy is to be submitted to Council prior to the issue of a Construction Certificate. Written confirmation that the Council reserves the right to use the photographs for its own purposes and genuine research purposes is also to be included.

(Reason: To provide a historic record of heritage significant works on the site for archival purposes.)

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Lot 1 DP 547430 (Cont'd)

33. **PRIVACY - OBSCURE GLAZING IN WET AREAS (CC)**

All bathroom, ensuite and toilet windows shall be installed with obscure glazing. Plans shall be notated accordingly and details demonstrating compliance submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Privacy amenity.)

34. **SECURITY PAYMENT – DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE (CC)**

A security (damage deposit) of **\$15,000.00** (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.)

35. **SECTION 7.12 CONTRIBUTION PAYMENT - INDIRECT CONTRIBUTIONS PLAN) (CC)**

In accordance with the provisions of Section 7.13 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	<b>\$12,540.00</b>
--------------------------------	--------------------

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

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Lot 1 DP 547430 (Cont'd)

paying the contribution so that it can be recalculated.

Note: A copy of Strathfield Council's Section 7.12 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.)

36. **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.)

37. **PUMP OUT PIT (CC)**

The stormwater drainage plans shall be amended to reflect the connection between the rising main from the pump out pit and ground floor drainage. The amended plans shall be prepared by a suitably qualified professional civil/hydraulic engineer and submitted to Principal Certifying Authority prior to issue of a Construction Certificate.

(Reason: Compliance with Council requirements)

38. **STORMWATER DRAINAGE (CC)**

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

- i) Grated drains shall be provided along the driveway/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.)

39. **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.

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Lot 1 DP 547430 (Cont'd)

(Reason: Safety and statutory compliance.)

40. **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.)

41. **TREE BONDS (CC)**

A tree bond of **\$10,000** (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 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 Charges.

A refund of the Tree Bond must be made in writing.

Tree Bonds may be forfeited if a tree is dead, made dangerous or has been terminally damaged, or will be held until tree/s have fully recovered from the construction damage or were replacement/planted trees have become fully established and are over 6 metres in height.

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

42. **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.)

43. **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.

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Lot 1 DP 547430 (Cont'd)

(Reason: To maintain streetscape character.)

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (PCW)**

#### **44. 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.)

#### **45. 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

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Lot 1 DP 547430 (Cont'd)

- 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.)

#### 46. 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 (DBW)**

#### 47. 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.



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Lot 1 DP 547430 (Cont'd)

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

48. **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.)

49. **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.)

50. **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 (POC)**

51. **CAR PARKING - SURPLUS VEHICULAR CROSSINGS (OC)**

All surplus vehicular crossings and/or kerb laybacks must be removed and reinstated with concrete kerb and gutter or to the existing edging profile as specified by Council. The nature strip is to be restored and the footpath area reinstated. All of the above are to be restored to the satisfaction of Council's Engineer and at full cost to the applicant, prior to the issue of any Occupation Certificate.

(Reason: Maintenance of public infrastructure.)

52. **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.

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Lot 1 DP 547430 (Cont'd)**

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.)

**53. 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.)

**54. 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.)

**55. OCCUPATION OF BUILDING (OC)**

A person must not commence occupation or use (or change of use where an existing

DA2019/081 95 Abbotsford Road, Homebush  
Lot 1 DP 547430 (Cont'd)

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.)

**56. 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.)

**57. 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.)

**58. 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 88E and/or 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.

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Lot 1 DP 547430 (Cont'd)

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

59. **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.

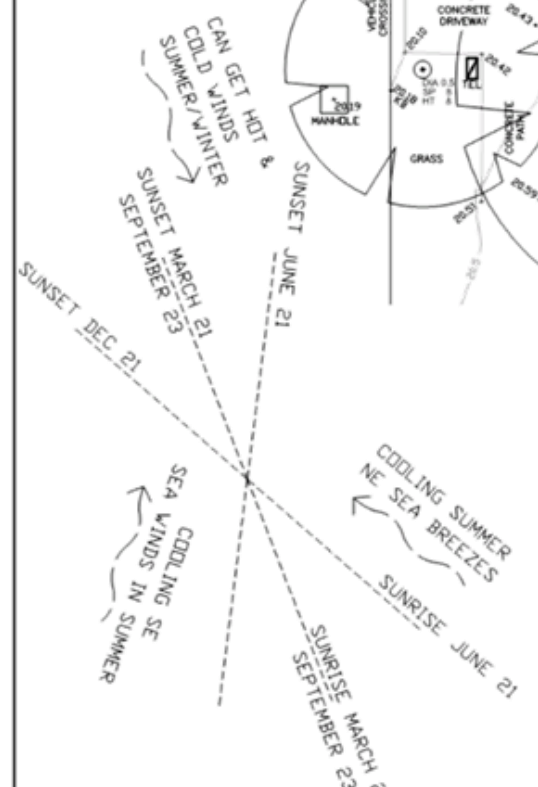
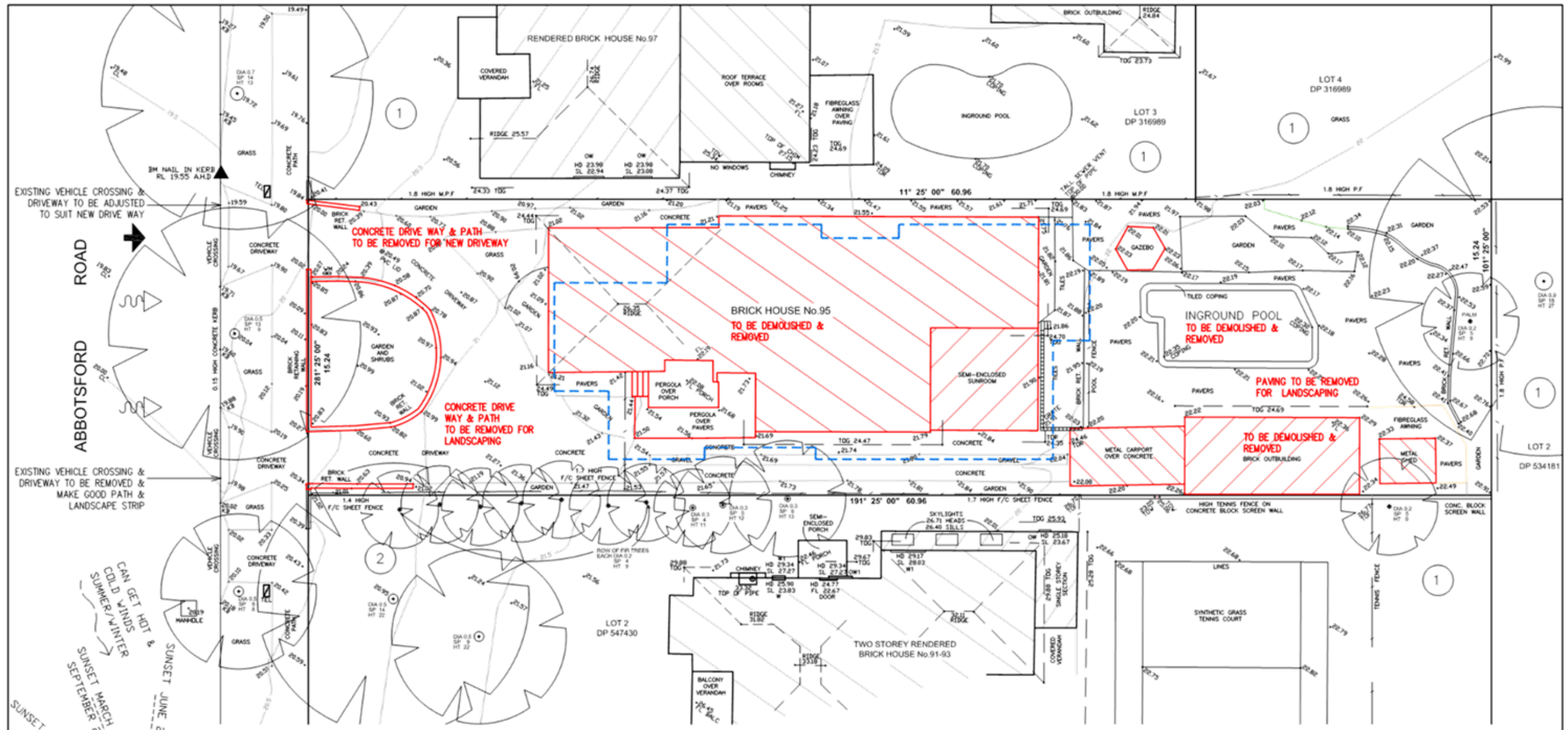
A copy of a valid certificate of compliance or relevant occupation certificate must be attached to new residential tenancy agreements to rent property with a swimming pool or spa pool. Note: This requirement does not apply to a lot in strata or community title schemes with more than two lots; or for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

**ATTACHMENTS**

1. [↓](#) Architecturals



**LEGEND**

- NOISE (MINOR VEHICLES NOISE)
- PROPOSED & EXISTING VEHICULAR ENTRY
- EXISTING SPOT LEVEL
- EXISTING TREE TO BE RETAINED
- OPEN SPACE
- DRIVE WAY
- PROPOSED BUILDING OUTLINE
- EXISTING STRUCTURES ON SUBJECT SITE TO BE DEMOLISHED
- EXISTING STRUCTURES ON ADJOINING PROPERTIES (DWELLINGS, GARAGES AND OUT BUILDINGS)

**STRATHFIELD COUNCIL  
RECEIVED**

**AMENDED PLANS**

**DA2019/081  
20 SEPTEMBER 2019**

ISSUE	AMENDMENT	DRAWN	DATE
C	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
B	REVISED AS PER COUNCIL REQUEST (LETTER 27/6/19)	HD	08/08/19
A	ISSUE FOR DA SUBMISSION	HD	12/04/19
ISSUE FOR DA			

**GENERAL NOTES**

Figured dimensions shall be taken in preference to scaling.  
 Dwg. to be read in conjunction with information in first page.  
 Check all dimensions and levels on site before commencing work or ordering materials.  
 All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
 Any discrepancies to be verified back to H&D Studio Design before proceeding.  
 All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions.  
 Unless noted 'Issued for construction' drawing not to be used for construction.



**H&D STUDIO DESIGN**  
ARCHITECTURE INTERIOR

ARCHITECT: HERBERT CHAPMAN, NSW ARCHITECTS REGISTRATION NO. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
 LOT 1, DP 547430  
 95 ABBOTSFORD ROAD  
 HOMEBUSH NSW 2140

SHEET TITLE:	
<b>SITE ANALYSIS &amp; DEMOLITION PLAN</b>	
DATE: JUL 2018	SCALE: 1:200(A3)
DRAWN: H.D.	CHECKED: H.D.
JOB-SHEET No. 180501-DA01.01	ISSUE: C





① SITE/OVERALL Grd FLOOR PLAN  
SCALE 1:200 (A3 print)

AREAS		
SITE AREA	929 m <sup>2</sup>	
	provided	required
F.S.R. (exclude lounge void)	473 m <sup>2</sup> (0.509 : 1)	max. 487.7 m <sup>2</sup> (0.525 : 1)
F.S.R. (include lounge void)	487 m <sup>2</sup> (0.524 : 1)	
LANDSCAPE AREA	441 m <sup>2</sup> (47%)	min. 418 m <sup>2</sup> (45%)
Ground Floor	244 m <sup>2</sup>	
First Floor	215 m <sup>2</sup> (excludes lounge void) / 243 m <sup>2</sup> (includes lounge void)	
Total Floor Area	473 m <sup>2</sup> (excludes lounge void) / 487 m <sup>2</sup> (includes lounge void)	

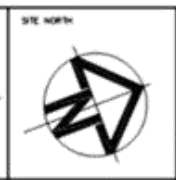
**STRATHFIELD COUNCIL RECEIVED**  
**AMENDED PLANS**  
**DA2019/081**  
**20 SEPTEMBER 2019**

LEGEND

- SELECTED CLOTHES LINE
- SELECTED CONCRETE STEPPING STONES LAID ON PERMIABLE MULCH/PEBBLES
- EXISTING TREE TO BE RETAINED
- EXISTING SPOT LEVEL
- EXISTING CONTOUR
- EXISTING BUILDING OUTLINE

ISSUE	AMENDMENT	DRAWN	DATE
C	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
B	CLOUDED AREAS REVISED TO SATISFY COUNCIL REQUEST (LETTER 27/8/19)	HD	08/08/19
A	ISSUE FOR DA SUBMISSION	HD	06/05/19
ISSUE FOR DA			

**GENERAL NOTES**  
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Dwg. to be read in conjunction with information in first page.  
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**H&D STUDIO DESIGN**  
ARCHITECTURE  
INTERIOR

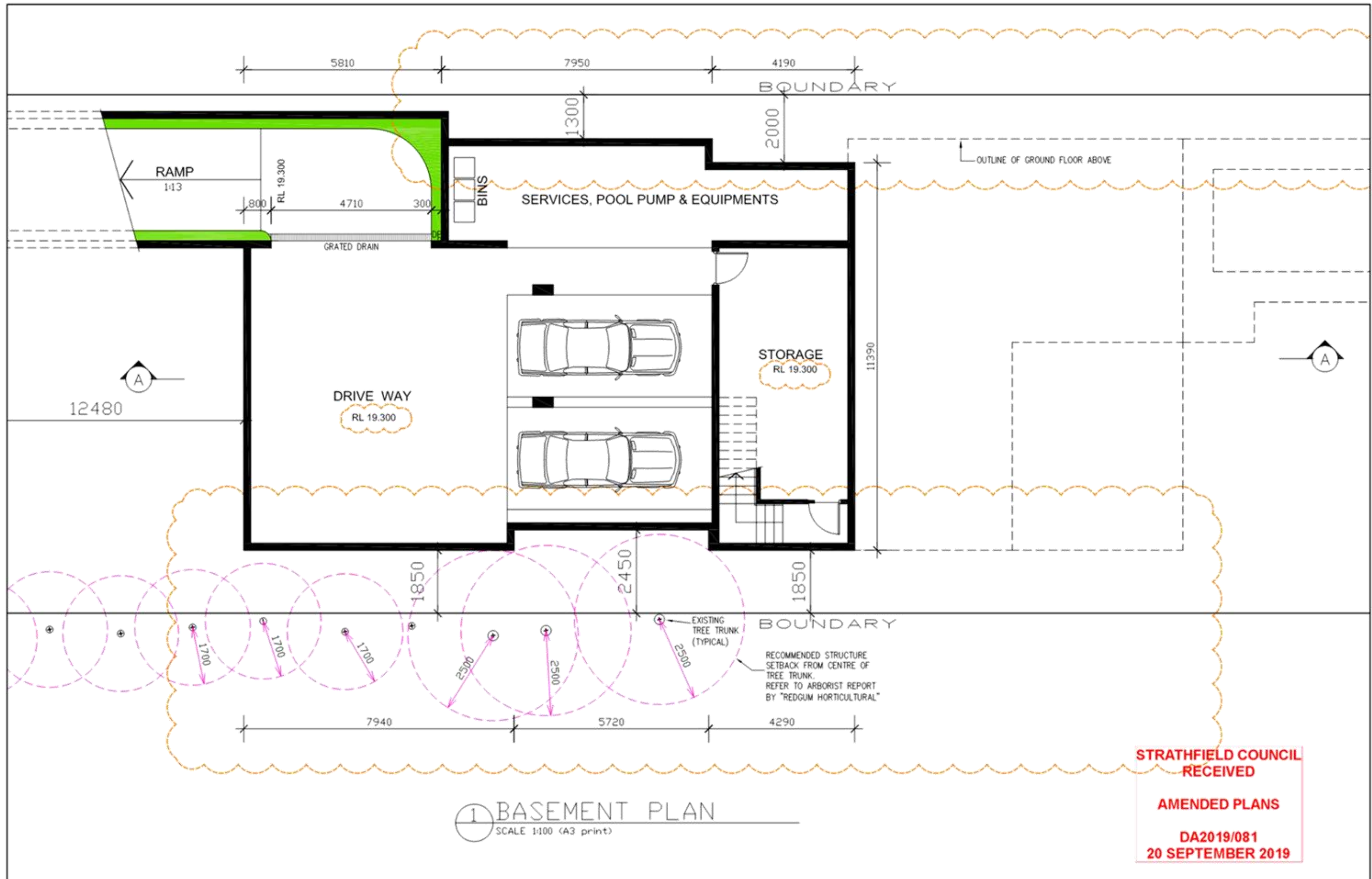
ARCHITECT: HERBERT CHAMBERLAIN NSW ARCHITECTS REGISTRATION No. 8331  
PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3586

PROJECT:  
**PROPOSED SINGLE DWELLING**  
**LOT 1, DP 547430**  
**95 ABBOTSFORD ROAD**  
**HOME BUSH NSW 2140**

SHEET TITLE:	
<b>SITE/OVERALL Grd FLOOR PLAN</b>	
DATE: <b>JUL 2018</b>	SCALE: <b>1:200(A3)</b>
DRAWN: <b>H.D.</b>	CHECKED: <b>H.D.</b>
JOB-SHEET No. <b>180501-DA01.02</b> ISSUE: <b>C</b>	







**STRATHFIELD COUNCIL  
RECEIVED**

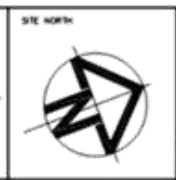
**AMENDED PLANS**

**DA2019/081  
20 SEPTEMBER 2019**

**1 BASEMENT PLAN**  
SCALE 1:100 (A3 print)

ISSUE	AMENDMENT	DRAWN	DATE
C	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
B	CLOUDED AREAS REVISED TO SATISFY COUNCIL REQUEST (LETTER 27/8/19)	HD	08/08/19
A	ISSUE FOR DA SUBMISSION	HD	13/05/19
ISSUE FOR DA			

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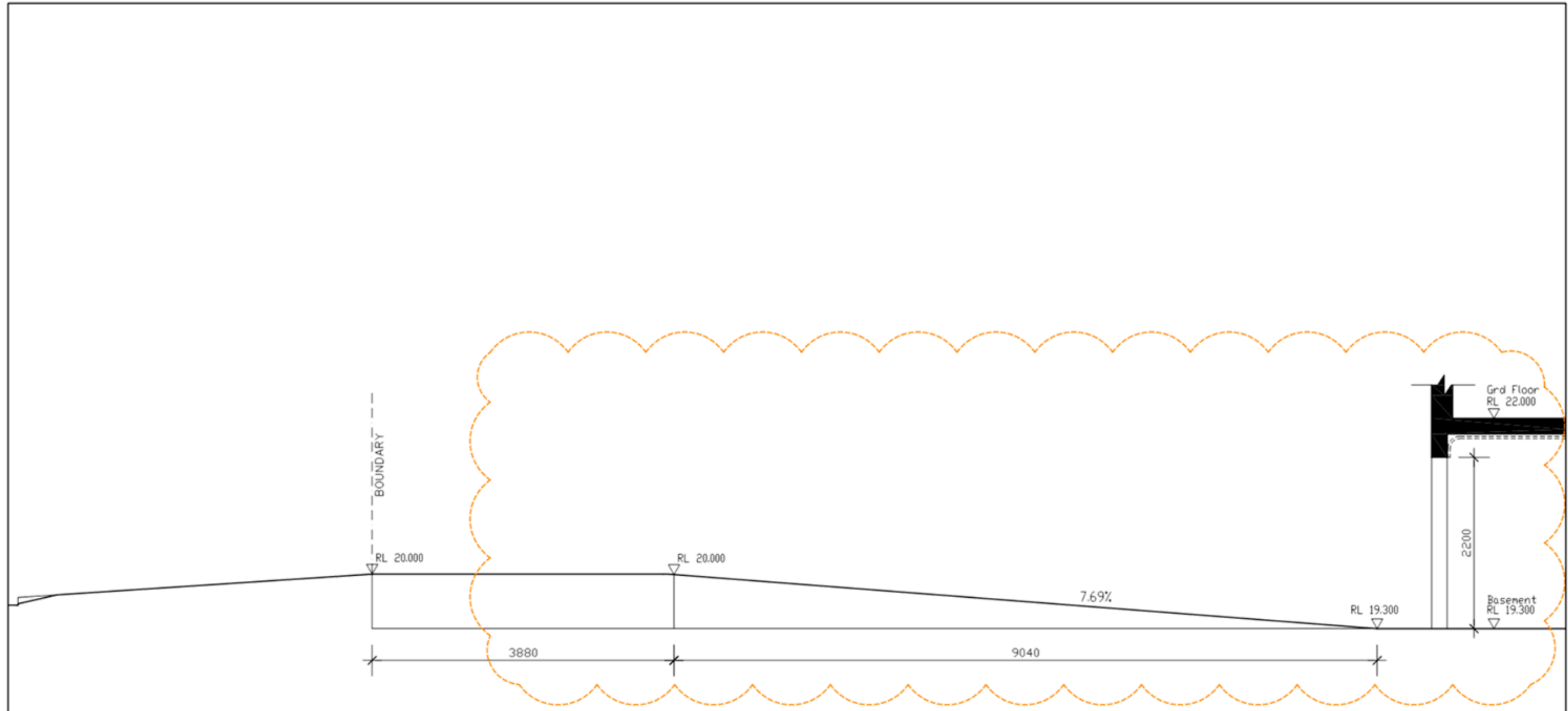
**H&D STUDIO DESIGN**  
ARCHITECTURE INTERIOR

ARCHITECT: HERBERT DHAHMANN, NSW ARCHITECTS REGISTRATION No. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
 LOT 1, DP 547430  
 95 ABBOTSFORD ROAD  
 HOMEBUSH NSW 2140

SHEET TITLE:	
<b>BASEMENT PLAN</b>	
DATE: JUL 2018	SCALE: 1:100(A3)
DRAWN: H.D.	CHECKED: H.D.
JOB-SHEET No. 180501-DA01.03a ISSUE: C	





1 DRIVEWAY SECTION  
SCALE 1:50 (A3 print)

**STRATHFIELD COUNCIL  
RECEIVED**

**AMENDED PLANS**

**DA2019/081  
20 SEPTEMBER 2019**

ISSUE	AMENDMENT	DRAWN	DATE
C	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
B	CLOUDED AREAS REVISED TO SATISFY COUNCIL REQUEST (LETTER 27/6/19)	HD	08/08/19
A	ISSUE FOR DA SUBMISSION	HD	13/05/19
ISSUE FOR DA			

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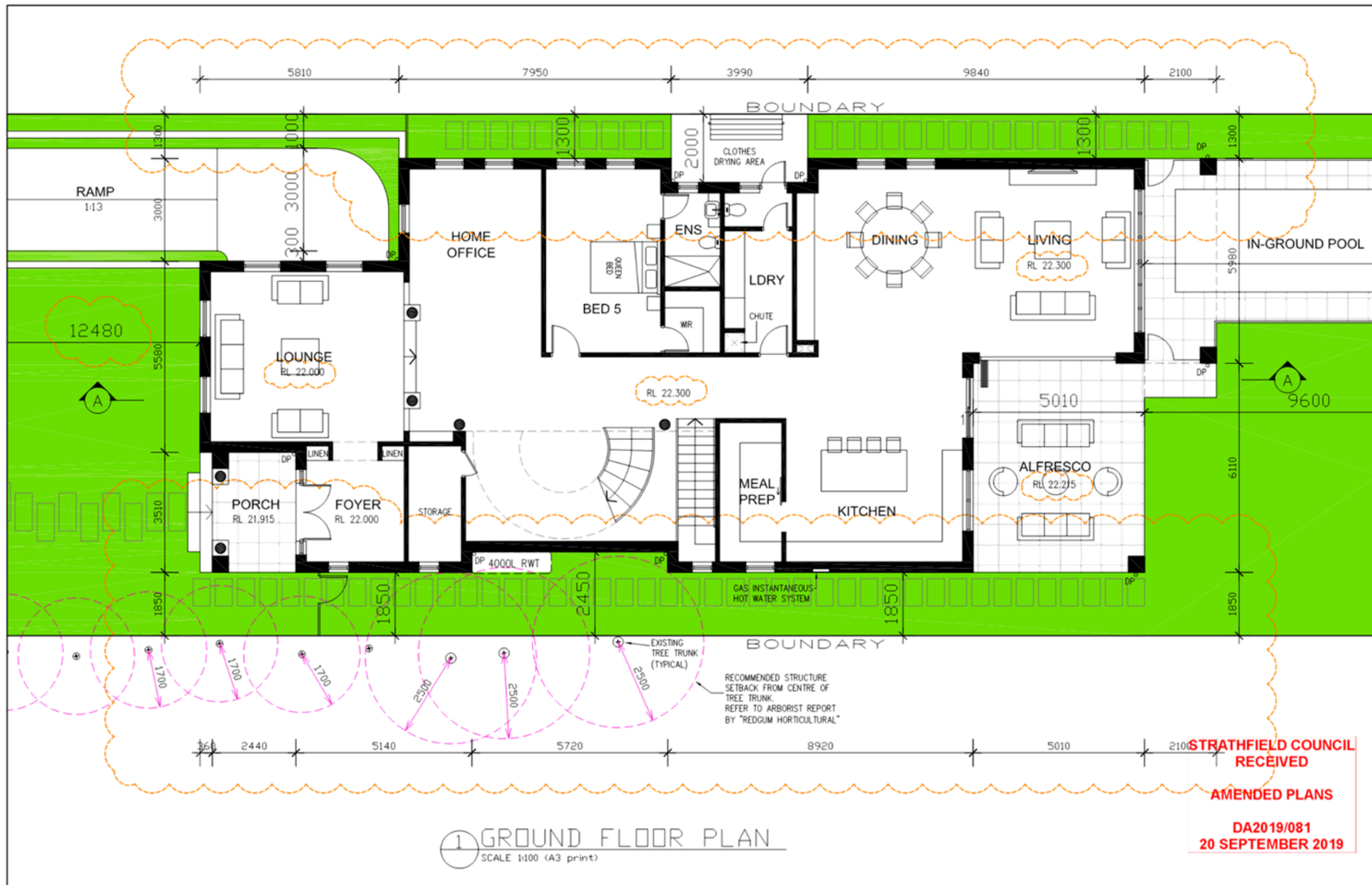
**HSD STUDIO DESIGN**  
ARCHITECTURE INTERIOR

ARCHITECT: HERBERT EHAFMANHAW, NSW ARCHITECTS REGISTRATION No. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
**LOT 1, DP 547430**  
**95 ABBOTSFORD ROAD**  
**HOME BUSH NSW 2140**

SHEET TITLE:	
<b>DRIVEWAY SECTION</b>	
DATE: <b>JUL 2018</b>	SCALE: <b>1:100(A3)</b>
DRAWN: <b>H.D.</b>	CHECKED: <b>H.D.</b>
JOB-SHEET No. <b>180501-DA01.03b</b> ISSUE: <b>C</b>	





**STRATHFIELD COUNCIL  
RECEIVED**  
**AMENDED PLANS**  
**DA2019/081**  
**20 SEPTEMBER 2019**

**1 GROUND FLOOR PLAN**  
SCALE 1:100 (A3 print)

ISSUE	AMENDMENT	DRAWN	DATE
C	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
B	CLOUDED AREAS REVISED TO SATISFY COUNCIL REQUEST (LETTER 27/8/19)	HD	08/08/19
A	ISSUE FOR DA SUBMISSION	HD	06/05/19
ISSUE FOR DA			

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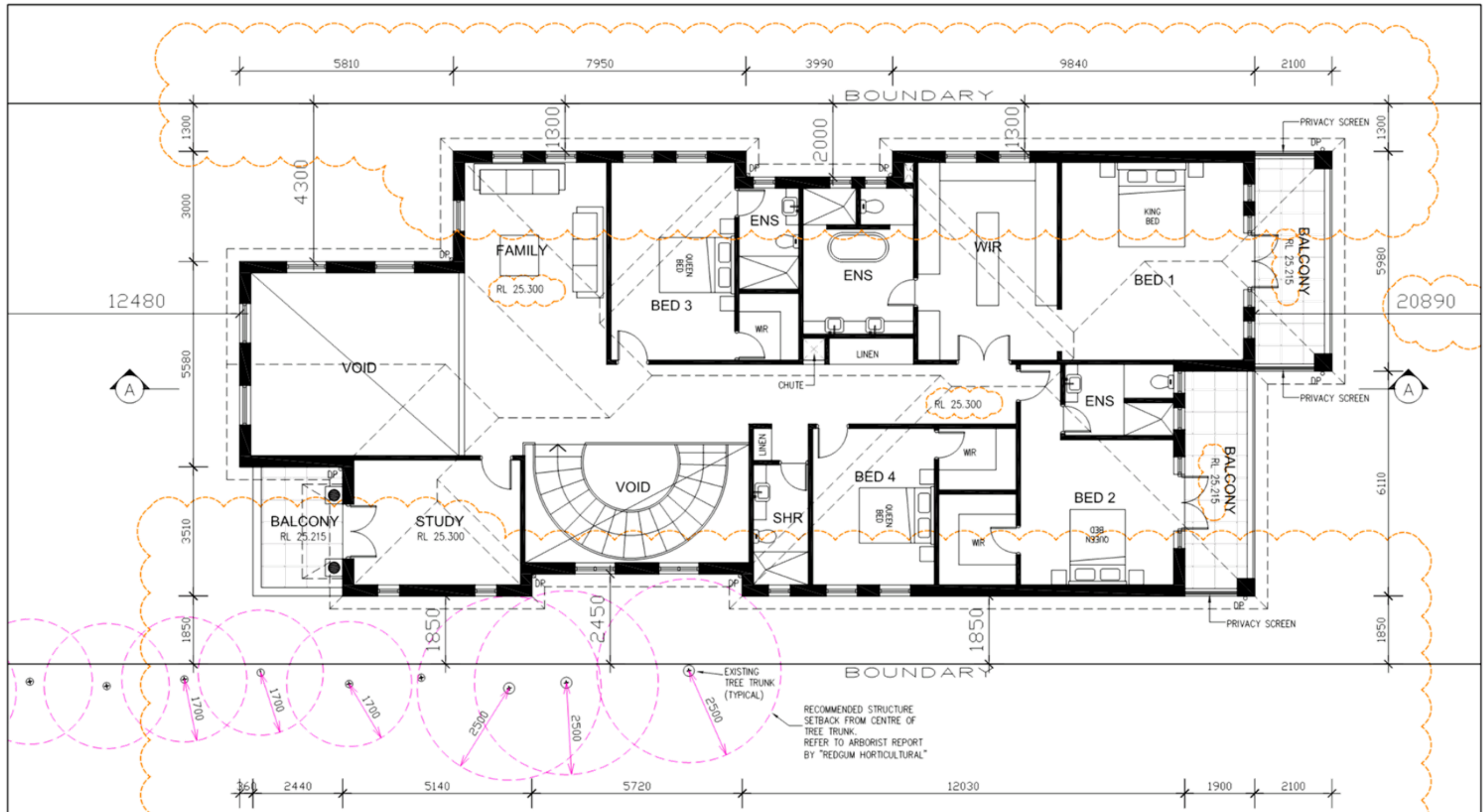
**H&D STUDIO DESIGN**  
ARCHITECTURE  
INTERIOR

ARCHITECT: HERBERT DHANARAJ, NSW ARCHITECTS REGISTRATION No. 8331  
PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
**LOT 1, DP 547430**  
**95 ABBOTSFORD ROAD**  
**HOME BUSH NSW 2140**

SHEET TITLE:	
<b>GROUND FLOOR PLAN</b>	
DATE: <b>JUL 2018</b>	SCALE: <b>1:100(A3)</b>
DRAWN: <b>H.D.</b>	CHECKED: <b>H.D.</b>
JOB-SHEET No. <b>180501-DA01.04</b> ISSUE: <b>C</b>	





1 FIRST FLOOR PLAN  
SCALE 1:100 (A3 print)

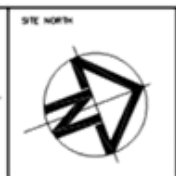
STRATHFIELD COUNCIL  
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AMENDED PLANS

DA2019/081  
20 SEPTEMBER 2019

ISSUE	AMENDMENT	DRAWN	DATE
C	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
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ISSUE FOR DA			

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**H&D STUDIO DESIGN**  
ARCHITECTURE INTERIOR

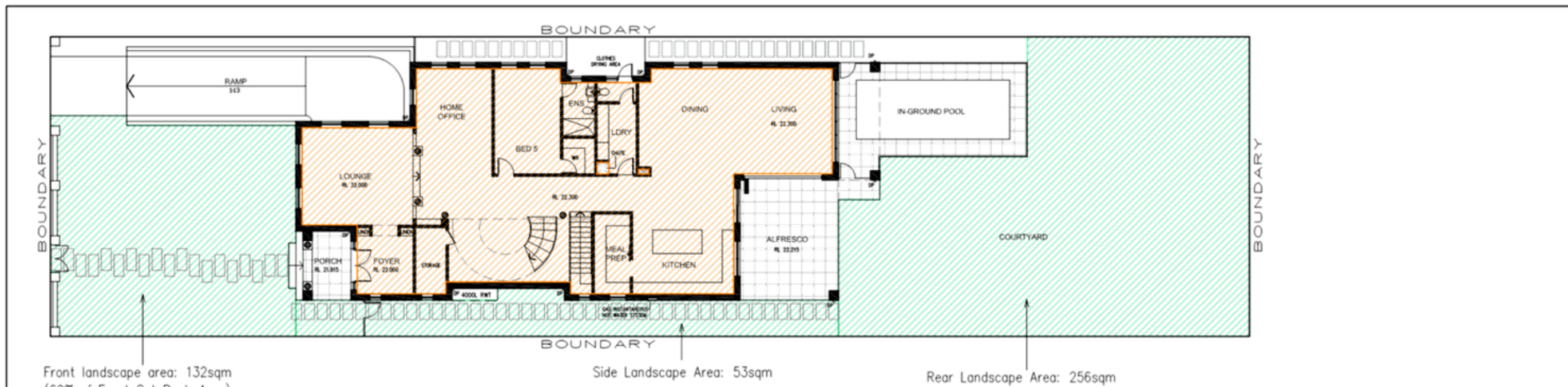
ARCHITECT: HERBERT EHMANNING NSW ARCHITECTS REGISTRATION No. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
 PROPOSED SINGLE DWELLING  
 LOT 1, DP 547430  
 95 ABBOTSFORD ROAD  
 HOMEBUSH NSW 2140

SHEET TITLE:	
1ST FLOOR PLAN	
DATE: JUL 2018	SCALE: 1:100(A3)
DRAWN: H.D.	CHECKED: H.D.
JOB-SHEET No. 180501-DA01.05 ISSUE: C	







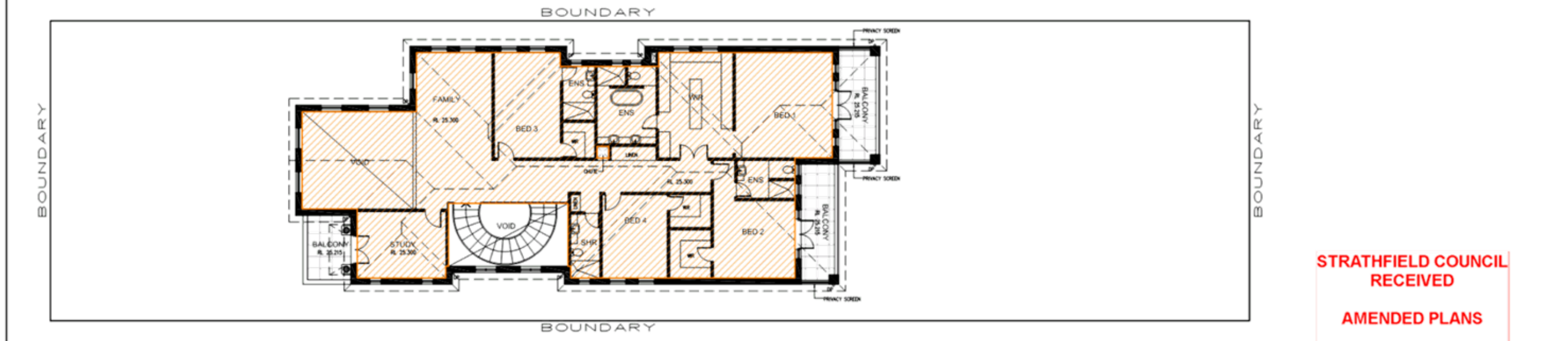
1 CALCULATION AREA - GROUND FLOOR  
SCALE 1:200 (A3 print)

LANDSCAPE AREA	441 m <sup>2</sup> (47%)
Ground Floor	244 m <sup>2</sup>
First Floor	215 m <sup>2</sup> (excludes lounge void) / 243 m <sup>2</sup> (includes lounge void)
Total Floor Area	473 m <sup>2</sup> (excludes lounge void) / 487 m <sup>2</sup> (includes lounge void)

**LEGEND**

GROSS FLOOR CALCULATION AREA

LANDSCAPE CALCULATION AREA



2 CALCULATION AREA - FIRST FLOOR  
SCALE 1:200 (A3 print)

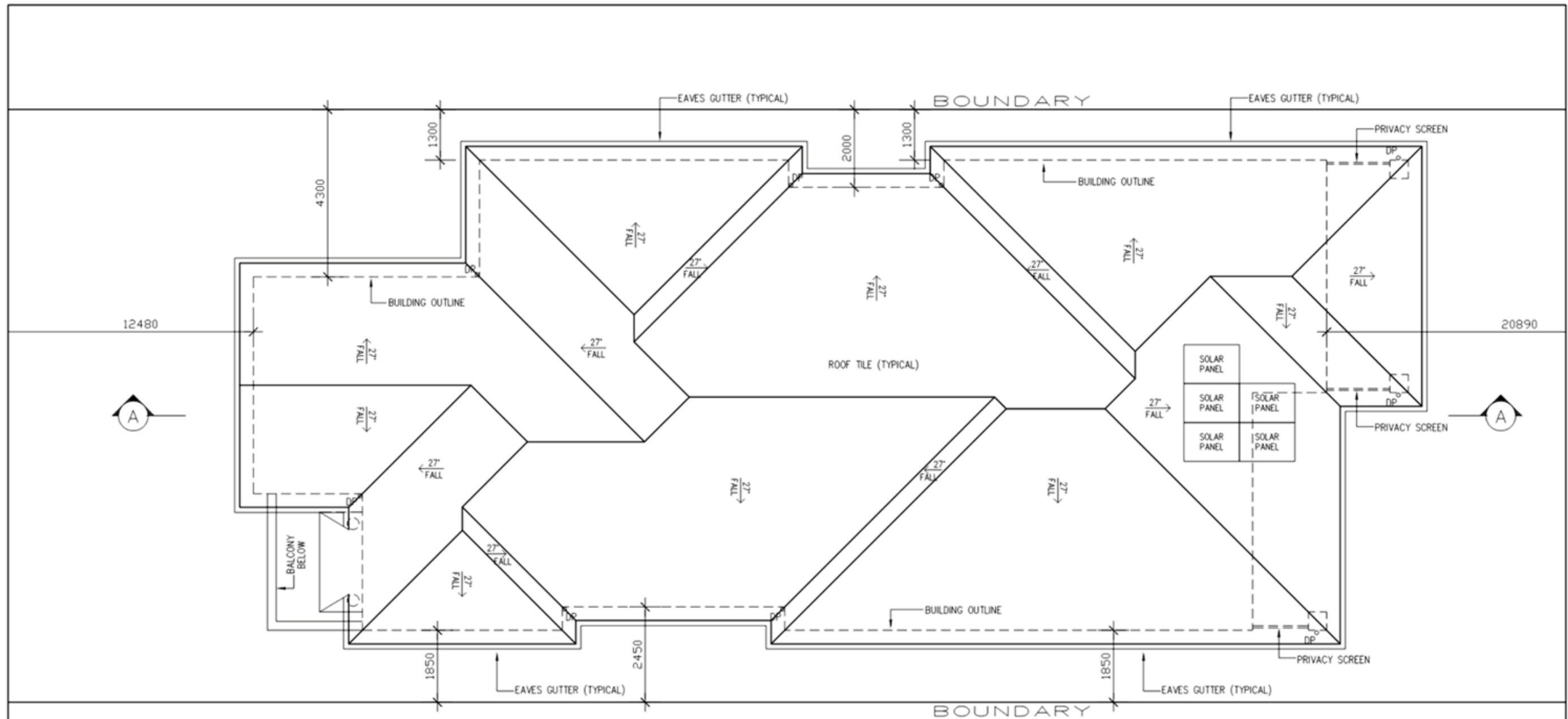
**STRATHFIELD COUNCIL  
RECEIVED**

**AMENDED PLANS**

**DA2019/081  
20 SEPTEMBER 2019**

<p>ISSUE AMENDMENT</p> <p>ISSUE FOR DA</p>		<p>GENERAL NOTES</p> <p>Figured dimensions shall be taken in preference to scaling.</p> <p>Dwg. to be read in conjunction with information in first page.</p> <p>Check all dimensions and levels on site before commencing work or ordering materials.</p> <p>All existing ground lines &amp; trees location are approximate, therefore to be verified on-site by the builder.</p> <p>Any discrepancies to be verified back to H&amp;D Studio Design before proceeding.</p> <p>All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions.</p> <p>Unless noted 'Issued for construction' drawing not to be used for construction.</p>	<p>SITE NORTH</p>	<p>H&amp;D STUDIO DESIGN ARCHITECTURE INTERIOR</p> <p>ARCHITECT: HERBERT DHANARAJ, NSW ARCHITECTS REGISTRATION No. 8331 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588</p>	<p>PROJECT: PROPOSED SINGLE DWELLING LOT 1, DP 547430 95 ABBOTSFORD ROAD HOMEBUSH NSW 2140</p>	<p>SHEET TITLE: CALCULATION AREAS</p> <p>DATE: JUL 2018 SCALE: 1:200(A3)</p> <p>DRAWN: H.D. CHECKED: H.D.</p> <p>JOB-SHEET No. 180501-DA01.06 ISSUE: B</p>
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1 ROOF PLAN  
SCALE 1:100 (A3 print)

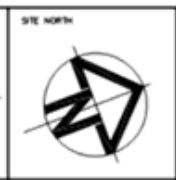
**STRATHFIELD COUNCIL  
RECEIVED**

**AMENDED PLANS**

**DA2019/081  
20 SEPTEMBER 2019**

ISSUE	AMENDMENT	DRAWN	DATE
B	REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
A	PROVIDED TO SATISFY COUNCIL REQUEST (LETTER 27/8/19)	HD	08/08/19
ISSUE FOR DA			

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**HSD STUDIO DESIGN**  
ARCHITECTURE INTERIOR

ARCHITECT: HERBERT CHAPMAN, NSW ARCHITECTS REGISTRATION No. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
**LOT 1, DP 547430**  
**95 ABBOTSFORD ROAD**  
**HOME BUSH NSW 2140**

SHEET TITLE:	
<b>ROOF PLAN</b>	
DATE: <b>JUL 2018</b>	SCALE: <b>1:100(A3)</b>
DRAWN: <b>H.D.</b>	CHECKED: <b>H.D.</b>
JOB-SHEET No. <b>180501-DA01.07</b> ISSUE: <b>B</b>	



ELEVATION FINISHES LEGEND	
CB	COLOURBOND GUTTER & FACIA
CGD	COLOURBOND GARAGE DOOR
FG	FRAMELESS GLASS POOL SAFETY FENCE
GB	GLASS BALUSTRADE
GL	POWDER COATED AL. FRAME GLASS WINDOW/DOOR
NTS	NATURAL STONE
PS	POWDER COATED AL. PRIVACY SCREEN
SG	POWDER COATED AL. SIDE GATE/FENCE
RP1	RENDER & PAINT COLOUR 1
RP2	RENDER & PAINT COLOUR 2
RT	ROOF TILES
TED	TIMBER ENTRY DOOR

**1 SOUTH ELEVATION**  
SCALE 1:100 (A3 print)

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**AMENDED PLANS**

**DA2019/081**  
**20 SEPTEMBER 2019**

Ext. Walls:	Construction	Insulation	Colour	Details
	Concrete Lined	R2.0 added	Medium	Basement stairwell
	Cavity Brick 300mm	40mm Kooltherm KB or equiv	Medium	As per plans

Int. Walls:	Construction	Insulation	Details
	Single Brick	R2.0 added	Basement stairwell

Floors:	Construction	Insulation	Details
	Concrete	R1.0 added	Ground floor slab on ground
	Concrete	R2.0 added	Above garage/store room
	Concrete	R2.0 added	Where open below

Ceilings:	Construction	Insulation	Details
	Plasterboard	R6.0 bulk	Where roof above

Roof:	Construction	Insulation	Colour	Details
	Tiles	Sarking	Dark	As per plans
	Concrete	None	Medium	As per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
Group A	ALM-005-03 A	Double Clear	Aluminium	3.63/0.45	Awning, Casement, Bifold, Entry
Group B	ALM-006-03 A	Double Clear	Aluminium	3.63/0.44	Fixed, Sliding, Double Hung

Skylights:	Product ID	Glass	Frame	Uw	Details

Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	291	Suburban	Yes	Yes	No

**2 NORTH ELEVATION**  
SCALE 1:100 (A3 print)

ISSUE	AMENDMENT	DRAWN	DATE
B	- REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
A	- REVISED TO SATISFY COUNCIL REQUEST (LETTER 27/6/19)	HD	06/06/19
ISSUE FOR DA			

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**SITE NORTH**

**HSD STUDIO DESIGN**  
ARCHITECTURE INTERIOR

ARCHITECT: HERBERT DHANANJAYAN, NSW ARCHITECTS REGISTRATION No. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
**LOT 1, DP 547430**  
**95 ABBOTSFORD ROAD**  
**HOME BUSH NSW 2140**

SHEET TITLE:  
**SOUTH & NORTH ELEVATIONS**

DATE: **JUL 2018** SCALE: **1:100(A3)**

DRAWN: **H.D.** CHECKED: **H.D.**

JOB-SHEET No. **180501-DA02.01** ISSUE: **B**







1 EAST ELEVATION  
SCALE 1:100 (A3 print)

ELEVATION FINISHES LEGEND	
CB	COLOURBOND GUTTER & FACIA
CGD	COLOURBOND GARAGE DOOR
FG	FRAMELESS GLASS POOL SAFETY FENCE
GB	GLASS BALUSTRADE
GL	POWDER COATED AL. FRAME GLASS WINDOW/DOOR
NTS	NATURAL STONE
PS	POWDER COATED AL. PRIVACY SCREEN
SG	POWDER COATED AL. SIDE GATE/FENCE
RP1	RENDER & PAINT COLOUR 1
RP2	RENDER & PAINT COLOUR 2
RT	ROOF TILES
TED	TIMBER ENTRY DOOR



2 OVERALL EAST ELEVATION  
SCALE 1:200 (A3 print)

**STRATHFIELD COUNCIL  
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**AMENDED PLANS**

**DA2019/081**

**20 SEPTEMBER 2019**

ISSUE	AMENDMENT	DRAWN	DATE
B	- REVISED TO SATISFY COUNCIL REQUEST, FSR REDUCED (DISCUSSION 17/9/19)	HD	20/09/19
A	- REVISED TO SATISFY COUNCIL REQUEST (LETTER 27/6/19)	HD	12/04/19
ISSUE FOR DA SUBMISSION			
ISSUE FOR DA			

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SITE NORTH

**HSD STUDIO DESIGN**  
 ARCHITECTURE  
 INTERIOR

ARCHITECT: HERBERT EHMANNING NSW ARCHITECTS REGISTRATION No. 8331  
 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588

PROJECT:  
**PROPOSED SINGLE DWELLING**  
 LOT 1, DP 547430  
 95 ABBOTSFORD ROAD  
 HOMEBUSH NSW 2140

SHEET TITLE:	
<b>EAST ELEVATION</b>	
DATE: JUL 2018	SCALE: AS NOTED
DRAWN: H.D.	CHECKED: H.D.
JOB-SHEET No. 180501-DA02.02 ISSUE: B	







**ELEVATION FINISHES LEGEND**

CB	COLOURBOND GUTTER & FACIA
CGD	COLOURBOND GARAGE DOOR
FG	FRAMELESS GLASS POOL SAFETY FENCE
GB	GLASS BALUSTRADE
GL	POWDER COATED AL. FRAME GLASS WNDW/DOOR
NTS	NATURAL STONE
PS	POWDER COATED AL. PRIVACY SCREEN
SG	POWDER COATED AL. SIDE GATE/FENCE
RP1	RENDER & PAINT COLOUR 1
RP2	RENDER & PAINT COLOUR 2
RT	ROOF TILES
TED	TIMBER ENTRY DOOR

**1 WEST ELEVATION**  
SCALE 1:100 (A3 print)

**STRATHFIELD COUNCIL  
RECEIVED**

**AMENDED PLANS**

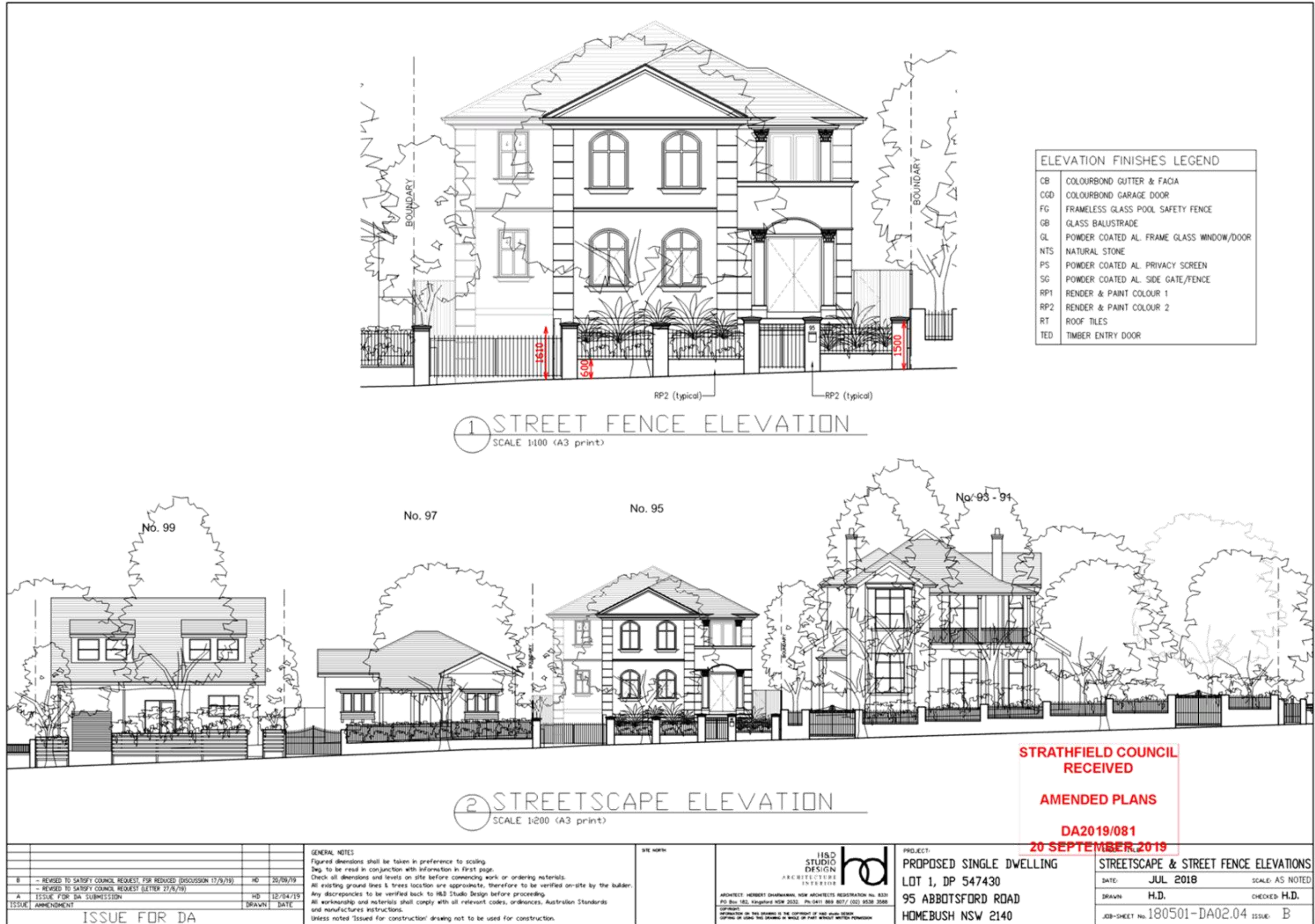
**DA2019/081  
20 SEPTEMBER 2019**



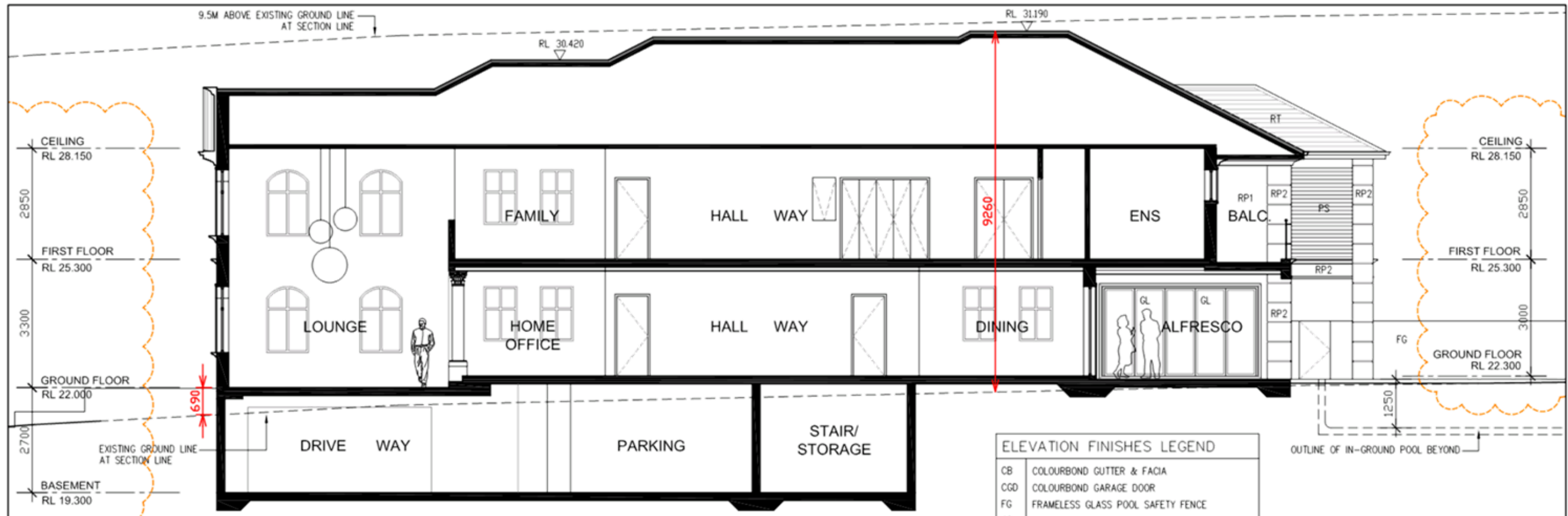
**2 OVERALL WEST ELEVATION**  
SCALE 1:200 (A3 print)

<p><b>GENERAL NOTES</b></p> <p>Figured dimensions shall be taken in preference to scaling. Dwg. to be read in conjunction with information in first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines &amp; trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to HSD Studio Design before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted 'Issued for construction' drawing not to be used for construction.</p>		<p><b>SITE NORTH</b></p>	<p><b>HSD STUDIO DESIGN</b> ARCHITECTURE INTERIOR</p> <p>ARCHITECT: HERBERT EHMANNING, NSW ARCHITECTS REGISTRATION No. 8331 PO Box 182, Kingsford NSW 2032. Ph: 0411 869 807 / (02) 9538 3588</p>	<p><b>PROJECT:</b> PROPOSED SINGLE DWELLING LOT 1, DP 547430 95 ABBOTSFORD ROAD HOMEBUSH NSW 2140</p>	<p><b>SHEET TITLE:</b> WEST ELEVATION</p> <p><b>DATE:</b> JUL 2018 <b>SCALE:</b> AS NOTED</p> <p><b>DRAWN:</b> H.D. <b>CHECKED:</b> H.D.</p> <p><b>JOB-SHEET No. 180501-DA02.03</b> <b>ISSUE:</b> B</p>																
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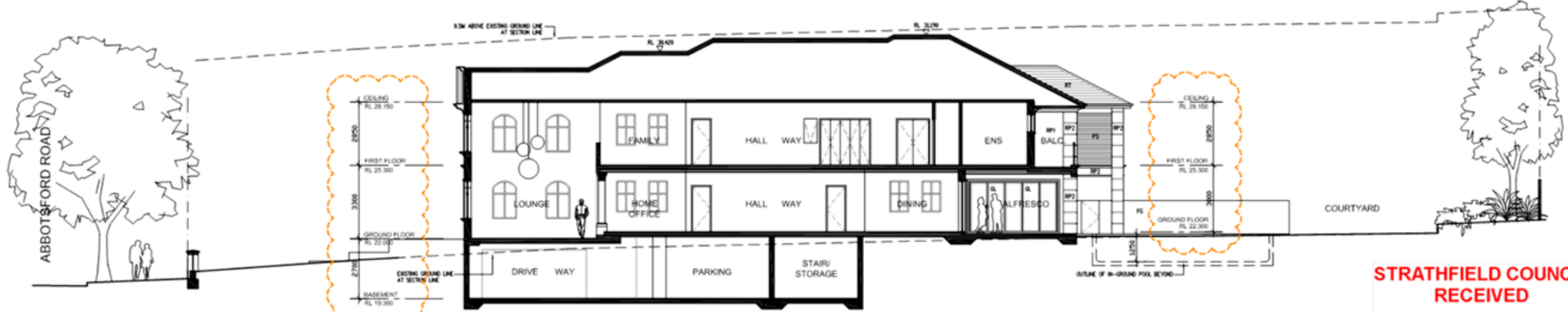






1 SECTION A-A  
SCALE 1:100 (A3 print)

ELEVATION FINISHES LEGEND	
CB	COLOURBOND GUTTER & FACIA
CGD	COLOURBOND GARAGE DOOR
FG	FRAMELESS GLASS POOL SAFETY FENCE
GB	GLASS BALUSTRADE
GL	POWDER COATED AL. FRAME GLASS WINDOW/DOOR
NTS	NATURAL STONE
PS	POWDER COATED AL. PRIVACY SCREEN
SG	POWDER COATED AL. SIDE GATE/FENCE
RP1	RENDER & PAINT COLOUR 1
RP2	RENDER & PAINT COLOUR 2
RT	ROOF TILES
TED	TIMBER ENTRY DOOR

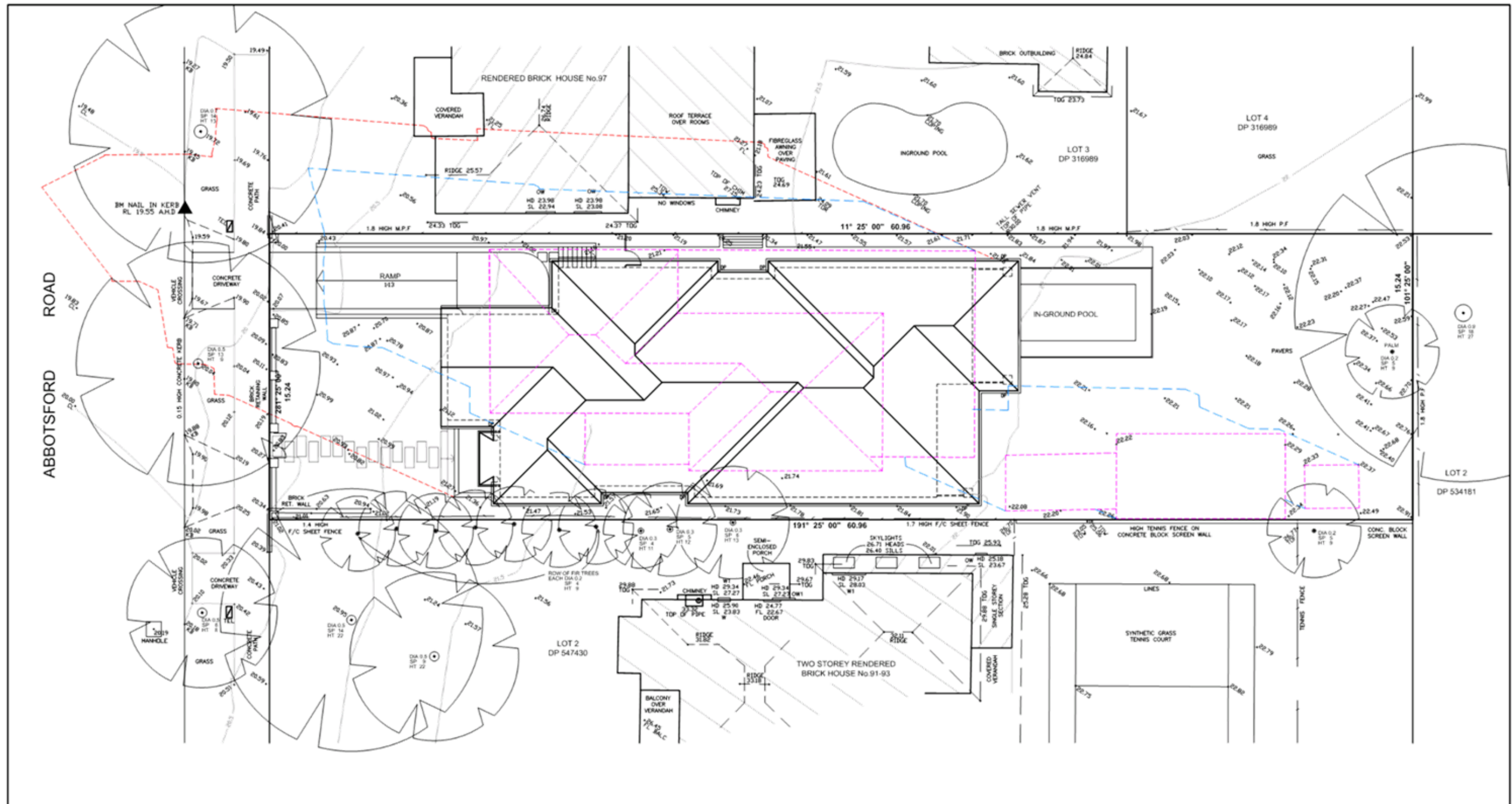


2 OVERALL SECTION A-A  
SCALE 1:200 (A3 print)

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**DA2019/081**  
**20 SEPTEMBER 2019**

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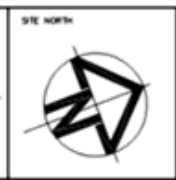
**DA2019/081  
31 May 2019**

- LEGEND**
- - - - - SHADOW CAST OUTLINE OF PROPOSED BUILDING
  - - - - - SHADOW CAST OUTLINE OF EXISTING BUILDING
  - - - - - OUTLINE OF EXISTING BUILDING

A	ISSUE FOR DA SUBMISSION	HD	12/04/19
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**H&D STUDIO DESIGN**  
 ARCHITECTURE  
 INTERIOR

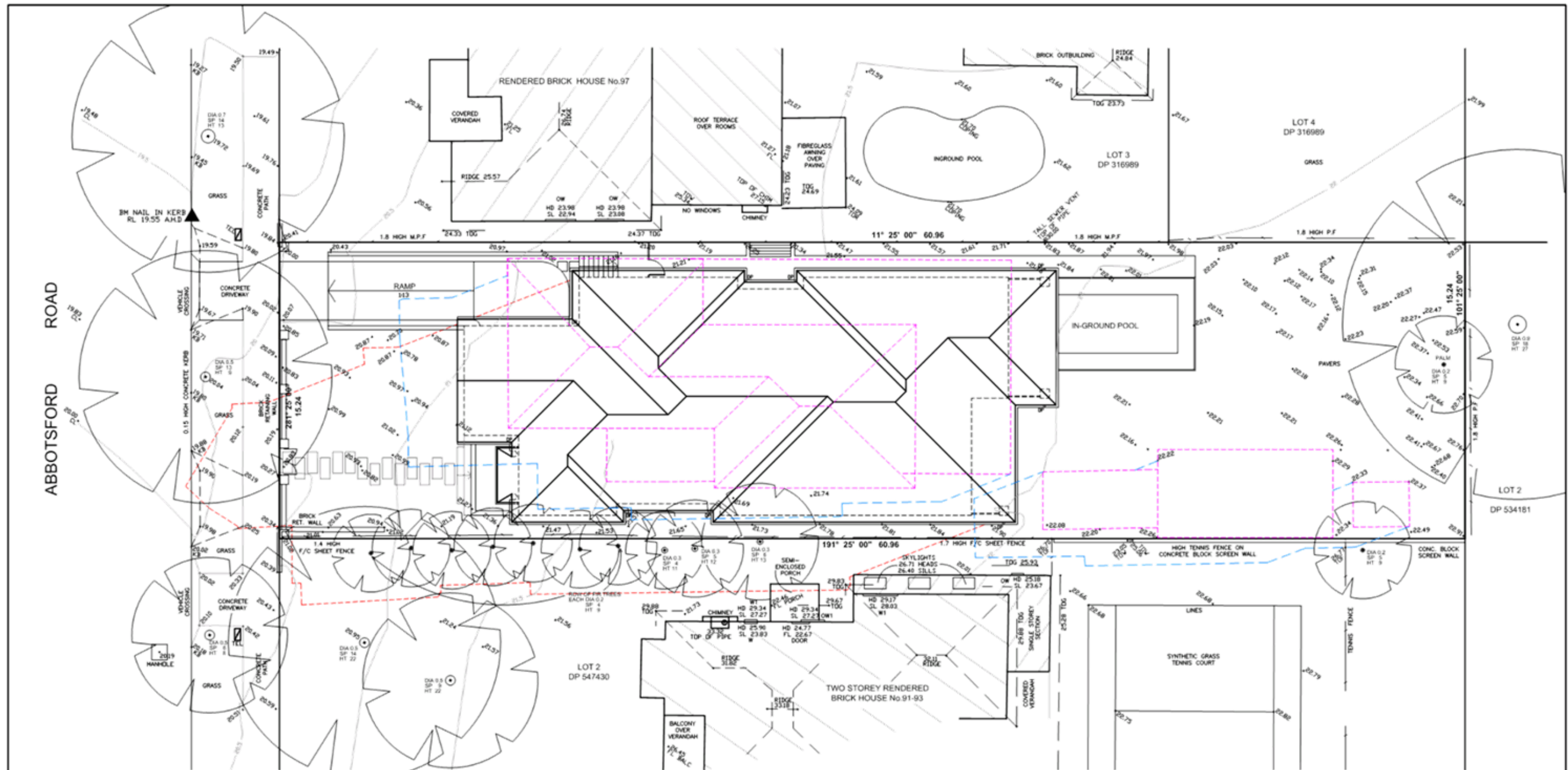
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PROJECT:  
**PROPOSED SINGLE DWELLING**  
 LOT 1, DP 547430  
 95 ABBOTSFORD ROAD  
 HOMEBUSH NSW 2140

SHEET TITLE: <b>SHADOW DIAGRAM—June 22nd, 9AM</b>	
DATE: <b>JUL 2018</b>	SCALE: <b>1:200(A3)</b>
DRAWN: <b>H.D.</b>	CHECKED: <b>H.D.</b>
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**DA2019/081  
31 May 2019**

**LEGEND**

- - - - - SHADOW CAST OUTLINE OF PROPOSED BUILDING
- - - - - SHADOW CAST OUTLINE OF EXISTING BUILDING
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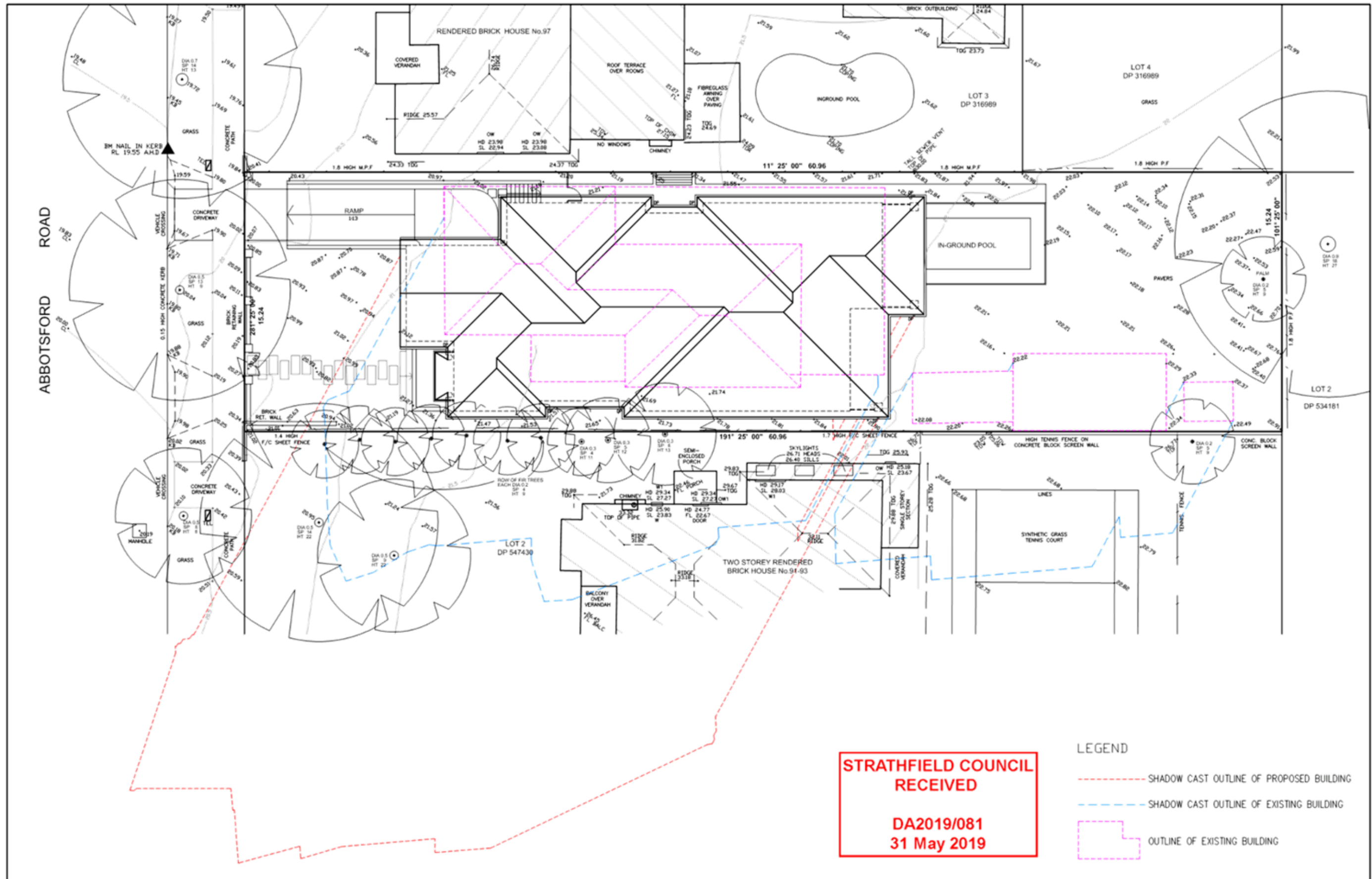
**H&D  
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DESIGN**  
 ARCHITECTURE  
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PROJECT:  
**PROPOSED SINGLE DWELLING**  
**LOT 1, DP 547430**  
**95 ABBOTSFORD ROAD**  
**HOME BUSH NSW 2140**

SHEET TITLE: <b>SHADOW DIAGRAM—June 22nd, 12PM</b>	
DATE: <b>JUL 2018</b>	SCALE: <b>1:200(A3)</b>
DRAWN: <b>H.D.</b>	CHECKED: <b>H.D.</b>
JOB-SHEET No. <b>180501-DA04.02</b> ISSUE: <b>A</b>	





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**DA2019/081  
31 May 2019**

- LEGEND**
- - - - - SHADOW CAST OUTLINE OF PROPOSED BUILDING
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  - - - - - OUTLINE OF EXISTING BUILDING

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HD 12/04/19 DRAWN DATE	HD 12/04/19 DATE								



**TO:** Strathfield Local Planning Panel Meeting - 3 October 2019  
**REPORT:** SLPP – Report No. 2  
**SUBJECT:** DA2018/121 - 22-28 BRAIDWOOD STREET, STRATHFIELD SOUTH  
LOT B DP 387825  
**DA NO.** DA2018/121

## SUMMARY

**Proposal:** Alterations and additions (fire stairs) to an existing stock feed production facility.

**Applicant:** George Weston Foods Ltd trading as MAURI

**Owner:** George Weston Foods Limited

**Date of lodgement:** 29 August 2019

**Notification period:** 11 September 2018 to 4 October 2018  
This application was advertised in the Inner West Courier.

**Submissions received:** Nil

**Assessment officer:** ER

**Estimated cost of works:** \$585,000.00

**Zoning:** IN1 General Industrial - SLEP 2012  
Adjoining Heritage Item Number 220 'Weston Milling—NB

**Heritage:** Love building and administration block—old flour mill and administrative building'

**Flood affected:** Yes

**Is a Clause 4.6 variation proposed?** Yes – Building height  
15.7m Safety Fire Stairs (30.8%) variation

**Extent of the variation supported?** 30.8% (15.7m)

**Peer review of Clause 4.6 variation:** A peer review of the Clause 4.6 variation has been undertaken and the assessment officer's recommendation is supported.

**Reason for referral to SLPP** The extent of the height variation is above 10%.

**RECOMMENDATION OF OFFICER:** APPROVAL

## EXECUTIVE SUMMARY

- 1.0 The application proposes alterations and additions to an existing stock feed production facility at the Enfield Feed Mill. The original proposal sought an expansion of the facility to improve the production capacity by providing new equipment and technologies. The equipment will require additional room resulting in a height extension of the roof at 21.11m, breaching the 12m maximum height. A Clause 4.6 supporting the proposal provides justification for the additional building height.
- 2.0 The application was notified from the 11 September 2018 to the 4 October 2018 in accordance with the provisions of Part L of Strathfield Consolidated Development Control Plan 2005. The proposal was also advertised in the Inner West Courier due to the proposal

**DA2018/121 - 22-28 Braidwood Street, Strathfield South  
Lot B DP 387825 (Cont'd)**

being considered to be major industrial development. No written submissions were received as a result.

- 3.0 The application was referred to the EPA, who classified the development proposal as Integrated Development due to the extent of intensification and therefore requires consent from this State Government Agency. Principal matters of consideration involved air quality, odour and dust emissions, noise and vibration, waste management, waste generation, water pollution and contaminated sites including groundwater.
- 4.0 Amended reports included:
- Air Quality Assessment;
  - Noise Assessment;
  - Statement of Environmental Effects;
  - Waste Generator Site Audit;
  - Waste Inventory Register Form;
  - Waste Management Plan;
  - Procedure and Statement Plan.
- 5.0 The revised documentation did not satisfy the requirements of the EPA with respect to the Noise Impact Assessment. Council did not accept the applications assessment under Clause 4.6 relating to a variation to a variation of built height.
- 6.0 The applicant elected to revise the proposed development to be consistent with the requirements of the Strathfield LEP 2012 and the concerns raised by the EPA. The scope of works was significantly reduced, limited only to the provisions of the fire stairs on the external northern facade of the building. The proposal also includes the install fire doors and fireproof cladding to the external wall and removal internal timber stairs.
- 7.0 The revised proposal to the existing stock feed production facility is considered acceptable.

## **BACKGROUND**

- 7 March 2017** A Pre-Development Application Meeting was held concerning the applicants desire to advance the existing operations of the site. Guidance on the documentation required for lodgement was provided by written correspondence of Council.
- 29 August 2018** The subject application (DA2018/121) was lodged.
- 6 September 2018** The EPA was notified of the proposal as the original proposal was classified as Designated Development under Schedule 3 Clause 1 *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation). It was deemed that the agricultural processing of the mill was an intensification and increasing and the environmental impacts of the total development is significant. The potential for impact of pollution in particular noise and air quality from the large scale upgrade.
- 11 September 2018** The application was advertised and notified until the 4 October 2018. No submissions were received as a result.
- 4 October 2018** The EPA responded and requested an Environmental Impact Statement (EIS) be prepared because of potential effect on the following environmental issues which were to be assessed and expanded upon in the Statement of Environmental Effects:
- (i) Air issues: air quality, odour and dust emissions;

DA2018/121 - 22-28 Braidwood Street, Strathfield South  
Lot B DP 387825 (Cont'd)

- (ii) Noise and vibration;
- (iii) Waste management, including the prevention of pollution, minimising resource use, improving the recovery of materials from the waste stream and ensuring the appropriate disposal of waste;
- (iv) Waste generation; including wastes classified as hazardous and wastes containing radiation, including liquid waste;
- (v) Water and soils: water pollution and contaminated sites including groundwater.

- 31 October 2018** A meeting between the applicant, a representative from EPA, Council's Assessing Officer and Council's Environmental Health Officer was conducted at the subject site. The applicant stated that the alterations would result in the same capacity of agricultural processing just with new efficient technologies. Therefore, the EPA agreed that the proposal would be classified as Integrated Development. Specifications of the proposed plant, modelling of noise emissions, waste generations and air quality were required to be submitted for further assessment.
- 26 March 2019** Additional and amended information was submitted to Council including:
- i. Air Quality Assessment;
  - ii. Noise Assessment;
  - iii. Amended Statement of Environmental Effects;
  - iv. Waste Generator Site Audit;
  - v. Waste Inventory Register Form;
  - vi. Waste Management Plan, Procedure and Statement.
- 18 April 2019** The EPA raised concerns in relation to the amended Noise Impact Assessment (NIA).
- 7 May 2019** Correspondence requesting amended information to address EPA's previous comments, accompanied by a direction to strengthen the submitted Clause 4.6 statement for the height variation.
- 13 August 2019** Correspondence offering the applicant to withdraw the application was sent due to the lack of progress and agreement of the EPA.
- 14 August 2019** The applicant submitted preliminary designs indicating changes which further scaled down the proposal to include external fire stairs along the northern facade and maintain existing operational equipment.
- 21 August 2019** A meeting was held with the applicant and Council staff to discuss the substantial changes to the scope of works and potential ways forward. The applicant committed to submitting additional information on the 4<sup>th</sup> September 2019 to finalise the proposal.
- 4 September 2019** Additional and amended information was submitted to Council including:
- i. Clause 4.6 variation;
  - ii. Architectural Plans;
  - iii. Summary letter;
  - iv. Fire Door Plans;
  - v. Preliminary Fire Engineering Assessment.
- 12 September 2019** A formal letter was submitted by the applicant requesting the change of proposed works and a revised cost of works pursuant to Section 55 of the *Environmental Planning and Assessment Regulation 2000*

DA2018/121 - 22-28 Braidwood Street, Strathfield South  
Lot B DP 387825 (Cont'd)

## DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located at 22-28 Braidwood Street, which comprises the following individual lots:

- Lot A, DP 387825
- Lot B, DP 387825
- Lot C, DP 387825
- Lot 1, DP 186047
- Lot 10, DP 1014264
- Lot 2, DP 824188
- Lot 22, DP 862603
- Lot 1, DP 878569

The proposed development is confined to Lot B DP 387825. The site has street frontages to Braidwood Street to the east and Liverpool Road to the north and rail tracks to the west. The site is currently occupied by George Western Foods (GWF) manufacturing industries and accommodates a range of industrial and manufacturing process occurring from a number of buildings located across the site.

The subject site is broken into three components: administration, flour mill and the stock feed mill block. The proposal will be within the stock feed mill block as shown in Figure 1. Directly south of the mill is Heritage Item Number 220 - 'Weston Milling—NB Love building and administration block—old flour mill and administrative building'. There are 44 on-site parking spaces located directly to the north east of the subject site. Pedestrian and vehicular access is gained from Braidwood Street.

The immediate surrounding development comprises industrial warehousing and to the east are mixed use developments, mainly fast food restaurants along Liverpool Road.

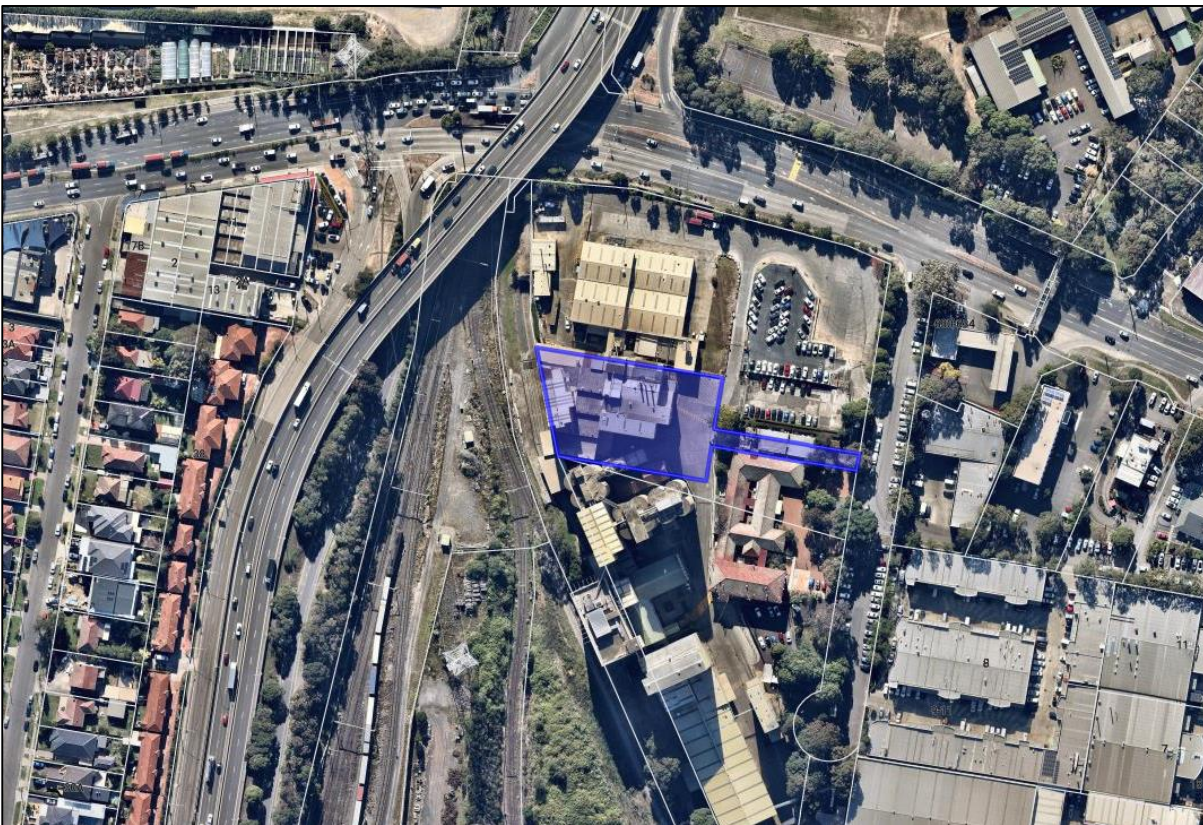


Figure 1: Locality plan with the lot outlined in blue.



DA2018/121 - 22-28 Braidwood Street, Strathfield South  
Lot B DP 387825 (Cont'd)

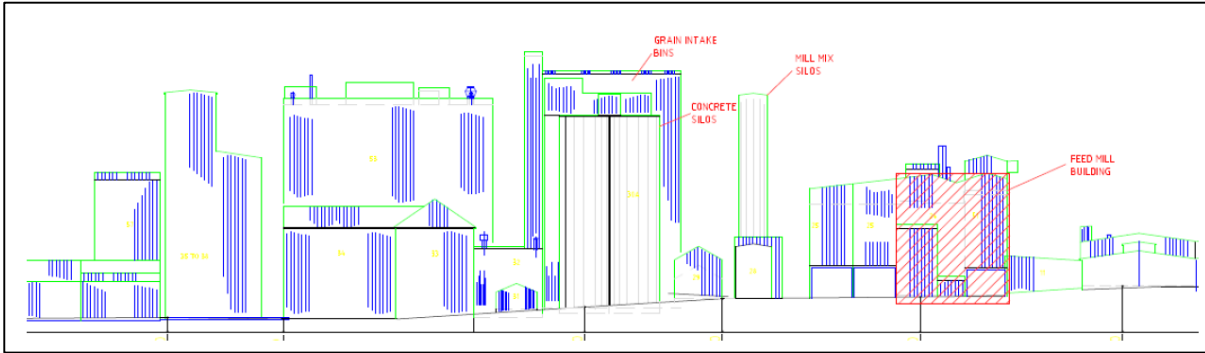


Figure 2: Existing elevations for all site buildings, alterations to the feed mill outlined in red.



Figure 3: Westerly view of the subject site (George Western Foods Feed Mill) from private car park.



Figure 4: Westerly view of the driveway to the subject site (George Western Foods Feed Mill) from Braidwood Street.

DA2018/121 - 22-28 Braidwood Street, Strathfield South  
 Lot B DP 387825 (Cont'd)



Figure 5: Easterly view of the existing industrial warehouses at 6-20 Braidwood Street, Strathfield South.

**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 original application proposed alterations and additions to an existing stock feed production facility. The previously proposed works included:

- Demolition of existing buildings that contained redundant liquid tanks;
- Extension to the feed mill building to be used for production purposes. The proposed extension would have an increase in floor area of 500sqm and with a height of 21.1m;
- Internal stairs;
- Structural modification to the existing mill building, involving steel work;
- Concrete works and foundations; and
- Extension of fire protection systems.

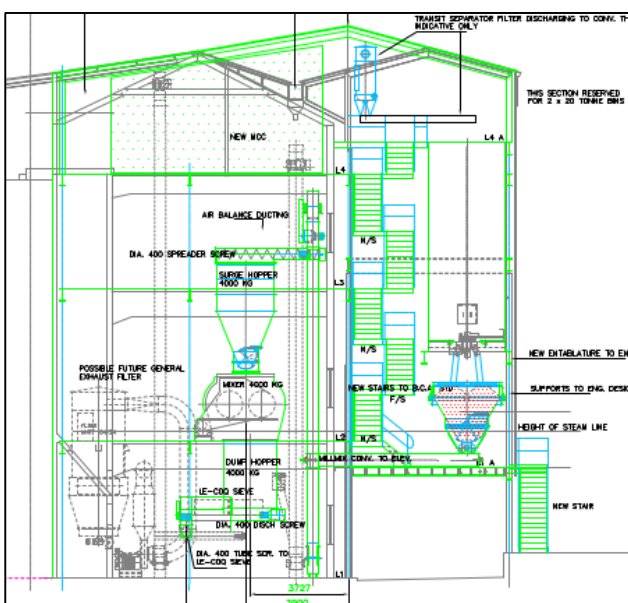
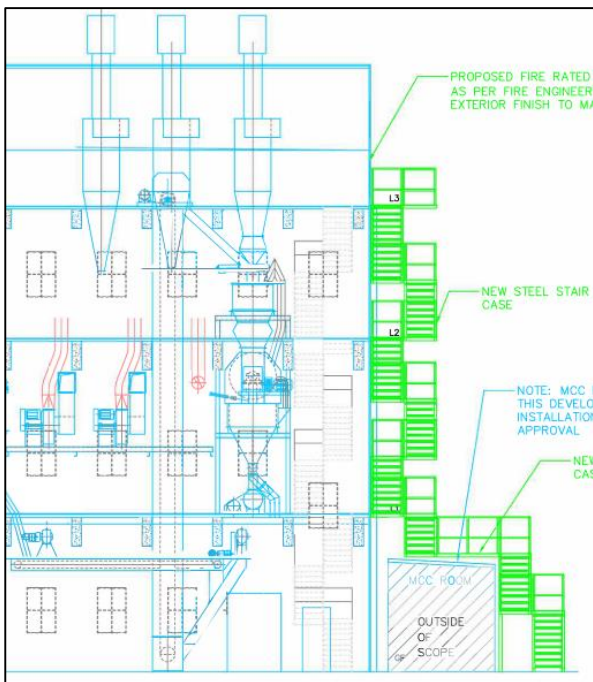


Figure 6: Original proposal indicating a section of the mill.

**DA2018/121 - 22-28 Braidwood Street, Strathfield South  
Lot B DP 387825 (Cont'd)**

The revised proposal changed the scope of works for the existing stock feed production facility to remain structurally the same while upgrading the fire safety of the industrial building. This specifically includes:

- Demolition of the internal non-compliant timber stairs and removal of the external cladding to western elevation;
- Inclusion of fire stairs to the external part of the building;
- Three (3) New fire doors;
- New fireproof cladding to the external wall.



**Figure 7:** Final amended proposed development showing a section of the mill.

## REFERRALS

### INTERNAL REFERRALS

#### Engineering Comments

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

"The proposed alterations and additions to the existing stock feed production facility is within existing impervious area, hence stormwater runoff shall connect to the existing drainage system.

From an engineering perspective, no objection is raised to the proposed alterations and additions connecting to existing stormwater drainage."

#### Building Comments

Council's Building Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

#### Waste Comments

An amended Waste Management Plan was not submitted with the latest documents and Council's Waste Officer did not comment on the proposal. A condition of consent requires a Waste Management Plan to be prepared and submitted to the Principal Certifying Authority for approval.

DA2018/121 - 22-28 Braidwood Street, Strathfield South  
Lot B DP 387825 (Cont'd)

### Heritage Comments

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

*"The application seeks consent to carry out alterations and additions to the existing multi-storey industrial building on the site to increase the footprint to accommodate new processing equipment for the MAURI site. The main roof form of the existing building comprises two pitched elements with a central valley. The alterations and additions proposed involve the extension of the outer roof planes to form a central ridge which will be higher than the existing roof and will increase the bulk of the building. I note that there may be issues regarding the compliance with building height control.*

*The proposed extension to the existing building would alter the views to the heritage items on the site and would alter the setting of the item, but not in a manner that would unduly affect the visual curtilage of the item. The Heritage impact statement submitted does not address the rationale behind the design of the proposed roof form and, ideally, the additions would be housed within a roof form that is a continuation of the existing double pitched form to minimise the impact on the setting of the item.*

*There is no evidence to suggest that the building the subject of the proposed works is of heritage significance on its own merit.*

*I note that the southern end of the site is traversed by the State Heritage Register Listed Pressure Tunnel (SHR 1930). The proposed works comprise surface works that are set well away from the alignment of the tunnel and as such the proposal raises no concerns in this regard. Referral of the Development application for comment to Sydney Water or the Heritage Division, Office of Environment and Heritage is not required.*

#### Recommendation:

*That the applicants consider adjusting the proposed roof form to be more in keeping with the existing building and/or provide additional commentary on the choice of roof form proposed prior to the further assessment of the application."*

The most recent amendments to the plans maintain the original form of the mill building while adding external fire stairs. This minor alteration would not alter the views to the heritage items on the site and would not alter the setting of the item. Therefore, conserving the site in a manner that would unduly affect the visual curtilage of the heritage items.

### Environmental Health Comments

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

*"I have reviewed the above development application in regards to environmental health aspects – Protection of the Environment Operations Act 1997, corresponding regulations.*

*The Statement of Environmental Effects (SEE) states that the food produced on site is a mixture of flours, wheatmeal, wholemeal and semolina for human consumption and feed used for birds. The hours of operation is 24hours 5 days a week; Monday 4am – Saturday 4am, however the operating hours proposed are to be determined on product demand and plant maintenance requirements. The applicant states that production of stock feed is to increase. The applicant must be able to specify the operating hours of the site.*

*The acoustic report was completed in 2013, with the measurements performed in December 2012. The report at this time addressed Location 4 – in Fitzgerald Crescent, due to a noise complaint. There were no noise loggers located directly across Liverpool Road from the development.*

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*As the proposed building is located to the northern section of the land towards Liverpool Road, the residents located in Hedges Avenue and Cave Road have the potential to be impacted by noise this development.*

*The nearby residential premises on Hedges Avenue and Cave Rd are zoned R2 – which in the INP 2017 – the amenity noise levels is classified as a suburban residential receiver. The recommended noise levels for day, evening and night are 55dB(A), 45 dB(A), and 40dB(A). Although the amenity noise levels are not direct regulatory limits, they are a reasonable noise guide.*

*The proposal must be able to identify the exact hours of operation to make a clear determination of the amount of noise that will be potentially produced from the operation of the premises, in particular the new mill building. Once the hours of operation are established, a reasonable operational noise level can be established, which can be compared to the background noise levels of the residents located in Hedges Avenue and Cave Rd, which can then determine if the residences will be affected by the proposed operation of the mill building.*

**Recommendation:**

*Environmental Services cannot accept this proposal until the following criteria is met:*

- 1. Hours of operation in the new mill building is established.*
- 2. Acoustic report is conducted and includes;*
  - a. the anticipated noise levels from the new mill building in complete operation,*
  - b. a noise logger located around Hedges Avenue and Cave Road to identify the background noise levels for this area,*
  - c. the expected noise levels and impact of residents in Hedges Avenue and Cave Road due to the operations of the new mill building.*
- 3. The updated acoustic assessment adheres to the Industrial Noise Policy 2017.”*

The amended plans delete the new equipment and propose to retain the existing machinery within the feed mill. Therefore, the noise generated from the building will remain much the same. The proposed fire doors have an Acoustic Rating of 33 RW and will remain closed to mitigated potential impact. Council’s Environmental Health Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

**EXTERNAL REFERRALS**

**EPA**

The application was referred to EPA. The following comments have received.

*“The EPA will require the following additional information under cl 67 Environmental Planning and Assessment Regulation 2000.*

- 1. Noise Impact Assessment in accordance with the Noise Policy for Industry (EPA 2017) and must consider the cumulative noise impacts from new and existing operations, predicted and/or measured out to sensitive receiver locations. The Noise Policy for Industry can be accessed at [https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](https://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017))*

*The Noise Impact Assessment (NIA) provided is inadequate in the following areas.*

- The NIA provides an assessment of noise from the proposed new building addition at a point 6 metres from the façade of the building. It does not predict noise levels at the closest residential receivers. Other noise-generating activities on the site have not been considered.*
- The NIA has not assessed the potential for annoying characteristics such as tonal noise. Current operations have historical tonal noise issues and proposed new equipment*

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*identified in the NIA include fans, and an outlet at the top floor of the proposed building which may have tonal components if not located, designed and maintained well. These NIA will need to consider potential for tonal noise and apply an adjustment to the predicted noise levels in accordance with Fact Sheet C of the Noise Policy for Industry (EPA 2017) where applicable.*

- *The NIA is for the proposed new addition to a building, which includes relocating existing plant and equipment from the old building. The NIA is essentially a comparison of the existing noise levels from that building to the noise levels from the new building. Whilst the NIA indicates that there may be an increase in site noise levels with the new building addition, the NIA suggests mitigation measures to reduce the noise levels. The proponent has not specified what mitigation measures are to be implemented.*

*The introduction of the Noise Policy for Industry in 2017 included transitional arrangements where a development assessed under the previous Industrial Noise Policy (INP) would continue to be assessed for compliance against the provisions of the INP. It is impractical to regulate different parts of an activity under different policies and therefore the noise impacts from the whole site need to be updated under the NPfl assessment methodology.”*

#### **SECTION 4.15 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 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

##### **4.15(1)(a) the provisions of:**

- (i) any environmental planning instrument**

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

Clause 7(1) of SEPP 55 prescribes as follows, with respect to consideration of contamination and remediation in determining development applications:

*A consent authority must not consent to the carrying out of any development on land unless:*

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The GWF site is currently used to operate the mill and will remain relatively the same if the proposal is approved. The feed production facility site at Enfield has remained essentially unchanged since its construction in 1952. The site has had some capital invested in the areas of raw material and finished product storage but no major investment in the feed production plant has happened in over 60 years. The current operation is not a contaminating use and a search of the site's history found no evidence the site was contaminated, or that the site had previously been used for a contaminating purpose.

The proposal is considered to be acceptable with regards to requirement of the SEPP 55.

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### STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of SLEP 2012 relating to the preservation of trees and vegetation.

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was not referred to Council's Tree Management Officer because the proposal does not propose any landscaping or affect any existing trees on site. However, specific conditions are to be imposed with any development consent in order to ensure the protection of these trees on site.

### STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

<b>Cl. 1.2(2)</b>	<b>Aims</b>	<b>Complies</b>
<b>(a)</b>	<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>	<b>Yes</b>
<b>(b)</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>	<b>Yes</b>
<b>(c)</b>	<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>	<b>Yes</b>
<b>(d)</b>	<i>To provide opportunities for economic growth that will enhance the local community</i>	<b>Yes</b>
<b>(e)</b>	<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>	<b>Yes</b>
<b>(f)</b>	<i>To identify and protect environmental and cultural heritage</i>	<b>N/A</b>
<b>(g)</b>	<i>To promote opportunities for social, cultural and community activities</i>	<b>N/A</b>
<b>(h)</b>	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	<b>N/A</b>

**Comments:** The proposal is not inconsistent with the aims of the Plan following recommended conditions for the proposed fire safety stairs.

#### Permissibility

The current use of the site is defined as development for the purpose of an 'Agricultural Produce Industry' defined by SLEP 2012 as 'a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.'

The site is zoned 'IN1 General Industrial' under the provisions of SLEP 2012. Development for the purposes of 'Agricultural Produce Industry' is a permissible form of development with consent in the general industrial zone.

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### Zone Objectives

An assessment of the proposal against the objectives of the IN 1 Zone is included below:

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

**Comments:** The proposed external fire stairs are acceptable on land zoned IN1 General Industrial. The proposal will continue to provide industrial land uses, support local employment opportunities and protect existing industrial land. The proposal is not inconsistent with the type of use anticipated on industrial land.

### 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

<b>Cl.</b>	<b>Standard</b>	<b>Controls</b>	<b>Proposed</b>	<b>Complies</b>
<b>4.3</b>	Height of building	12m	15.7m – Safety Fire Stairs (30.8%) variation	<b>No</b>

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

**Comments:** The proposal does not comply with the provisions of Clause 4.3. A statement seeking variation pursuant to Clause 4.6 of the SLEP 2012 accompanies the application.

#### Floor space ratio

<b>Cl.</b>	<b>Standard</b>	<b>Controls</b>	<b>Proposed</b>	<b>Complies</b>
<b>4.4</b>	Floor space ratio	1:1 (3882m <sup>2</sup> )	0.84:1 (3273m <sup>2</sup> ) No change	<b>Yes</b>

	<b>Objectives</b>	<b>Complies</b>
<b>(a)</b>	To ensure that dwellings are in keeping with the built form character of the local area	<b>Yes</b>
<b>(b)</b>	To provide consistency in the bulk and scale of new dwellings in residential areas	<b>Yes</b>
<b>(c)</b>	To minimise the impact of new development on the amenity of adjoining properties	<b>Yes</b>
<b>(d)</b>	To minimise the impact of development on heritage conservation areas and heritage items	<b>Yes</b>
<b>(e)</b>	In relation to Strathfield Town Centre: i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and	<b>N/A</b>



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*ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development*

(f) *In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor* **N/A**

**Comments:** The proposal does not add to the GFA on the site. The existing FSR for the site were not shown on the submitted plans. Council's records indicate Lot B DP 387825 is approximately 3882sqm and the buildings located on this lot are identified in drawing number ENF-A-008-041 showing the Enfield Site Plan and Building Location and Information.

#### Clause 4.6 Exceptions to Development Standards

The provisions of this clause prescribe partly as follows:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
  - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
- (a) *the consent authority is satisfied that:*
    - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
    - (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 contravenes the building height development standard, as prescribed in clause 4.3 of SLEP 2012. The applicant provides written requests in accordance with sub-clause (3) along with the other matters for consideration outlined in sub-clause (4) and relevant court proceedings as follows.

A maximum building height of 12m is prescribed for the site pursuant to SLEP 2012. The proposed variation is limited to the height of the external fire stairs that will be attached to the existing facade of the building, which exceeds the maximum building height by 3.7m, resulting in a contravention of 30.8%. It is noted that the existing industrial building is above the height control at 20.3m as well as other buildings and silos across the site as indicated in Figure 2 showing the subject building in red.

Whilst the proposal is arguably consistent with the objectives of the development standard and the objectives for development within the IN1 General Industrial zoning of the site, the applicant's written request does adequately demonstrate that there are sufficient environmental planning grounds to justify contravening the standard. The breach of the height standard does not arise because of a topographical challenge or other site constraints, but rather arises because of the existing height of the stock feed production facility.

The applicant provides the following environmental planning grounds in support of their request:

- a) *"The proposed development maintains the existing building height and proposes a height similar to that of the other buildings located on-site;*
- b) *The proposed development will not result in an increase in FSR across the subject site as the proposed stairs are not defined as Gross Floor Area;*
- c) *The overall scale of the proposed stair is minimal in comparison to the existing developed nature of the site;*
- d) *The overall non-compliance will not result in overshadowing to surrounding properties, ensuring that the proposal will not result in any undue amenity impacts; and*

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- e) *The proposal will support the ongoing economically productive use of the site that is ideally located within an area zoned for industrial uses.*

The following comments are made in response to the above statements:

- The fire stairs are to be built externally to the stock feed facility and are at a lesser height than the existing building and others on site.
- The fire stairs and building alterations do not increase the overall FSR across the site. The stairs are an open permeable structure, therefore not defined as Gross Floor Area.
- The scale of the proposed development is significantly scaled down and has been reduced from the original proposal which extended the height of the existing building for the new industrial equipment. The proposal as revised comprises an external fire stair case which is consistent with the existing built form. The operations of the stock feed facility remain unchanged.
- The breach in height as a result of the proposed fire stairs are not considered to result in any undue amenity impacts as they are a permeable structure with negligible impact on the surrounding amenity of the area. The subject building is located within the larger George Western Foods complex and separated from a residential zone being more than 100m away across Liverpool Road.
- The proposal supports the ongoing economic use of the site and is ideally located within an area zoned for industrial uses.

The extent of the contravention is at 30.8%, however the constitutes 3.7m above the permitted height control. The proposed stair case is fixed to an existing stock feed facility with a building height of 20.3m and is required to satisfy the Building Code of Australia Standards. Clause 4.6 provides flexibility in the application of planning provisions by allowing a variation to the maximum building height, where it can be shown that flexibility in the particular circumstances of the case would achieve better outcomes for the development. The applicant’s written request to vary the maximum building height development standard is assessed below against the accepted “5 Part Test” for the assessment of an objection to a development standard established by the NSW Land and Environment Court in *Wehbe v Pittwater Council* [2007] NSWLEC 827.

Under *Wehbe*, the applicant must demonstrate that compliance is unreasonable or unnecessary in one or more of the following ways:

**1. The objectives of the standard are achieved notwithstanding non-compliance with the standard**

Clause 4.3 Height of buildings (1) The objectives of this clause are as follows:	Comments	Complies
<i>(a) to ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area.</i>	The deviation from the development standard will service the third level (top) of the stock feed facility. A height breach of 30.8% is supported as it is considered reasonable and necessary to improve the fire compliance of the facility, which currently has an outdated internal timber stairway located near existing industrial equipment. A variation of this height is consistent with the surrounding industrial buildings located in the IN1 zone. The extent of the height variation will not increase overshadowing or visual bulk of the built form as the fire stairs are visually permeable and will not cause any amenity impacts on surrounding businesses.	<b>Yes</b>
<i>(b) to encourage a consolidation pattern that leads to the optimum sustainable capacity height</i>	The proposed fire stairs are 4.6m below the stock feed facility and does not service all necessary levels of the mill, which is one of the smaller buildings within the George Western Foods precinct (Figure 2) while	<b>Yes</b>

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<i>for the area.</i>	numerous buildings exceed the prescribed height limit.	
(c) <i>to achieve a diversity of small and large development options.</i>	The site forms part of an existing industrial estate which provides a range of small and larger buildings. The proposed extension is below the height of the existing building to which it is fixed and also below the other nearby significant buildings throughout the site.	<b>Yes</b>

The clause 4.6 written request does rely on this consideration.

**2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary**

The underlying objective and purpose of the *maximum building height* development standard is relevant to the development as the fire stairs are part of the overall building and is an necessary element of the structure to comply with BCA requirements.

The clause 4.6 written request does not rely on this consideration.

**3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable**

Compliance with the *maximum building height* development standard would not defeat the objective of the standard.

The clause 4.6 written request does not rely on this consideration.

**4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.**

The applicant's written request does not rely on this consideration to justify contravention of the standard.

**5. The compliance with the development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.**

The *IN1 General Industrial* zoning of the land is appropriate for the site.

The clause 4.6 written request does not rely on this consideration.

The applicant relies on *Test 1* of the five-part test to demonstrate that compliance with the standard is unreasonable or unnecessary in the circumstances of the case by seeking to show that the objectives of the standard are achieved. As shown above, the proposal does achieve objectives (a), (b) and (c) of the standard. As such, the applicant has satisfactorily demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case (*Clause 4.6[3][a]*).

With regard to Clause 4.6(3)(b), the applicant is considered to have satisfactorily demonstrated that there are sufficient environmental grounds to justify contravening the development standard. The proposed fire stairs are essential for the structure to comply with BCA requirements which is constructed above the maximum building height.

As such, the written request has satisfactorily demonstrated the matters required by demonstrated by subclause (3), and is therefore acceptable with regard to Clause (4)(a)(i).

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Clause 4.6(4)(a)(ii) provides that development consent must not be granted for development that contravenes a development standard unless 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 is considered to proposal meet the relevant objectives of the zone, as demonstrated previously.

The proposed development does meet the objectives of the standard as addressed above. In this regard, the proposal is considered to be in the public interest, and is therefore acceptable with regard to Clause 4.6(4)(a)(ii) and are compatible with the surrounding industrial buildings.

In relation to Clause (4)(b), the Strathfield Local Planning Panel (exercising the Council's functions as a consent authority) may assume the Secretary's concurrence for exceptions to development standards made under Clause 4.6 of the Standard Instrument (*Planning Circular PS 18-003, dated 21/02/2018*).

Therefore, the variation sought to the *maximum building height* development standard is considered to be in the public interest as the objectives of the standard have been satisfied. The written request is considered reasonable and has sufficient environmental grounds have been able to justify the contravening maximum building height.

**Conclusion:**

Therefore, the Strathfield Local Planning Panel, exercising the functions of Council as the consent authority, can be satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3) and that the proposal would be in the public interest, as required by Clause 4.6(4)(a) in order to grant development consent for development that contravenes a development standard.

As such, the variation sought to the *maximum building height* development standard is considered to be well founded. The application is therefore recommended for approval.

**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**

Clause 5.10 of the SLEP 2012 requires consideration be given to the potential impacts of the development upon heritage items within the vicinity of the subject site including the associated fabric, settings and views. The subject site is not a listed heritage item under Schedule 5 of the Strathfield Local Environmental Plan 2012, and is not located within a heritage conservation area. The site is located within the vicinity of Heritage Item Number 220 'Weston Milling—NB Love building and administration block—old flour mill and administrative building' listed under the SLEP 2012.

Council's Heritage Advisor raised no objection to the proposal on heritage grounds. Overall, it is satisfied that the proposed development achieves the objectives of Clause 5.10 Heritage Conservation of the SLEP 2012.

**Part 6: Local Provisions**

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

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### 6.1 Acid sulfate soils

The subject site is identified as having Class 5 soils and is not located within 500m of Class 4 soils. The proposal does not involve a basement or any significant excavation works, the development is not anticipated to lower the water table below 1 metre AHD. The proposal was not required to be accompanied by an Acid Sulfate Soils Management Plan and is considered to satisfy the requirements of Clause 6.1 of the SLEP 2012. Accordingly, preliminary assessment is not required and there is unlikely to be any acid sulfate affectation.

The proposal is therefore acceptable with regard to Clause 6.1.

### 6.2 Earthworks

Part 6.2(1) requires Council to ensure that any earthworks would not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. The proposal involves minor excavation to accommodate the footings of the proposed fire stairs. No objections are raised to the proposed excavation by Council's Engineer.

As such, the proposal is acceptable with regard to Clause 6.2 of the SLEP 2012.

### 6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

#### 4.15 (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.

#### 4.151)(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

An assessment of the proposal against the objectives and development controls contained within Part D of SCDCP 2005 is included below:

#### 1.2: Objectives of Part D

1.2	Objectives	Satisfactory
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	N/A
D.	To encourage high quality building design and industrial streetscape aesthetics	Yes

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<b>E.</b>	<i>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</i>	<b>Yes</b>
<b>F.</b>	<i>To promote high quality landscape areas which complement the overall development of the site and which assist in enhancing streetscape quality</i>	<b>N/A</b>
<b>G.</b>	<i>To ensure that development will not unreasonably impact upon the amenity of any residential area in the vicinity;</i>	<b>Yes</b>
<b>H.</b>	<i>To ensure that traffic generated by industrial development does not adversely impact upon local or regional traffic movements</i>	<b>N/A</b>
<b>I.</b>	<i>To ensure that each development has adequate on-site parking and manoeuvring areas for vehicles</i>	<b>N/A</b>
<b>J.</b>	<i>To encourage employee amenity within industrial developments.</i>	<b>Yes</b>

**Comments:** The proposed alterations to the stock feed facility and the external fire stairs constitute minor works to the industrial building to achieve BCA compliance. The additions will improve the working conditions on site and aid employees in the case of an emergency. The proposed development is considered not to unreasonably impact upon the amenity of any commercial or residential area in the vicinity of the development and is compatible with surrounding industrial warehouses.

## 2.1: Site Analysis and Design Principles

<b>2.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To ensure layout and building design makes best use of the existing characteristics, opportunities and constraints of the site and surrounds to result in a high quality development sensitive to the environment</i>	<b>N/A</b>
<b>B.</b>	<i>To ensure all activities associated with the development do not adversely impact on the environment.</i>	<b>Yes</b>
<b>2.1</b>	<b>Guidelines</b>	<b>Complies</b>
<b>.1.</b>	Development application includes a site drawing demonstrating the following items:	
	Site	
	(a) Survey details, including changes of levels	<b>N/A</b>
	(b) Easements (drainage or service)	<b>N/A</b>
	(c) Existing vegetation and other significant site features	<b>N/A</b>
	(d) Existing buildings or structures	<b>Yes</b>
	(e) Site orientation and solar access	<b>Yes</b>
	(f) Significant noise sources	<b>Yes</b>
	(g) Views	<b>N/A</b>
	(h) Pedestrian and vehicle access	<b>Yes</b>
	(i) Natural drainage	<b>N/A</b>
Surroundings		

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(a)	Location, height and use of neighbouring buildings (including location of doors or windows facing the site)	Yes
(b)	Predominant built form and character of locality (including fencing and garden styles)	Yes
(c)	Private open space areas adjacent to site	N/A
(d)	Adjacent public open space	N/A
(e)	Location of major trees on adjacent properties	N/A
(f)	Elements of street frontage (street trees, vehicular cross-overs, bus stops etc)	Yes
(g)	Differences on levels between site and neighbouring properties	N/A
(h)	Significant noise sources, such as railway or roads.	Yes

<b>2.1</b>	<b>Design Principles</b>	<b>Complies</b>
	The development is compatible with the predominant height, bulk, scale and character of existing development in the vicinity	Yes

**Comments:**The proposed development retains the existing stock feed facility and alters the eastern elevation by the provision of external fire stairs. The development is consistent and compatible with the predominant height and bulk of the existing built form within the vicinity.

## PART H - WASTE MANAGEMENT (SCDCP 2005)

The proposal was originally accompanied by a Waste Management Plan for the major scope of works, prepared in accordance with Part H of the SCDCP 2005. However, a Waste Management Plan was not submitted along with the most recent changes including the fire stairs. A recommended condition of consent requires an updated Waste Management Plan is to be provided to the Principal Certifying Authority prior to issuing a Construction Certificate.

### 4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

### 4.15 (1)(a)(iv) 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.

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**4.15(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality***

The proposed development is consistent with the prevailing industrial developments on site and would have a minor impact upon the overall façade of the stock feed facility. The fire stairs breach the maximum height limit, however the proposal is considered reasonable and acceptable to meet BCA requirements, which exceeds over the 12m height limit on site. The fire stairs are a permeable structure and do not add to the bulk or overshadowing caused by the building.

As such, the proposal is considered to have an acceptable impact on the surrounding natural and built environments.

**4.15 (1)(c) *the suitability of the site for the development***

The proposed development is considered to be suitable to the site in that the George Western Foods complex is located on land zoned for IN1 General Industrial and the existing buildings on site are of a similar bulk and height. The proposal results in an improved outcome for the industry and surrounding commercial and residential developments.

**4.15 (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 11 September 2019 to 4 October 2019. No submissions were received as a result.

**4.15 (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 7.11 CONTRIBUTIONS**

Section 7.11 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 7.12 CONTRIBUTIONS PLAN**

Section 7.12 Contributions are applicable to the proposed development in accordance with the Strathfield Indirect Development Contributions Plan 2010-2030 as follows:

Local Amenity Improvement Levy	<b>\$5,850.00</b>
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## CONCLUSION

The application has been assessed having regard to Section 4.15 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.

## PEER REVIEW

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

## RECOMMENDATION

In consideration of the written request made by the applicant pursuant to Clause 4.6 of the Strathfield Local Environmental Plan 2012, the consent authority is satisfied that compliance with the development standard contained in Clause 4.3 (height of buildings) of the SLEP 2012 is well founded and that there are sufficient environmental planning grounds to justify contravening the development standard.

That Development Application No. DA2018/121 for alterations and additions (fire stairs) to an existing stock feed facility at 22-28 Braidwood Street, Strathfield South be **APPROVED**, subject to the following conditions:

## GENERAL CONDITIONS (GC)

### 1. 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. 2018/121:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
ENF-A-008-041	Enfield Site Plan Building Location and Information	Mauri	Revision 5 & 20 March 2017	29 August 2018
ENF_B_300_005	Demolition Plan at Ground Floor	Mauri	22 August 2019	4 September 2018
ENF_B_300_006	Demolition Plan at Level 1	Mauri	22 August 2019	4 September 2018
ENF_B_300_007	Demolition Plan at Level 2	Mauri	22 August 2019	4 September 2018
ENF_B_300_008	Demolition Plan at Level 3	Mauri	22 August 2019	4 September 2018
ENF_B_300_009	Proposed Plan at Ground Floor	Mauri	22 August 2019	4 September 2018
ENF_B_300_010	Proposed Plan at Level 1	Mauri	22 August 2019	4 September 2018
ENF_B_300_011	Proposed Plan at Level 2	Mauri	22 August 2019	4 September 2018
ENF_B_300_012	Proposed Plan at Level 3	Mauri	22 August 2019	4 September 2018

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ENF_B_300_014	Section of Demolition Plan	Mauri	22 August 2019	4 September 2018
ENF_B_300_015	Section of Proposed Plan	Mauri	22 August 2019	4 September 2018
ENF_B_030_512	Design of new stairway	Mauri	22 August 2019	4 September 2018
ENF_A_008_006	Site Plan showing existing Storm Water Drainage	Mauri	15 February 2007	29 August 2018
ENF_A_008	Master Site Plan	Weston Cereal Industries	29 September 2005	29 August 2019

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2018/121:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Clause 4.6 Report	Place Design Group	Issue 3 and 4 September 2019	4 September 2019
BCA Preliminary Assessment Report #2	BCA Performance Pty Ltd	15 June 2018	26 March 2019
Acoustic Door	Assa Abloy	Tech Sheet: AS-33-FRB	4 September 2019
Fire Safety Letter of Support	Mobius Fire Safety	2 September 2019	4 September 2019

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.)

2. **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.

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

3. **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.)

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#### 4. 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/fencing 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.)

#### 5. ENVIRONMENTAL PROTECTION – TREE (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 Section 4, Tree protection measures, and Appendix C Tree Protection Zone Sign, of Australian Standard AS4970 - 2009, Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

In this regard the street tree and all protected trees on or adjacent to the site will be protected as described below;

- i. A Tree Protection (Management) Plan prepared by a AQF Level 5 Arborist is to be available on site at all times prior to the issue of the Constriction Certificate, for all demolition and site works. This Tree Protection (Management) Plan must be shown on the demand of Authorised Council staff.
- ii. Protective perimeter fencing must be consistent with AS 4687, using metal fence posts greater than 20mm diameter and solid or chain wire mesh 2 metres in height supported on concrete pads/feet at 2-2.5 metre spacing. Fencing placement should not be closer than 2.5 metres from the trunk of each protected tree, or at a distance as specified by the approved Tree Protection (Management) Plan and approved by Council's Tree Management Officer. Shade cloth is to be used to prevent entry of dust and contaminated liquids into the root protection area.
- iii. Signs must be placed on the Fencing. These signs must comply with AS1319. The signs must state the purpose of the fencing and the name and contact details of the builder and the appointed AQF Level 5 consultant arborist.
- iv. Root protection is to be provided in the form of mulching to a depth of 50-100mm, inside of the fenced tree protection zone.
- v. Ground (Root) Trunk and Branch Protection must comply with the diagram of Figure 4 of AS4970 – 2009. Ground protection within the tree protection zone and drip line should be in the form of heavy steel plates or timber rumble boards over mulch or aggregate. Trunk and branch protection should be to a minimum height of 2 metres

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- and must include measures to protect the tree/s against damage from the movement of trucks, plant equipment and materials at greater heights above ground level.
- vi. Temporary signs, cables, wires must not be attached to, or suspended, on any street tree or protected tree.
  - vii. Above ground utilities must not be placed within the canopy of an existing protected tree, or create the future need for clearance pruning.
  - viii. Below ground utilities/services must not be located inside the fenced tree protection zone.
  - ix. Scaffolding must not be located in the fenced tree protection zone unless authorised by the approved Tree Protection (Management) Plan and Council's Tree Management Officer
  - x. Council must be notified in writing within 24 hours, for all temporary removal of the tree protection fencing ground (root) trunk and branch protection within the root protection area.
  - xi. Pruning of a street tree is prohibited without the written consent of Council.

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

**6. 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.)

**7. 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. 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:

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- 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. Protection pads are to be installed to the kerb, gutter and nature strip where trucks and vehicles enter the site.
- 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) A site plan including temporary waste storage locations, construction material storage areas and vehicular access to and from the site must be included with application.
- xii) 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.
- 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 and must be presented to Council and/or Principal Certifying Authority upon request.
- xiv) 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.
- xv) 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.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) Any work must not prohibit or divert any natural overland flow of water.
- xx) Toilet facilities for employees must be provided in accordance with WorkCover NSW.

(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.)

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**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (PCC)**

**9. 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 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.)

**10. 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.
- 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

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

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

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#### 11. 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.)

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

A security (damage deposit) of \$12,200.00 (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



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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.)

**13. SECTION 7.12 CONTRIBUTION PAYMENT - INDIRECT CONTRIBUTIONS PLAN) (CC)**

In accordance with the provisions of Section 7.13 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:

<b>Local Amenity Improvement Levy</b>	<b>\$5850.00</b>
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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 7.12 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.)

**14. 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, all proposals to re-use, recycle or dispose of the waste and designs of the waste storage and collection areas. The WMP is to be submitted to council for comment prior to approval by the Principal Certifying Authority, approval must be provided prior to the issuing of the Construction Certificate.

Full compliance must be given to the endorsed Waste Management Plan submitted for the proposed development. Copies of any weighbridge receipts from all approved waste disposal facilities shall be retained for presentation to the Principal Certifying Authority upon request.

(Reason: To ensure appropriate management of waste.)

**CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (PCW)**

**15. APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY (PCA) (CW)**

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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 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.)

#### 16. 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 PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE (POC)**

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**17. 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.

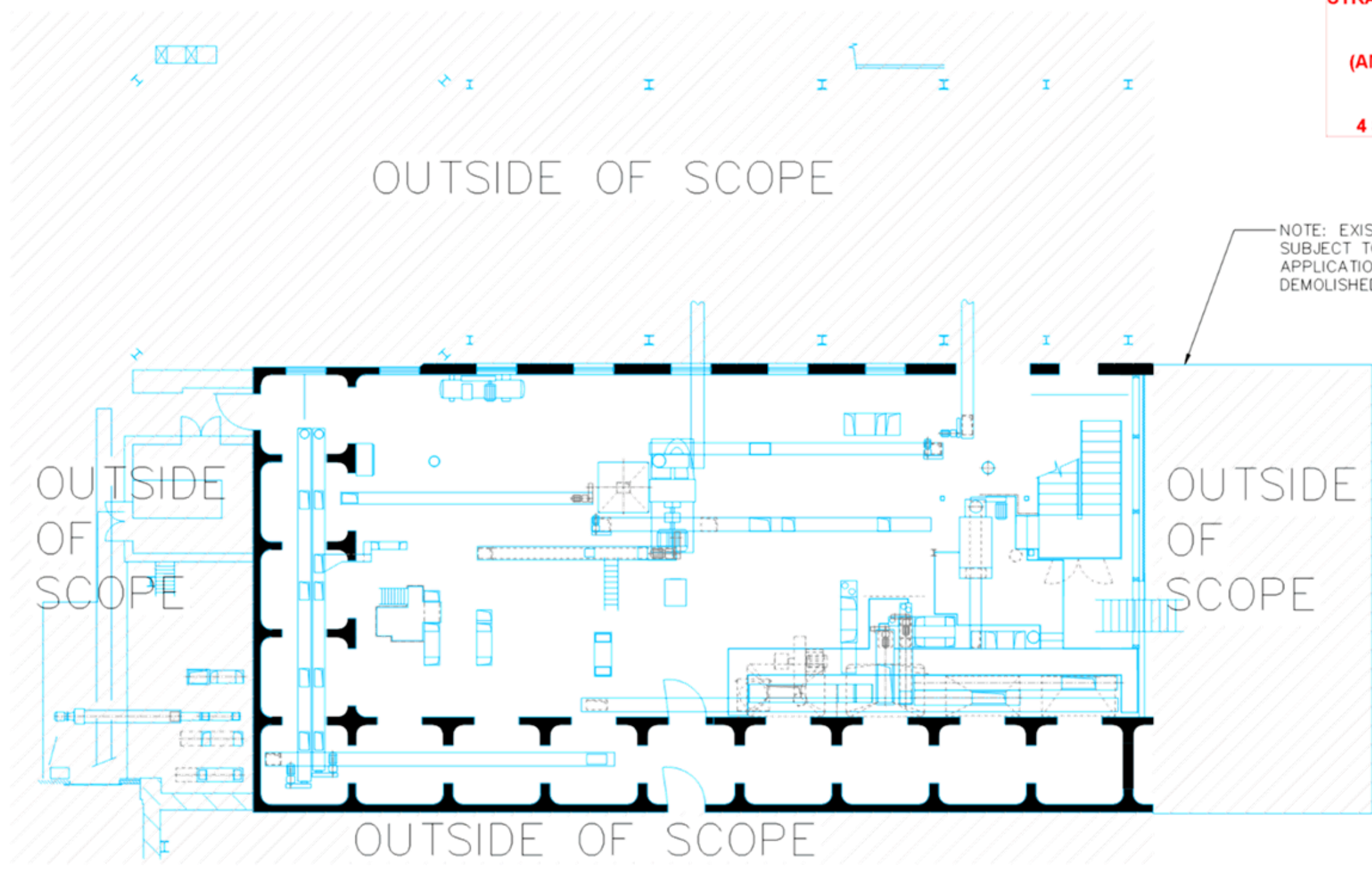
(Reason: Statutory requirement.)

**ATTACHMENTS**

1. [↓](#) DA2018.121 - (Amended) Architectural Plans - 22-28 Braidwood St



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**DA2018/121**  
**4 September 2019**



NOTE: EXISTING ANNEX SHED NOT SUBJECT TO THIS DEVELOPMENT APPLICATION; STRUCTURE TO BE DEMOLISHED UNDER CDC APPROVAL

FEED MILL – EXISTING PLAN AT GROUND FLOOR

**MAURI**  
Building Better Together  
A Division of George Weston Foods Limited  
1 BRAIDWOOD ST  
ENFIELD  
NSW, AUSTRALIA

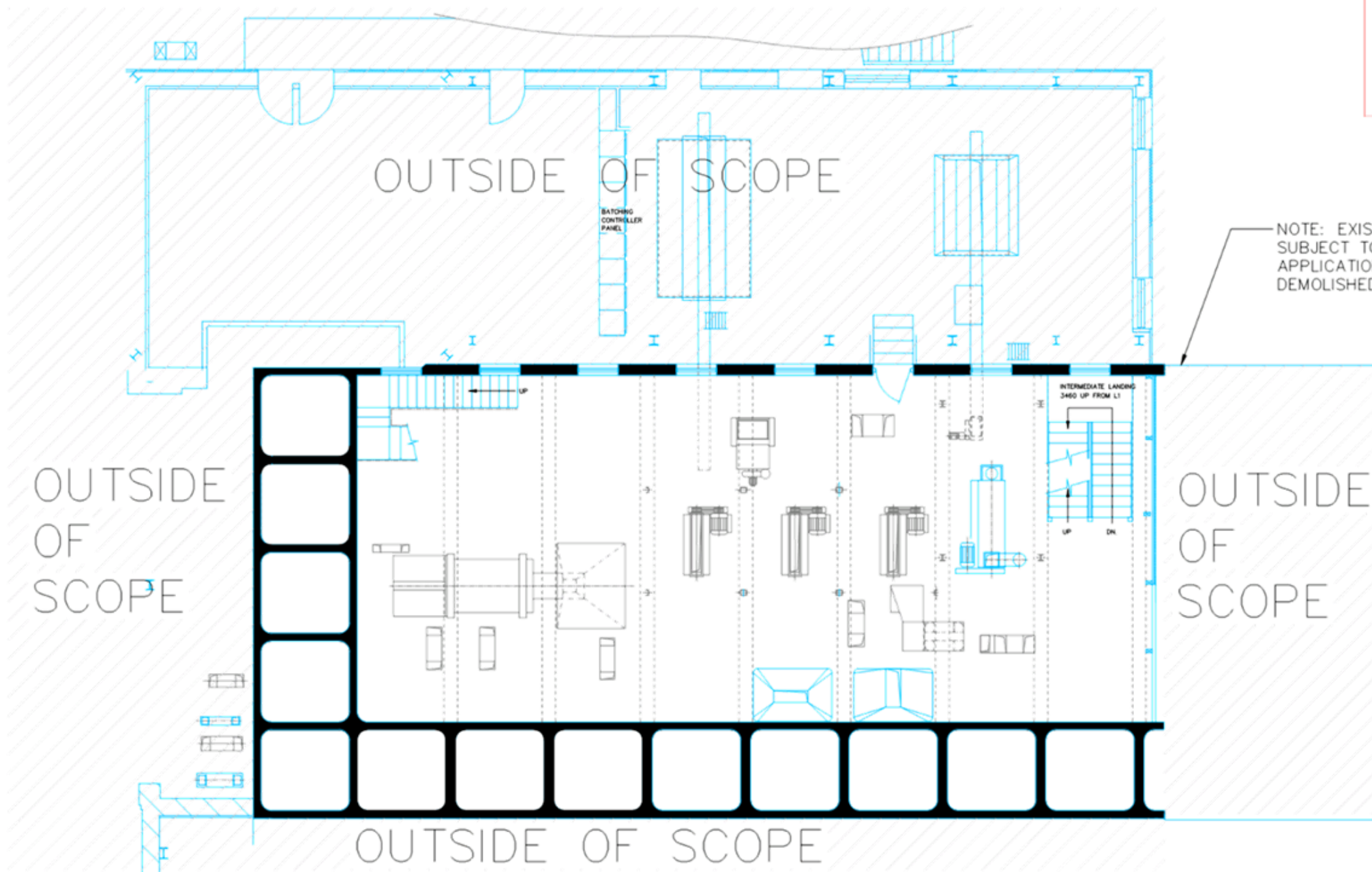
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DATE	DRAWN	SCALE	DRAWING NO.
22/08/2019	M.YAN	1:100	A3 ENF_B_300_001
REV	DESCRIPTION	BY	DATE



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FEED MILL – EXISTING PLAN AT LEVEL 1

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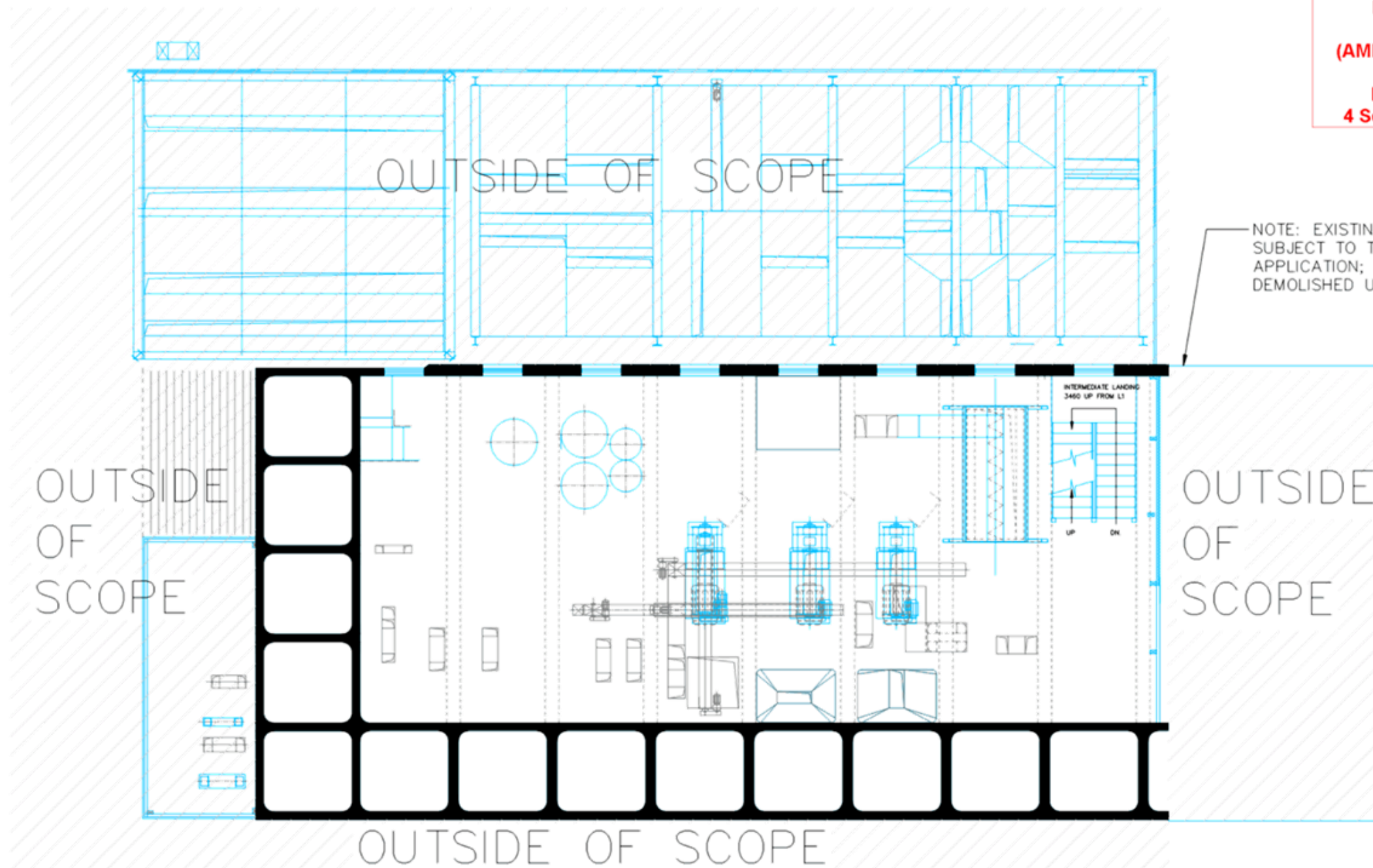
WAN UPGRADE  
EXISTING PLAN AT LEVEL 1

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FEED MILL – EXISTING PLAN AT LEVEL 2



1 BRAIDWOOD ST.  
ENFIELD  
NSW, AUSTRALIA

WAN UPGRADE  
EXISTING PLAN AT LEVEL 2

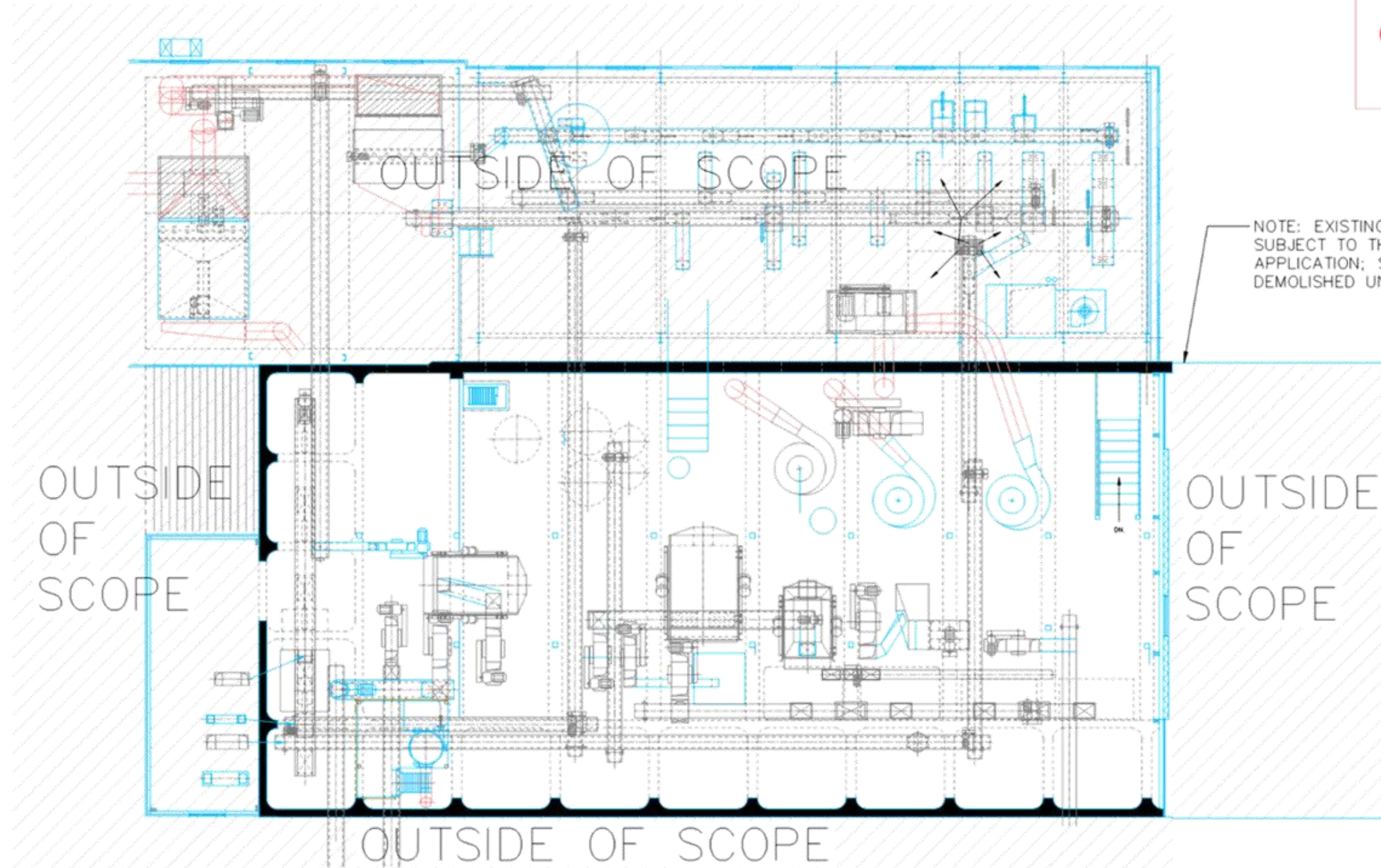
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FEED MILL – EXISTING PLAN AT LEVEL 3

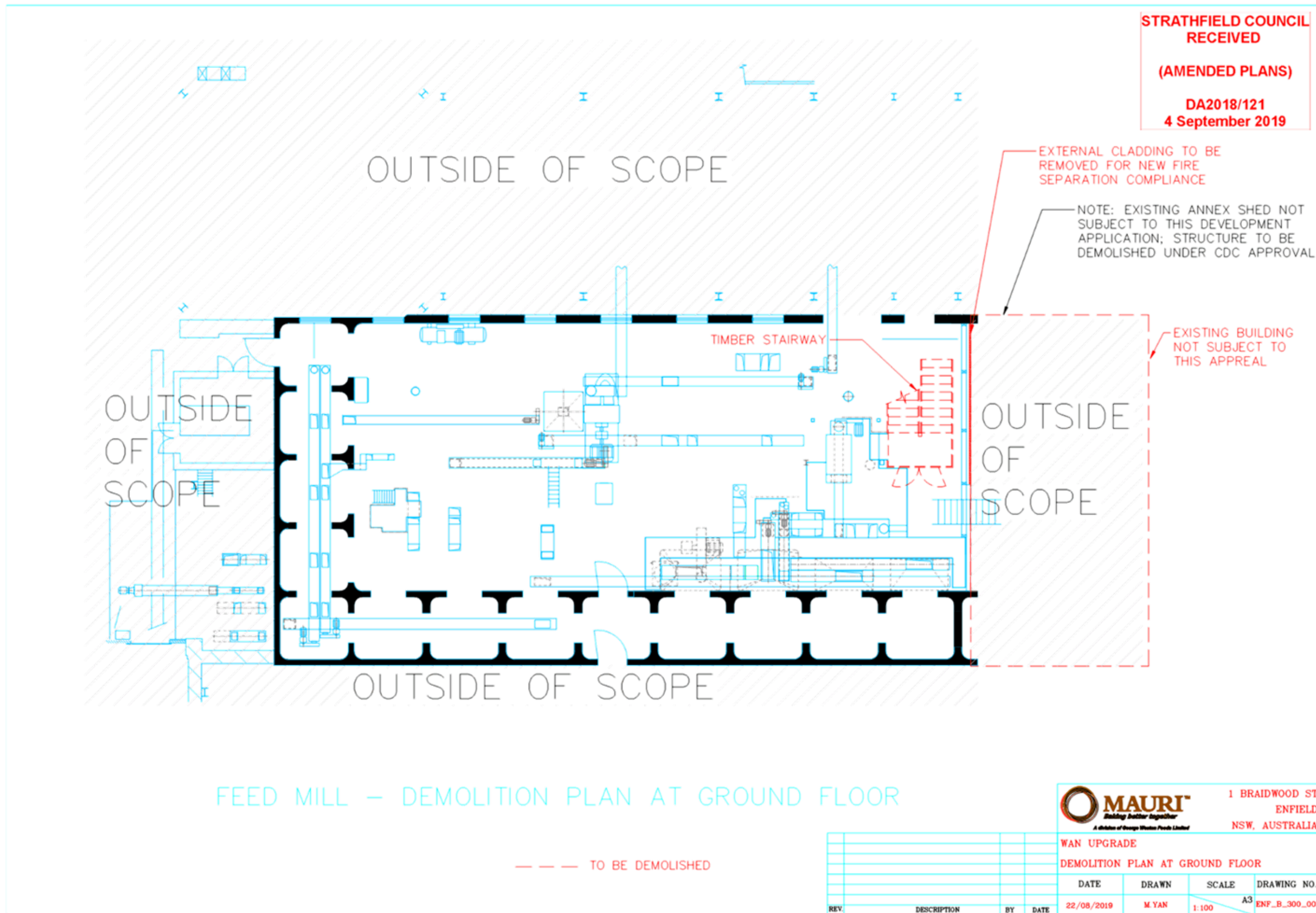
**MAURI**  
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ENFIELD  
NSW, AUSTRALIA

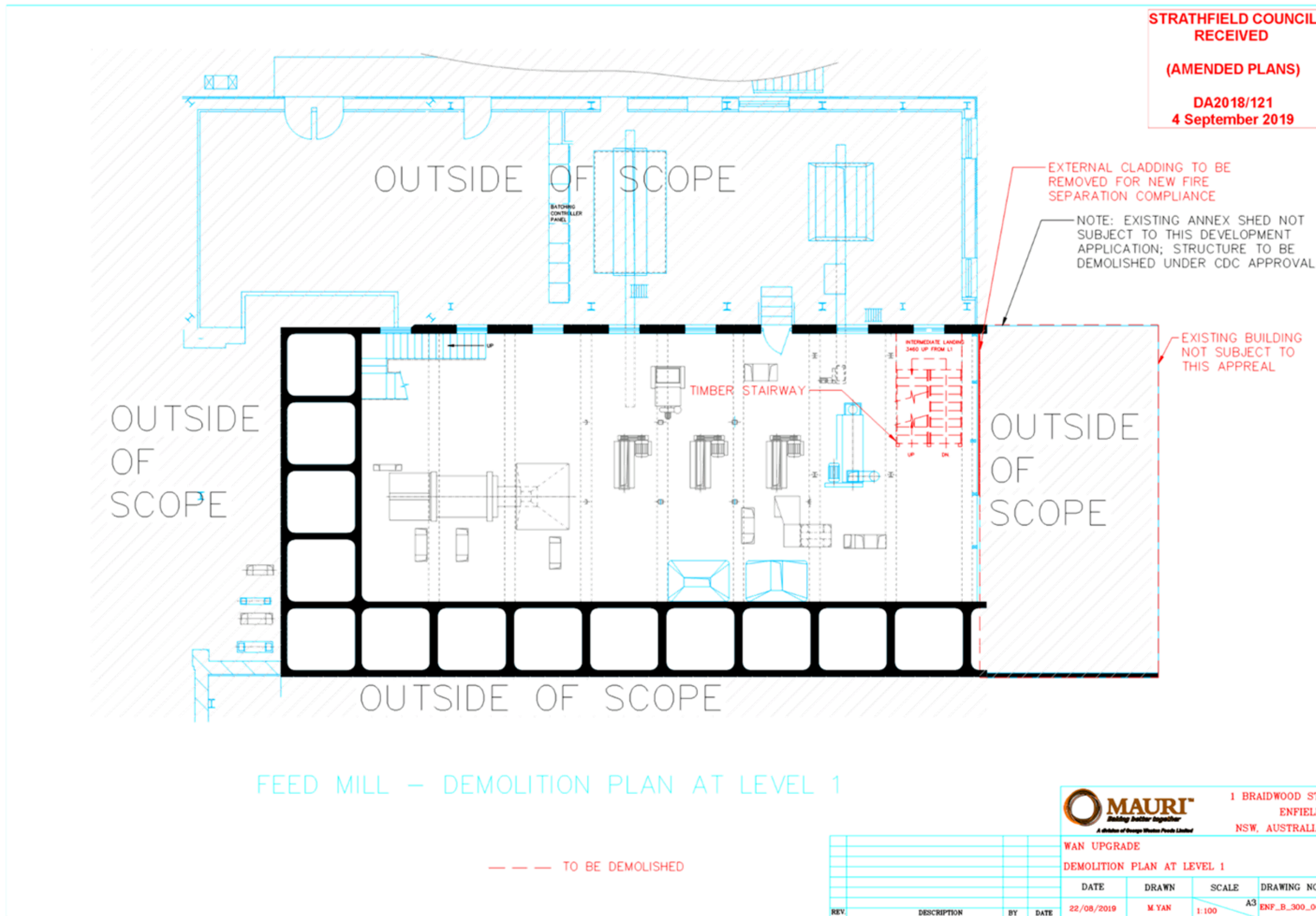
WAN UPGRADE  
EXISTING PLAN AT LEVEL 3

REV	DESCRIPTION	BY	DATE	DATE	DRAWN	SCALE	DRAWING NO.
				22/08/2019	M. YAN	1:100	A3 ENF_B_300_004









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EXTERNAL CLADDING TO BE REMOVED FOR NEW FIRE SEPARATION COMPLIANCE

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EXISTING BUILDING NOT SUBJECT TO THIS APPEAL

FEED MILL – DEMOLITION PLAN AT LEVEL 1

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A Division of George Weston Foods Limited

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ENFIELD  
NSW, AUSTRALIA

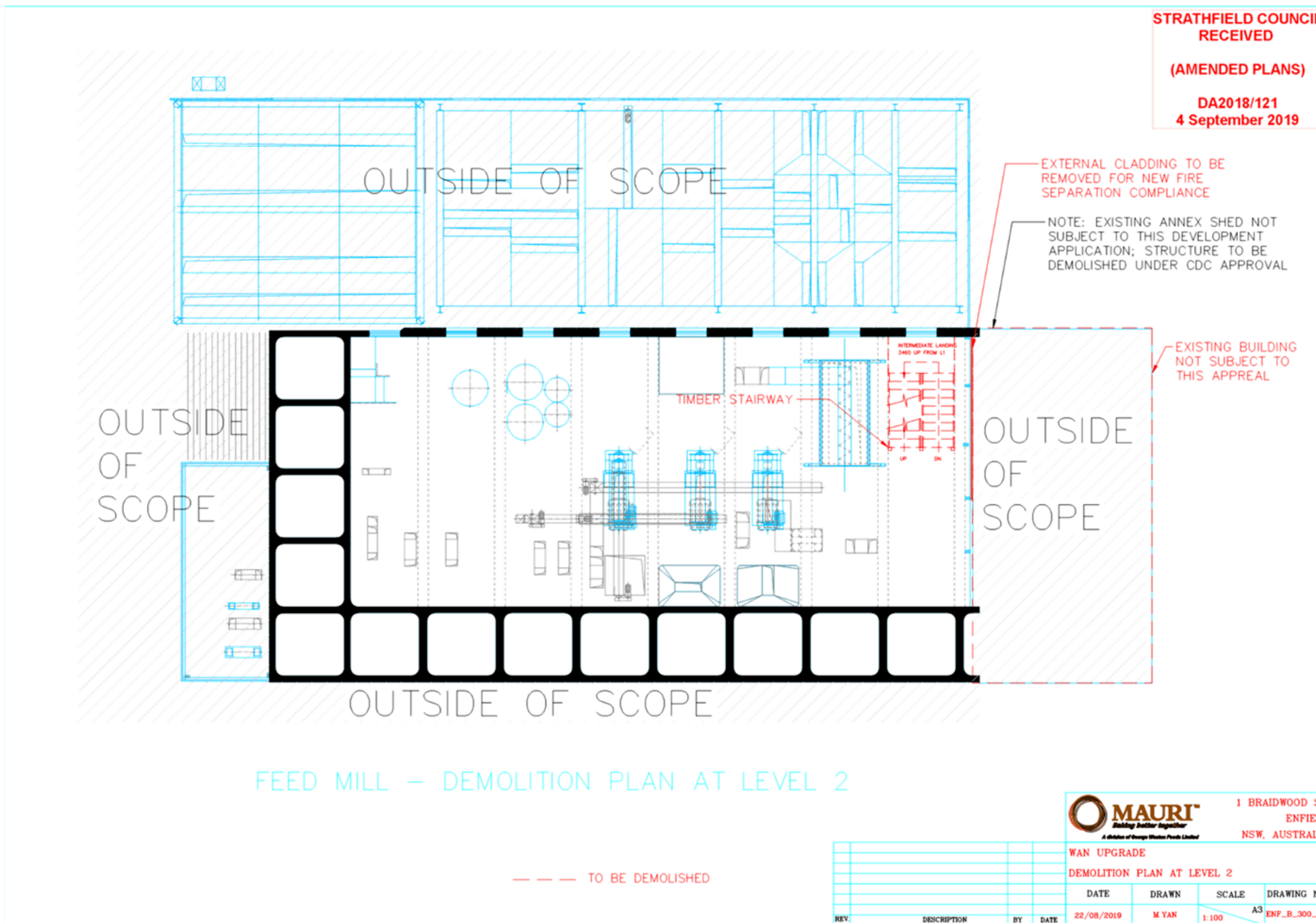
WAN UPGRADE  
DEMOLITION PLAN AT LEVEL 1

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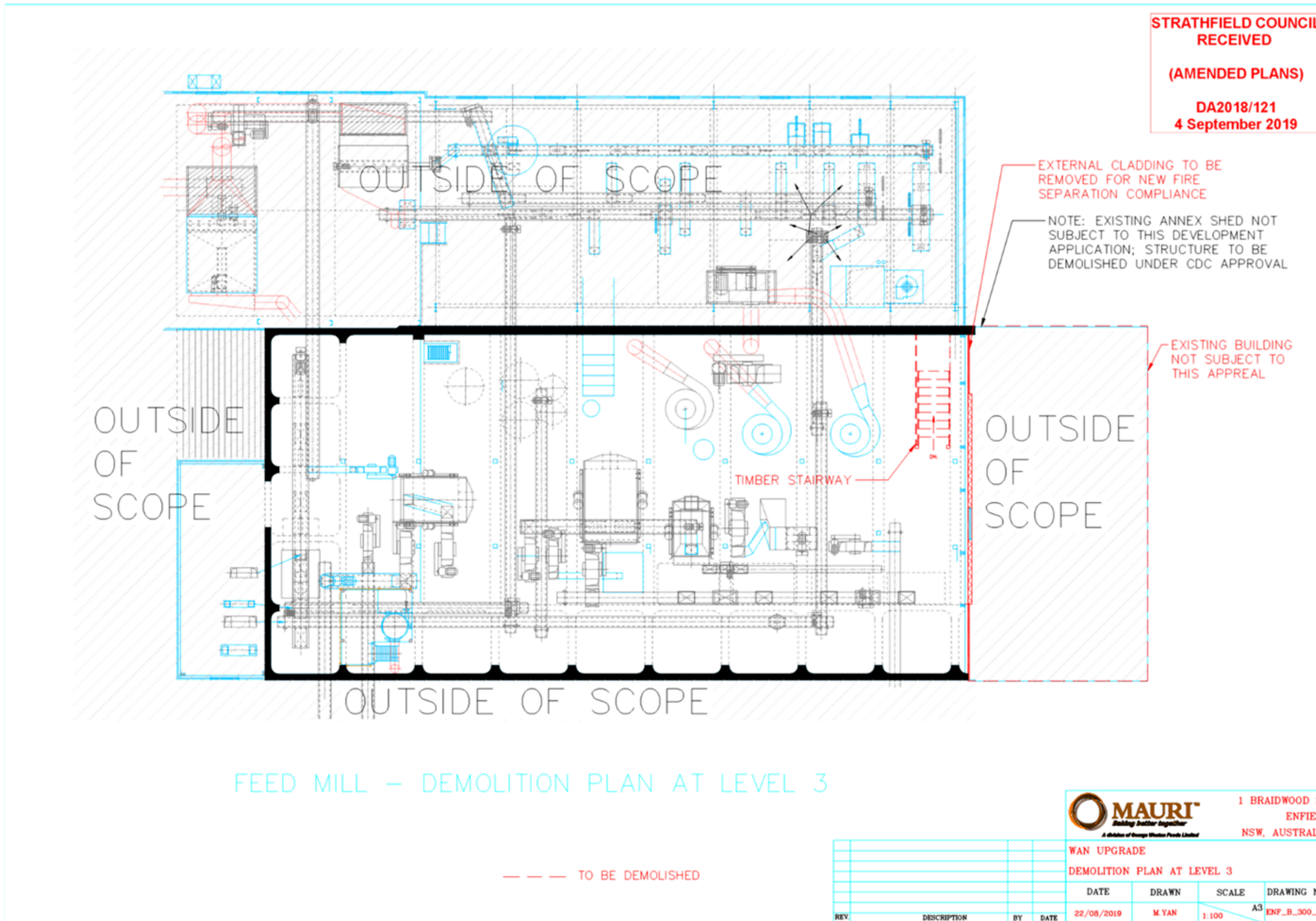
--- TO BE DEMOLISHED



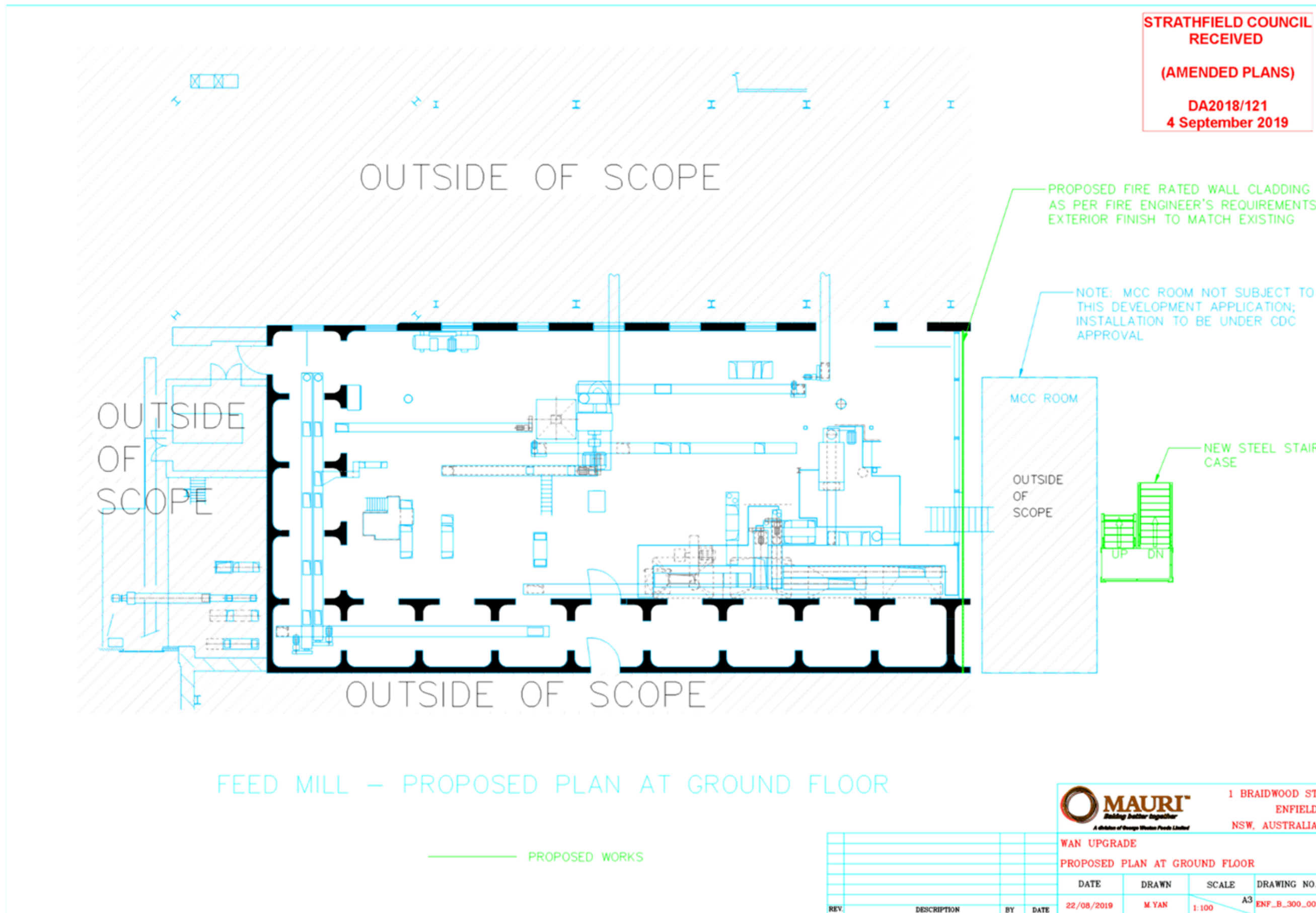




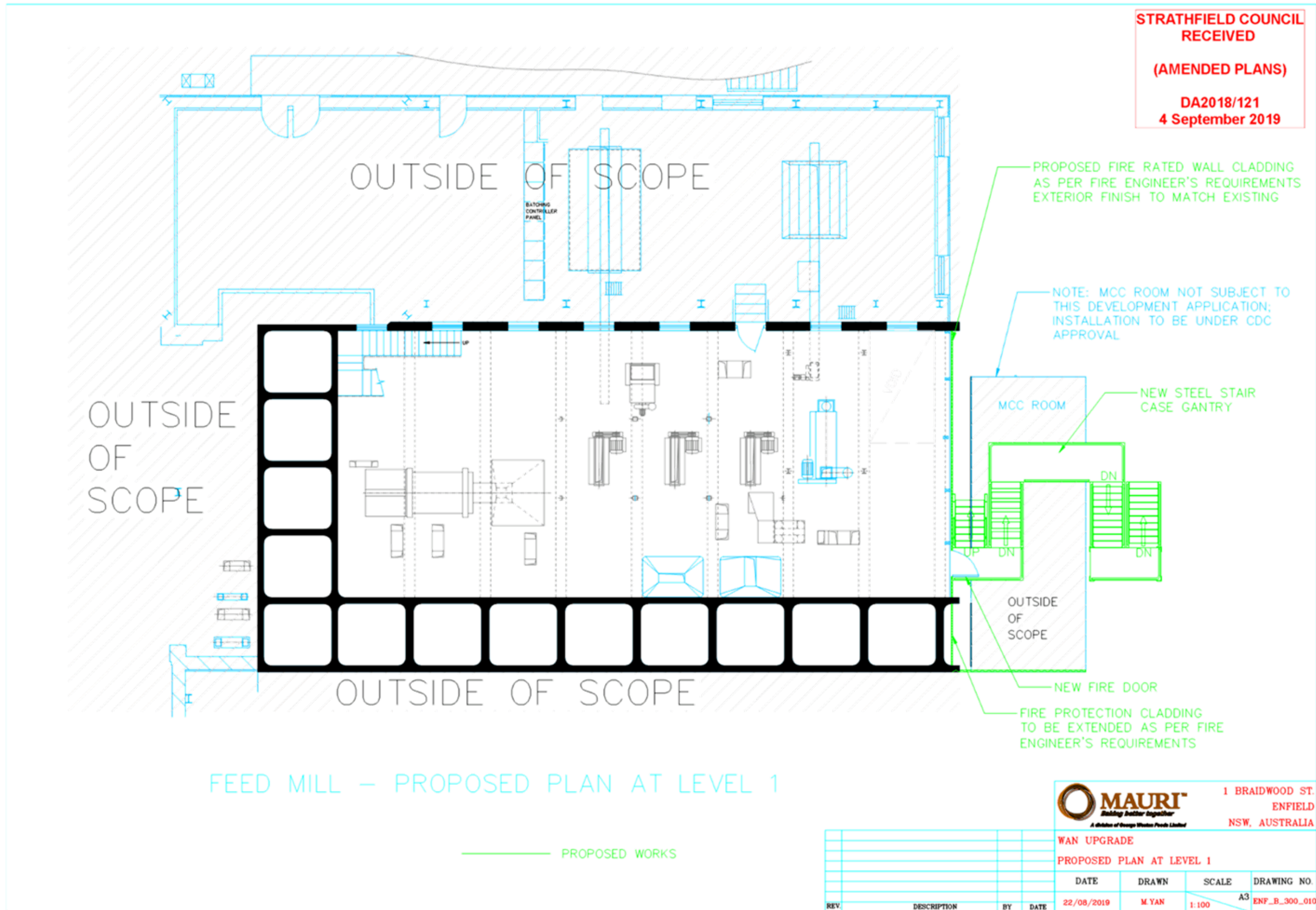












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**4 September 2019**

OUTSIDE OF SCOPE

OUTSIDE OF SCOPE

OUTSIDE OF SCOPE

FEED MILL – PROPOSED PLAN AT LEVEL 1

— PROPOSED WORKS

PROPOSED FIRE RATED WALL CLADDING AS PER FIRE ENGINEER'S REQUIREMENTS EXTERIOR FINISH TO MATCH EXISTING

NOTE: MCC ROOM NOT SUBJECT TO THIS DEVELOPMENT APPLICATION; INSTALLATION TO BE UNDER CDC APPROVAL

MCC ROOM  
NEW STEEL STAIR CASE GANTRY

OUTSIDE OF SCOPE  
NEW FIRE DOOR

FIRE PROTECTION CLADDING TO BE EXTENDED AS PER FIRE ENGINEER'S REQUIREMENTS

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ENFIELD  
NSW, AUSTRALIA

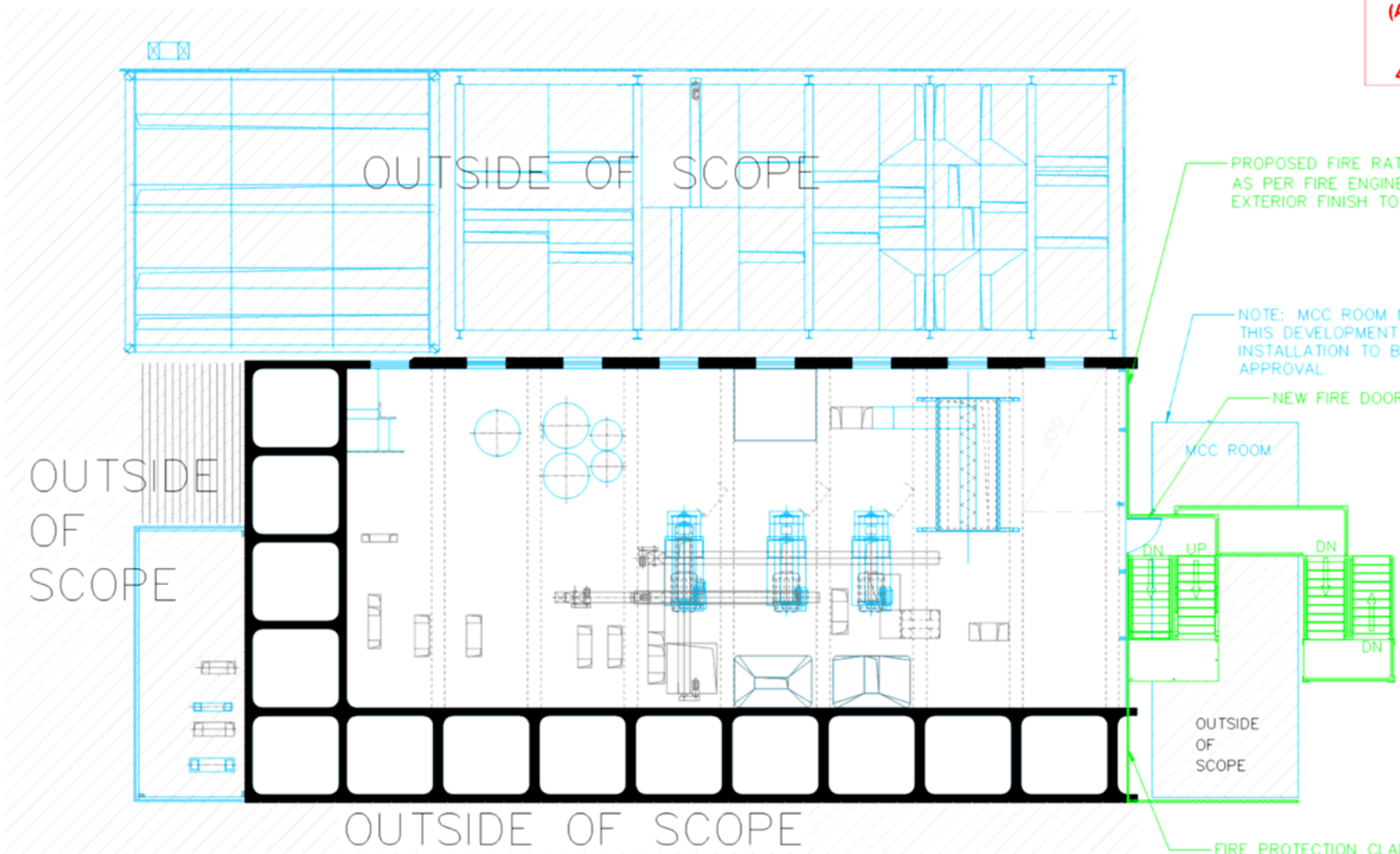
WAN UPGRADE  
PROPOSED PLAN AT LEVEL 1

REV	DESCRIPTION	BY	DATE	DATE	DRAWN	SCALE	DRAWING NO.
				22/08/2019	M.YAN	1:100	A3 ENF_B_300_010





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FEED MILL – PROPOSED PLAN AT LEVEL 2

———— PROPOSED WORKS

PROPOSED FIRE RATED WALL CLADDING AS PER FIRE ENGINEER'S REQUIREMENTS EXTERIOR FINISH TO MATCH EXISTING

NOTE: MCC ROOM NOT SUBJECT TO THIS DEVELOPMENT APPLICATION; INSTALLATION TO BE UNDER CDC APPROVAL

NEW FIRE DOOR

FIRE PROTECTION CLADDING TO BE EXTENDED AS PER FIRE ENGINEER'S REQUIREMENTS

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ENFIELD  
NSW, AUSTRALIA

WAN UPGRADE  
PROPOSED PLAN AT LEVEL 2

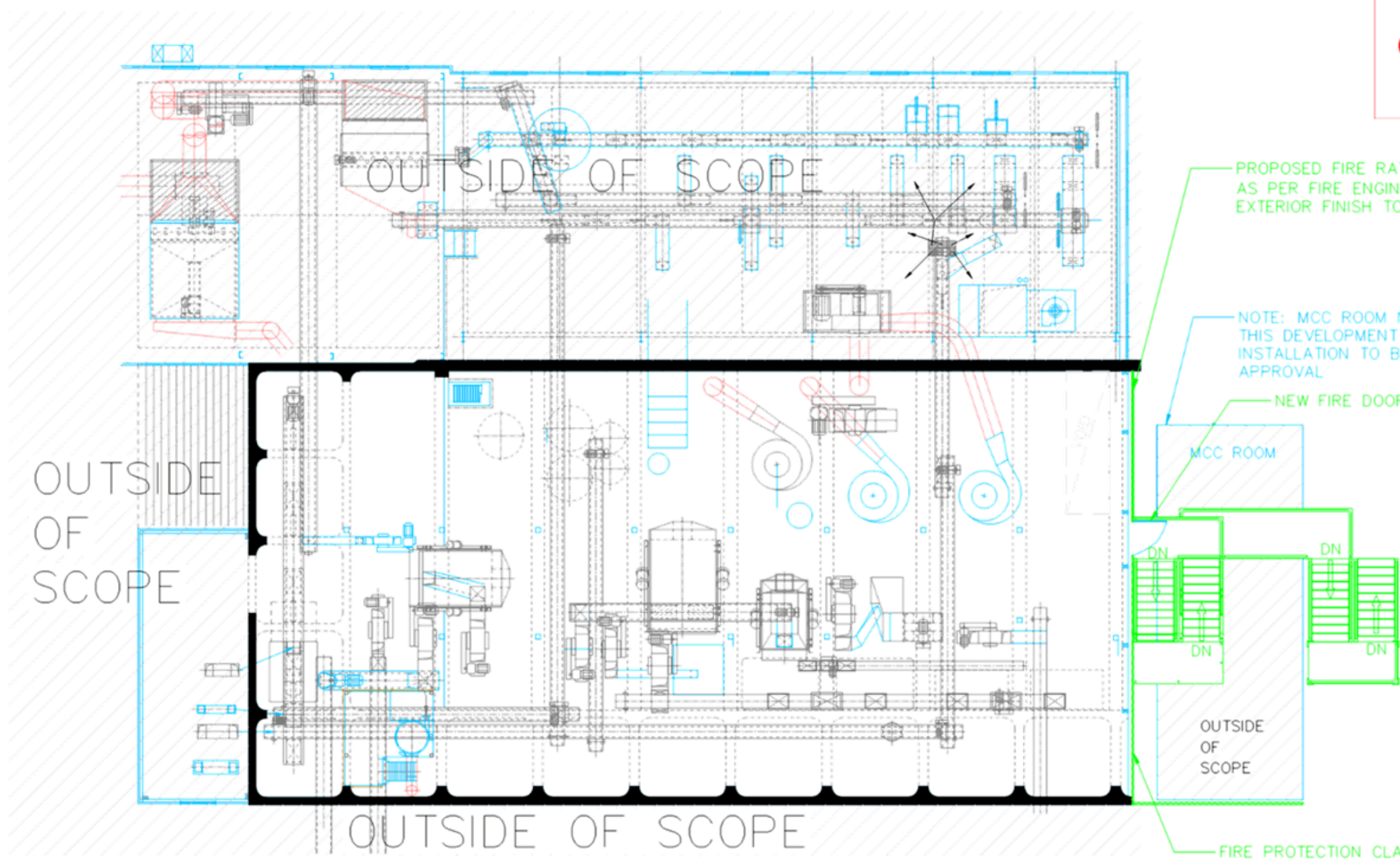
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				22/08/2019	M. YAN	1:100	A3 ENF_B_300_011



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4 September 2019**



PROPOSED FIRE RATED WALL CLADDING AS PER FIRE ENGINEER'S REQUIREMENTS EXTERIOR FINISH TO MATCH EXISTING

NOTE: MCC ROOM NOT SUBJECT TO THIS DEVELOPMENT APPLICATION; INSTALLATION TO BE UNDER CDC APPROVAL

NEW FIRE DOOR

FIRE PROTECTION CLADDING TO BE EXTENDED AS PER FIRE ENGINEER'S REQUIREMENTS

FEED MILL – PROPOSED PLAN AT LEVEL 3

**MAURI**  
Building Better Together  
A Division of George Weston Foods Limited

1 BRAIDWOOD ST  
ENFIELD  
NSW, AUSTRALIA

WAN UPGRADE  
PROPOSED PLAN AT LEVEL 3

REV	DESCRIPTION	BY	DATE	DATE	DRAWN	SCALE	DRAWING NO.
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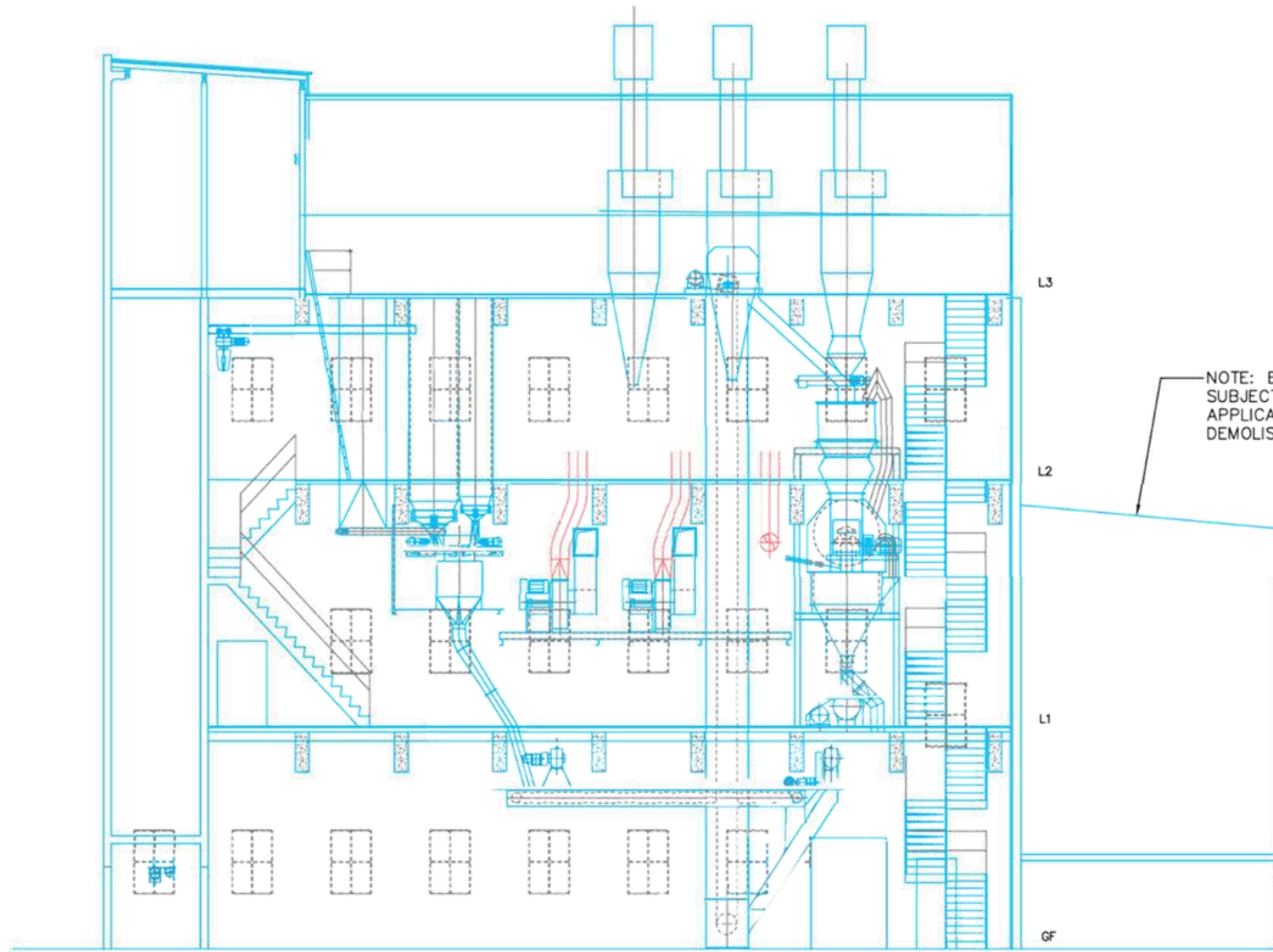
— PROPOSED WORKS



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**DA2018/121  
4 September 2019**



NOTE: EXISTING ANNEX SHED NOT SUBJECT TO THIS DEVELOPMENT APPLICATION; STRUCTURE TO BE DEMOLISHED UNDER CDC APPROVAL

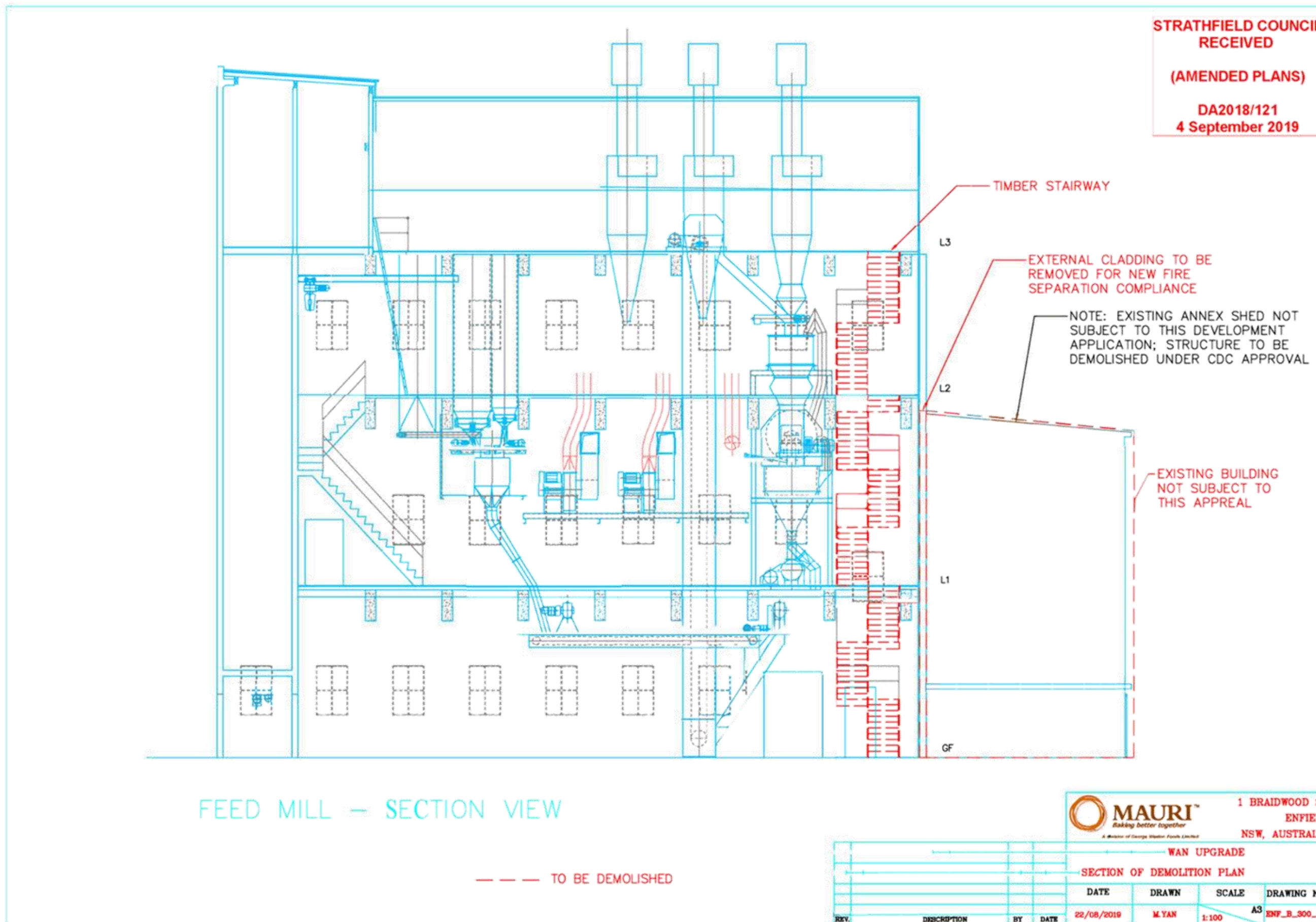
FEED MILL — SECTION VIEW

**MAURI™** 1 BRAIDWOOD ST  
Baking better together ENFIELD  
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WAN UPGRADE  
SECTION OF EXISTING PLAN

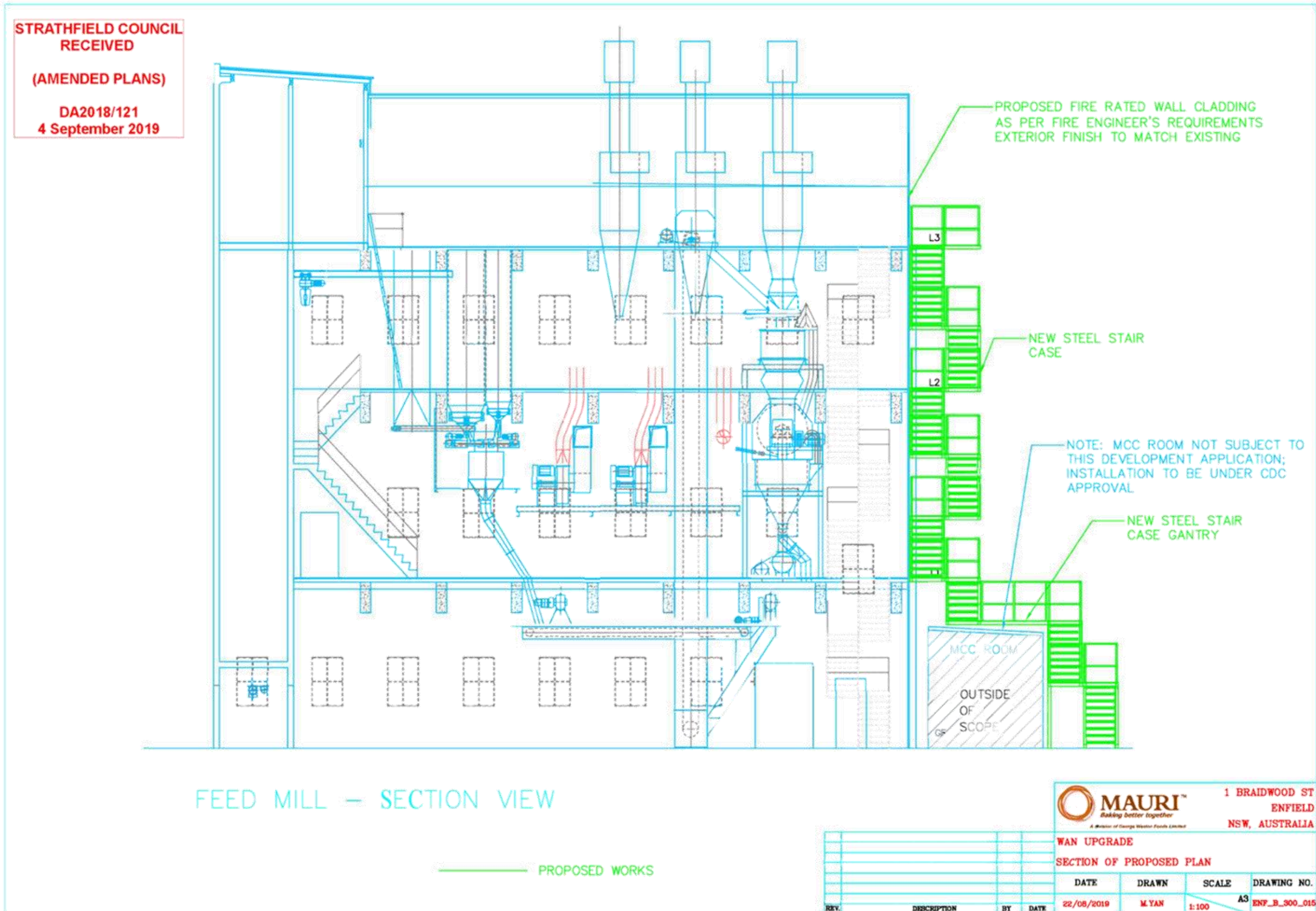
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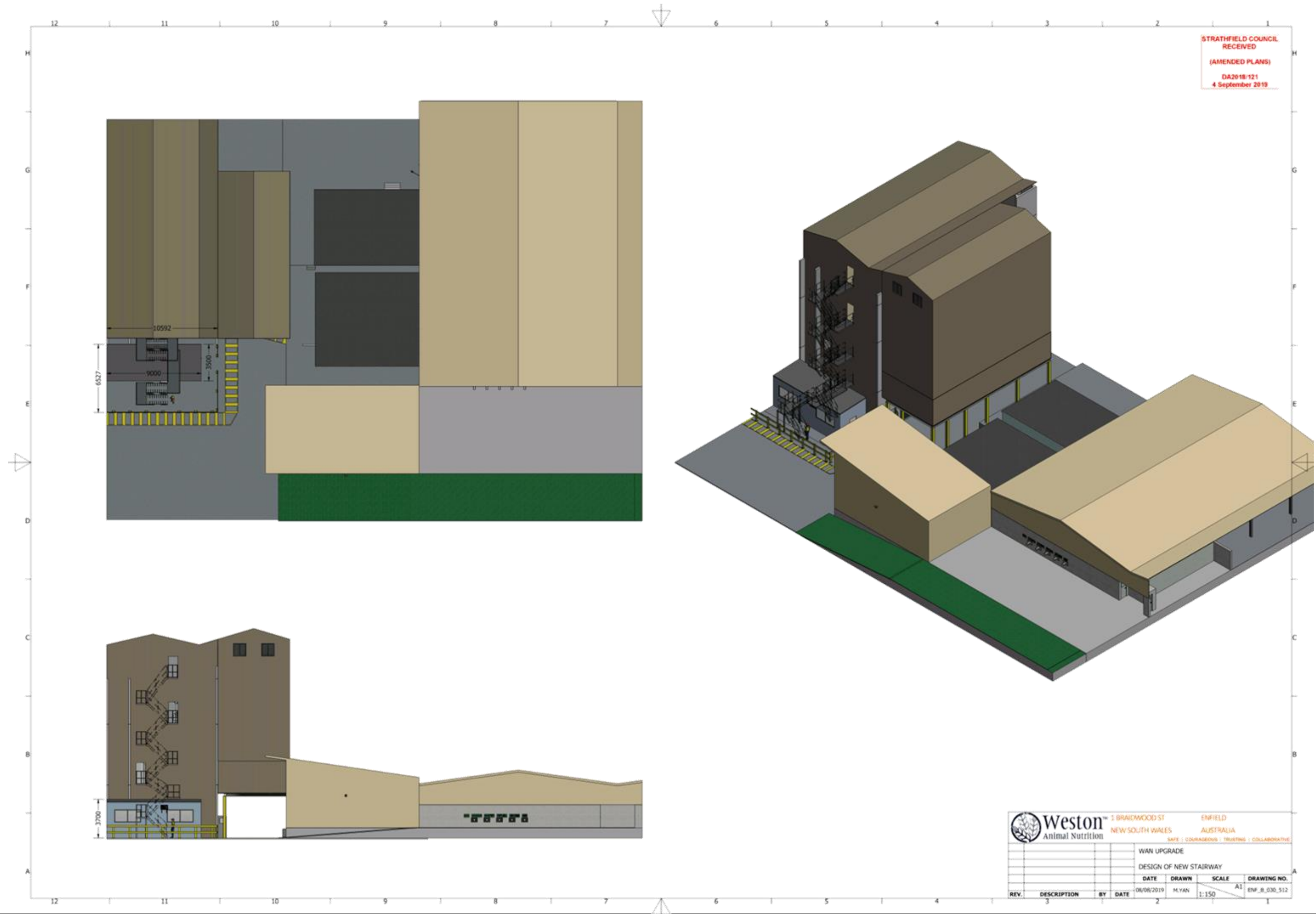












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(AMENDED PLANS)  
DA2018/121  
4 September 2019

**Weston** Animal Nutrition  
1 BRAIDWOOD ST ENFIELD  
NEW SOUTH WALES AUSTRALIA  
SAFE | COURAGEOUS | TRUSTING | COLLABORATIVE

WAN UPGRADE  
DESIGN OF NEW STAIRWAY

REV.	DESCRIPTION	BY	DATE	SCALE	DRAWING NO.
3					
2					
1					

DATE: 09/08/2019  
DRAWN: M.YAN  
SCALE: 1:150  
DRAWING NO.: ENF\_8\_030\_512



**TO:** Strathfield Local Planning Panel Meeting - 3 October 2019  
**REPORT:** SLPP – Report No. 3  
**SUBJECT:** DA2019/082 - 115 HOMEBUSH ROAD, STRATHFIELD  
LOT 3 DP 7343  
**DA NO.** DA2019/082

## SUMMARY

**Proposal:** Alterations and additions to the existing dwelling, construction of an additional vehicle crossing, outbuilding and conversion of the cabana into a secondary dwelling.

**Applicant:** 2TA Group Pty Ltd

**Owner:** Mr WH & Mrs HS Chung

**Date of lodgement:** 31 May 2019

**Notification period:** 6 June 2019 to 21 June 2019

**Submissions received:** Three (3) written objections

**Assessment officer:** ER

**Estimated cost of works:** \$100,000.00

**Zoning:** R2 Low Density Residential - SLEP 2012

**Heritage:** No

**Flood affected:** Yes

**Is a Clause 4.6 variation proposed?** No

**Reason for referral to SLPP** Due to the application being a contentious development.

**RECOMMENDATION OF OFFICER:** **APPROVAL**

## EXECUTIVE SUMMARY

- 1.0 The proposal involves alterations and additions to the existing dwelling, construction of an additional vehicle crossing, outbuilding and conversion of the cabana into a secondary dwelling
- 2.0 The plans and documentation submitted with the application were publicly notified from 6 June 2019 to 21 June 2019 in accordance with Part L of the Strathfield Consolidated Development Control Plan (SCDCP) 2005. Three (3) written submissions were received as a result. Key issues raised in the submissions included:
  - Insufficient details on plans to calculate the floor space ratio;
  - The proposal is too close to the bus stop;
  - An over development of the site;
  - Non-compliance with Council controls in particular the double driveway and six parking spaces;
  - Garden shed located within the setback;
  - The granny flat is oversized;
  - The site is significantly under landscaped.

**DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)**

- 3.0 The principal matters of consideration involve insufficient details on plans, calculation of floor space ratio, bulky extensions, insufficient landscaping, provision of two driveways, tree removal, location of Sydney bus stop, oversized garden shed with nil setback, secondary dwelling non-compliance with minimum rear setback, did not provide a Flood Impact Statement and first floor balcony size.
- 4.0 Amended plans were submitted to Council which deleted the garden shed, reduced the size and relocated the second driveway away from the street tree and reduced the first floor balcony depth. Additional information was provided which included a basement plan, calculated GFA plan and correspondence with Sydney Buses regarding the bus stop. The floor space of the secondary dwelling was not included and results in a breach of the maximum FSR.
- 5.0 The proposed alterations and additions to the front of the dwelling including the conversion of the outdoor bathroom into a secondary dwelling are considered to be unacceptable and unreasonable on surrounding residents. The proposed covered patio, first floor balcony at the rear and side storage area on the southern elevation is recommended for a part approval as these alterations are not considered to impact on the privacy amenity of surrounding residents or affects the streetscape.

The subject application was referred to Strathfield Local Planning Panel (SLPP) for consideration on 3 October 2019 due to the application being contentious development.

## **BACKGROUND**

- 1 April 2015:** Consent was granted to DA2014/182 for the demolition of the existing dwelling and construction of a new two (2) storey dwelling with basement garage, rear cabana and in-ground swimming pool.
- 37 May 2019:** The development application was lodged with Council.
- 6 June 2019:** The application was neighbour notified for a period of 14 days from 6 June to 21 June 2019, in accordance with Part L of the Strathfield Consolidated Development Control Plan 2005. Three (3) objections were received as a result.
- 25 June 2019:** Council staff undertook a site visit.
- 9 July 2019:** Correspondence offering the applicant to withdraw the application was sent due to the plans disregarding SLEP 2012, SCDCP 2005 and lacking essential details.
- 16 July 2019:** A meeting was held with the applicant, General Manager of Planning, Environment and Urban Services to discuss amendments to the plans. It was agreed at the meeting that the following improvements would be supplied:
- i. Architectural Plans including a full basement plan will be provided;
  - ii. The storage shed will be removed;
  - iii. The hardstand areas to be converted to soft landscaping;
  - iv. Amend secondary driveway detail will be provided;
  - v. A 4.6 FSR variation will be submitted.
- 5 August 2019:** The applicant provided amended plans which reduced the proposed second driveway width and positioned it closer to the southern boundary. The amended plans also reduced the size of the in rear first floor balcony, deleted the garden shed and hardstand areas were converted to soft landscaping. Additional information including an email discussion with Sydney Buses

DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)

(TSA), a calculated FSR diagram showing the current and proposed FSR on site and a Planning Letter detailing noncompliance for the rear setback for the secondary dwelling was submitted as a result of the meeting.

### DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 3 DP 7343 and is commonly known as 115 Homebush Road, Strathfield. The subject site is located on the western side of Homebush Road. The site is a rectangular shape with a frontage width of 18.29m and a depth of 61.44m and an overall area of 1,123.92m<sup>2</sup>. The site is oriented east-west and has a cross-fall of 2.32m from south-eastern corner to the north-western corner. Existing development on the site comprises of a contemporary two storey dwelling with basement level, swimming pool and pool house. Vehicular access is provided to the site via an existing driveway from the northern boundary to the existing basement level.

Homebush Road contains a number of large single storey red brick cottages and Californian Bungalows c1900s with large gardens at the front and the rear of the dwellings. Some new two (2) storey dwellings have been erected however the immediate neighbours of the subject site are relatively unchanged bungalows. The street is undergoing transition to modern two storey dwellings while maintaining a matured front landscaping and basement level.



Figure 1: Locality plan with the subject site outlined in yellow.

DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)



Figure 2: Westerly view of the subject site from Homebush Road.



Figure 3: South-westerly view of 117 Homebush Road.



DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)



Figure 4: Westerly view of 113 Homebush Road.



Figure 5: Easterly view of 122 Homebush Road (dwelling opposite the subject site).

### 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 consent for alterations and additions to the existing dwelling, construction of an additional vehicle crossing, outbuilding and conversion of the cabana into a secondary dwelling.

The specific elements of the proposal includes:

DA2019/082 - 115 Homebush Road, Strathfield  
 Lot 3 DP 7343 (Cont'd)

Ground floor level:

- Additional home office to the front of the dwelling;
- Enclose the southern elevation for storage;

First floor level:

- Extension of a first floor balcony;

External works:

- Second driveway crossing and two parking spaces;
- One street tree removal;
- Patio area at the rear of the dwelling;
- Garden shed;
- Alterations to the pool house into a secondary with one bedroom, office space and bathroom.

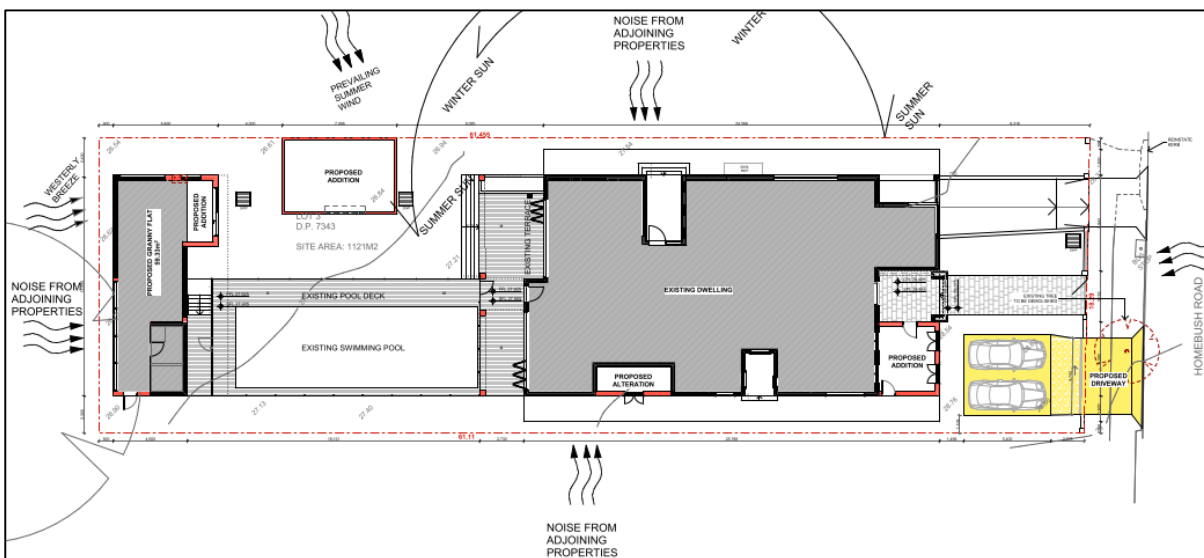


Figure 5: Proposed site analysis plan.

## REFERRALS

### INTERNAL REFERRALS

#### Engineering Comments

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

*"I have referred to the development application referenced above and with respect to the stormwater drainage concept plan prepared by ZTA Group issue A drawing no. DA013 job no. 19295 dated 28.05.2019, I can advise the following:*

- *In accordance with section 8.2.1 of Council's DCP Part A 2005 a maximum of one (1) vehicular crossing to any public road will be permitted per property except for corner allotments where Council may consider one on each frontage in appropriate circumstances.*

*Based on the issue highlighted above, the concept plan is not feasible and cannot be supported in its current format."*

Council's Engineer objects to the proposal and does not support the additional driveway crossing on the site. The site is heavily flood affected across the front yard and additional hard paved areas

**DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)**

in flood prone land will impact the overland flow paths and reduce impervious areas for flood water to absorb into and dissipate.

### **Landscaping Comments**

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

*"Concern is raised regarding elements of the development that proposes removal of one street tree and provision of a secondary driveway crossing and off street parking.*

*The proposal to provide additional parking is not supported on the basis that:*

- *Proposed removal of one street tree will have an adverse effect of local landscape amenity,*
- *that the property already has provision for the parking of numerous vehicles in the basement,*
- *all trees have been removed from the site as a result of previous applications and*
- *proposed parking will cover a large portion of the remaining deep soil landscape on the site."*

#### Comments based off the amendments to the driveway:

*"The provision of street trees is an important landscape element for Homebush Road and there is already extensive hard stand in the front yard and road reserve making this small healthy tree even more important to the streetscape. There are no significant existing mature or new trees planted and growing in the front setback, making the tree the last tree adjacent to this site providing any amenity value. The concrete paving for the bus stop also reduces the available soil for the street tree.*

*The proposed driveway crossing and layback will be less than 1.5 metre from the trunk of the street tree and require extensive pruning (greater than 30%) to its canopy for vehicle access. I do not support this proposal and recommend that it be refused in order to retain and protect the street tree."*

Council's Tree Coordinator objects to the proposal and is not supportive of a second driveway on site because it is considered to negatively impact on the only street tree in front of the subject site.

### **Traffic Comments**

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

*"Urban Services (Traffic) have inspected the site to assess the request for two (2) driveways for 115, Homebush Road.*

*As we are not compromising / loss of on-street parking spots in-front of this property due to the bus stop, I have no objections to have two (2) driveways to his subject property on merit basis whilst normally we have one driveway per property. I have noted that this resident will not be able to park their vehicle/s on-street in front their property."*

Council's Traffic Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

### **EXTERNAL REFERRALS**

#### **Sydney Buses (Contractor - Transit Systems)**

The application was referred to the Transit Systems the contractor for Sydney Buses. The following comments have been received.

DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)

*“The bus stop is not being moved but the drive way is being modified to accommodate the bus zone at the same location. That there be a 6 metres of separation between driveways at the location, and the bus stop and zones will remain as is.*

*TSA has no objections to the current plans shown. Please advise as to when the works will be carried out as this may disrupt bus services using the stop.”*

Council's Traffic Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

#### **SECTION 4.15 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 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

##### **4.15(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 main dwelling meets the required reduction targets. A separate BASIX Certificate was not supplied for the proposed secondary dwelling on site. The secondary dwelling is not supported as it results in a significant non-compliance over the maximum allowable FSR. Consequently a BASIX Certificate was not requested.

#### **State Environmental Planning Policy No 55 – Remediation of Land**

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

A review of the available history on Council's Records for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations and the site has been used for residential purposes to Council's knowledge.

The objectives outlined within SEPP55 are considered to be satisfied.

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation).

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Officer who did not support the proposal for the second driveway on site. The street tree is to be preserved throughout the development and must not be removed or damaged. Relevant consent conditions will be imposed for environmental management and protection.

DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)

## STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

<b>Cl. 1.2(2)</b>	<b>Aims</b>	<b>Complies</b>
(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	No
(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	N/A
(c)	To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community	N/A
(d)	To provide opportunities for economic growth that will enhance the local community	N/A
(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	N/A
(f)	To identify and protect environmental and cultural heritage	No
(g)	To promote opportunities for social, cultural and community activities	N/A
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	No

**Comments:** The proposed alterations and additions to the existing dwelling does not maintain an acceptable level of streetscape compatibility and urban form with regards to the presentations of a bulky home office and second driveway. The proposal does not reflect the desired future character in Strathfield and would result in a site sufficiently under in landscaping and negatively effecting the only street tree in front of the subject site. Overall, parts of the proposal are not considered to be consistent with the aims of SLEP 2012 particularly the second driveway, home office and secondary driveway. The covered patio and first floor balcony is supported in its current form as it is a positive addition to the rear of the house and the balcony does not result in added visual impact to surrounding neighbours.

### Permissibility

The subject site is zoned R2 Low Density Residential under Strathfield Local Environmental Plan (SLEP) 2012. The proposal constitutes development for a 'dwelling house' which is permissible with consent within the R2 Low Density Residential Zone.

The proposed development for the purpose of the alterations and additions to the existing dwelling and rear structures are consistent with the definition 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 – Low Density Residential Zone is included below:

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

DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)

**Comments:** The proposed development assists in providing the housing needs of the community within a low density residential environment.

#### 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	9m	Yes

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

**Comments:** There application does not involve changes to the dwelling height of 9m. The proposed secondary dwelling is 3.4m in height. The proposal complies with the objectives and building height standard of this Clause and results in a building height which is generally compatible with low density residential character of the surrounding area.

##### Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	0.5:1 (560.5m <sup>2</sup> )	0.54:1 (605.9m <sup>2</sup> ) – with home office and secondary dwelling.  0.47:1 (526.7m <sup>2</sup> ) – existing with no additional FSR.	No

	Objectives	Complies
(a)	To ensure that dwellings are in keeping with the built form character of the local area	No
(b)	To provide consistency in the bulk and scale of new dwellings in residential areas	No
(c)	To minimise the impact of new development on the amenity of adjoining properties	No
(d)	To minimise the impact of development on heritage conservation areas and heritage items	N/A
(e)	In relation to Strathfield Town Centre: i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development	N/A
(f)	In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor	N/A

**Comments:** The proposal breaches the maximum FSR by 7.1% (79.2sqm). This calculation excludes the secondary dwelling and storage area (located on the southern elevation) which constitutes additional GFA and would result in a further exceedance of 79.2sqm. The applicant was

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asked to provide a Clause 4.6, however did not provide a report to consider a variation to the standard. Therefore, the proposal does not comply with the objectives of the development standard of the Clause.

**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. The applicant did not provide a written request to justify the proposed contravention of the Floor Space Ratio development standard. Council cannot support any variation to this standard.

**Part 5: Miscellaneous Provisions**

No relevant provisions contained within Part 5 of the SLEP 2012 are applicable to this proposal.

**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, but is not located within 500m of Class adjacent 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**

The proposed alterations and additions are minor in terms of earth works with footings for the proposed granny flat.

**6.3 Flood planning**

The application demonstrates that it minimises flood risk to life and property associated with the use of the land, is compatible with the land's flood hazard and avoids significant adverse impacts on flood behaviour and the environment. Council's Development Engineer has assessed the flood impact statement submitted and raises no significant issues in this respect.

**6.4 Essential services**

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

**4.15 (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.

**4.151)(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.

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**PART A – DWELLING HOUSES AND ANCILLARY STRUCTURES**

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

**2: Architectural Design & Streetscape Presentation**

2.1 Objectives		Satisfactory
A.	To ensure that development respects the predominant height, scale, character, type, form, colour, materials and architectural qualities of the existing dwelling house (in the case of alterations and additions) and surrounding neighbourhood especially any adjoining or nearby heritage item or heritage conservation area.	No
B.	To achieve quality architecture in new development through the appropriate composition and articulation of building elements.	Yes
C.	To 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.	No
D.	To ensure that new dwellings have facades, which define, address and enhance the public domain.	No
E.	To encourage contemporary architecture that is innovative, uses high quality detailing, and incorporates elements characteristic of Strathfield.	N/A
F.	To promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.	N/A
G.	To retain a feeling of openness and space between built elements by maintaining landscaped setbacks and preserve the appearance of dwellings set in the treelined streets and park-like environment.	No
H.	To reduce the use of highly reflective colours and materials that create visual prominence.	Yes
I.	To ensure fencing is sympathetic to the design of the dwelling and the street and enhances the character of both the individual house and street whilst maintaining casual surveillance of the neighbourhood.	N/A
J.	To protect and retain the amenity of adjoining properties.	No
2.2 Development Controls		Complies
<i>Streetscape Presentation</i>		
.1.	2 Consistently occurring building features integrated within dwelling design.	Yes
	3 Consideration of streetscape elements	No
<i>Scale, Massing &amp; Rhythm of Street</i>		
.2.	1 Scale, massing, bulk and layout complement the existing streetscape and the dominant building rhythm	No
	2 Building height and mass maintains amenity to adjacent properties open space or the public domain	No
<i>Building Forms</i>		
.3.	1 Building form articulated.	Yes
	<i>Materials</i>	
	5 Materials compatible with the existing dwelling house, adjoining dwelling houses and the streetscape (type, form and colour)	Yes
<i>Colours</i>		



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8	New development incorporates traditional colour schemes	Yes
9	The external colours integrate harmoniously with the external design of the building	Yes

**Comments:** The existing building is a modern two storey dwelling bulky in comparison to adjoining properties. The additional home office positioned in the front elevation would further add to the overall bulk and scale to the building. The home office addition is within the front setback and is considered to negatively impact the built rhythm of the street. The building height and mass at the front of the dwelling is to maintain the amenity to adjacent properties in regards to open space and the public domain. The home office is not supported and is not recommended for approval due to the added bulk to the streetscape. The covered patio and first floor balcony is at the rear of the dwelling and would not impact on the current streetscape.



Figure 6: Proposed streetscape.

4: Building Envelope

4.1	Objectives	Satisfactory
A.	To ensure that dwellings are compatible with the built form of the local area and that overall bulk and scale, size and height of dwellings relative to natural ground level responds to the adjoining dwellings, topography and desired future character.	No
B.	To minimise impact on the amenity of adjoining properties.	No
C.	To establish and maintain the desired setbacks from the street and define the street edge.	No
D.	To create a perception or reinforce a sense of openness in the locality.	No
E.	To maintain view corridors between dwellings	Yes
F.	To assist in achieving passive surveillance whilst protecting visual privacy.	Yes
G.	To provide a transitional area between public and private space.	Yes
4.2	Development Controls	Complies
.1.	Floor Space Ratio	
	1 Floor Space Ratio permissible pursuant to SLEP 2012	No
.2.	Building Height	
	1 Height of building permissible pursuant to SLEP 2012	Yes

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	6	Height of outbuildings, detached garages and carports is 3.5m (max) measured at the highest point on the roof above NGL	Yes
<i>Street Setbacks</i>			
.3.1.	1	Setbacks consistent with minimum requirements of Table A.1	Yes

**Comments:** The proposed floor space ratio is breached by 7.1% (79.2sqm) and is considered an over development of the site. The applicant did not include the secondary dwelling or storage area in the calculated FSR which would constitute a further encroachment of this standard. The 59sqm secondary dwelling is not supported for this reason. Larger sites should not allow dwellings that are so large and bulky that they would create undesirable environmental impacts as detailed in the SCDP 2005. The additional home office complies with the front setback but is not considered compatible with the built form in the street as most dwellings are well articulated and stepped along their front setback. The additional floor space in the front façade does not reinforce a sense of openness and negatively impacts on the desired street edge.

The proposed storage area along the southern elevation slightly reduces the articulation along this building line but it is relatively minor in size and is considered an acceptable addition. The proposed awning above the rear deck is deemed an appropriate size and addition to the rear of the house.

## 5: Landscaping

5.1	Objectives	Satisfactory	
A.	To encourage landscaping that is appropriate to the style and scale of the dwelling and adjoining development, and to the streetscape.	No	
B.	To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings, structures, vehicle circulation and ancillary areas.	No	
C.	To preserve existing landscape elements on site (such as existing trees) and encourage their integration into the design of proposals.	No	
D.	To ensure adequate deep soil planting is retained on each allotment.	No	
E.	To ensure developments make an equitable contribution to the landscape setting of the locality.	No	
F.	To ensure both existing and new landscaping provides suitable shade and facilitates convective cooling breeze paths in summer.	N/A	
K.	To ensure the protection of trees during construction	To be Conditioned	
L.	To ensure suitable fencing is provided to reduce acoustic impacts and enhance visual privacy between neighbouring residents whilst enabling front fences passive surveillance of the street.	N/A	
M.	To maximise the amenity of existing and proposed developments, including solar access, privacy and open space.	N/A	
5.2	Development Controls	Complies	
.1.	<i>Landscaped area</i>		
	1	Landscaped area in accordance with Table A.3	No
	2	At least 50% of the minimum landscaped area located behind the building line to the rear boundary	Yes
	3	At least 50% of the front yard maintained as deep soil soft landscaping	No

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	4	Minimise hard surface area (concrete/brick/stone paving and bitumen). Run-off directed to permeable surfaces.	<b>No</b>
	5	Planting areas soften the built form	<b>No</b>
	6	Front gardens respond and contribute to the garden character of Strathfield.	<b>No</b>
	7	Retain and reinforce the prevailing streetscape and surrounding locality	<b>No</b>
	8	Plant species must be retained, selected and planted to improve amenity	<b>No</b>
<i>Tree Protection</i>			
	1	Arboricultural Impact Assessment Report prepared by an AQF Level 5 Arborist	<b>No</b>
<b>.2.</b>	4	New dwellings and alterations and additions are set back in accordance with the Arboricultural Impact Assessment Report	<b>N/A</b>
	5	Council may request the applicant to engage a project Arborist	<b>N/A</b>
	6	Opportunities for planting new canopy trees within the front setback	<b>N/A</b>
<i>Fencing</i>			
	1	Fencing designed to be compatible and sympathetic to the style of the dwelling, adjoining properties and the streetscape	<b>Yes</b>
<b>.4.</b>	3	Fencing forward of FBL shall not exceed 1.5m. Solid components shall not exceed 0.7m above NGL with the exception of brick piers	<b>No</b>
	6	Side fences forward of the FBL taper down to the front fence.	<b>Yes</b>
	7	Front fences visually permeable	<b>No</b>

**Comments:** The subject site was developed under the minimum landscaped area at 43.15% (483.74sqm) and the proposal would further reduce this noncompliance to 36.84% (412.95sqm). The approved Landscape Plan for DA2014/182 (Figure 7) wasn't replicated once the final Occupation Certificate was issued. This matter is with Council's Compliance Team. A Landscape Plan accompanied the application originally proposing to remove the street tree. However, this plan is lacking detail on what type of plantings would be proposed along the northern boundary. Council's Tree Officer objected to the removal of the street tree and to a second driveway near its base. The proposal is lacking justification as to why a noncompliance in landscaping area is necessary and therefore any alterations to hard paved areas and driveways is not supported.

The proposal includes part of a new fence and sliding gate for the second driveway. The driveway is not supported and therefore the modification to the front fence is considered an unnecessary component.

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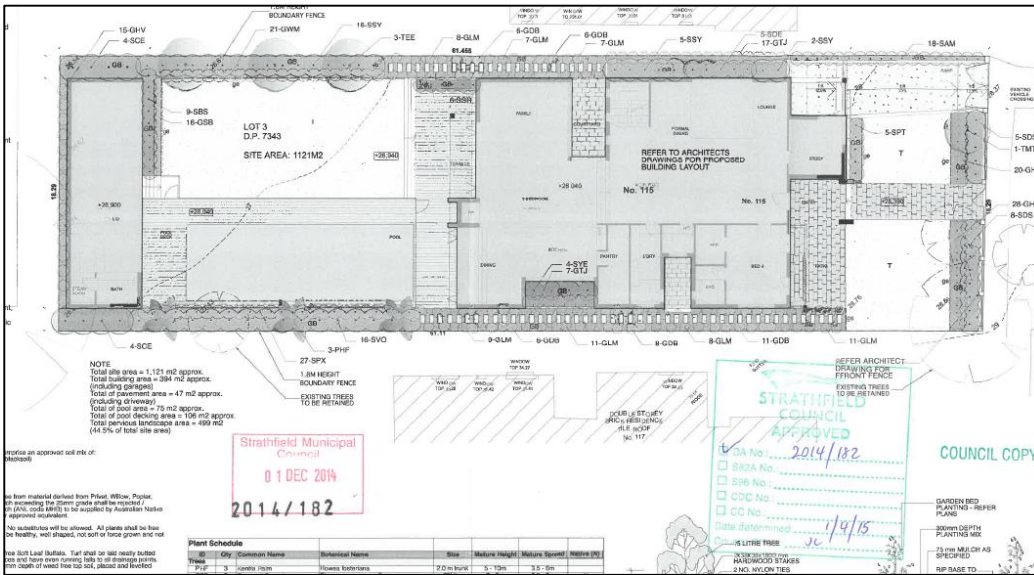


Figure 7: Council Approved Landscape Plan for DA2014/182.

6: Solar Access

6.1 Objectives		Satisfactory
A.	To ensure the design of new dwelling houses and alterations and additions maximises solar access to living areas and open space areas.	Yes
B.	To minimise overshadowing of adjoining properties.	No
6.2 Development Controls		Complies
Sunlight Access		
.1.	2 Alterations or Additions – maintain 3 hours solar access between 9.00am and 3.00pm on June 21 to the windows of habitable rooms and to the majority of private open space	Yes
	3 50% of the principal private open space of any adjoining premises receives 3 hours solar access between 9.00am and 3.00pm on June 21	Yes
	4 The proposed development does not further reduce the amount of solar access	No

**Comments:** The proposed alterations to the front of the dwelling in particular the home office, reduces solar access to the southern adjoining neighbours front porch (117 Homebush Road) and is not supported in its current form. The subject site has an east-west orientation which will inevitably result in some loss of solar access to the southern property. Minor alterations to the dwelling including the rear patio area, first floor balcony and storage area are considered acceptable and is likely to maintain the neighbours solar access.

7: Privacy

7.1 Objectives		Satisfactory
A.	Development that is designed to provide reasonable privacy to adjacent properties	Yes
B.	To maintain reasonable sharing of views from public places and living areas	N/A
C.	To ensure that public views and vistas are protected, maintained and where possible, enhanced	N/A

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<b>D.</b>	<i>To ensure that canopy trees take priority over views</i>	<b>N/A</b>
<b>E.</b>	<i>To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses</i>	<b>Yes</b>
<b>7.2</b>	<b>Development Controls</b>	<b>Complies</b>
<b>.1.</b>	<i>Visual Privacy</i>	
	1 Protect POS, bedrooms, balconies and living rooms of proposed and any existing adjoining dwellings from direct overlooking	<b>Yes</b>
	2 Provide adequate separation of buildings	<b>Yes</b>
	3 Ensure elevation of finished floor levels above NGL is not excessive	<b>Yes</b>
	4 Improve privacy to adjacent properties with screen planting	<b>N/A</b>
<b>.2.</b>	<i>Windows</i>	
	1 Windows do not directly face the windows, balconies and courtyards of adjoining dwelling	<b>Yes</b>
	2 A window within 9m of another window in a habitable room of an adjoining dwelling is offset by 0.5m (min) or a sill height of 1.7m (min) above the FFL	<b>Yes</b>
	3 Windows directly facing balconies or courtyards are narrow, incorporate obscure glazing and/or a sill height of 1.7m (min) above FFL	<b>Yes</b>
<b>.3.</b>	<i>Elevated Decks Verandahs and Balconies</i>	
	1 Elevated decks, verandahs and upper storey balconies not permitted on side boundaries (exceptions apply)	<b>To be conditioned</b>
	2 Elevated decks, verandahs and balconies incorporate privacy screens	<b>Yes</b>
	3 Rear balconies (no more than 1m (depth) x 2m (length) permitted if the balcony does not unreasonably impact on adjoining premises	<b>No</b>
	4 Balconies extending the full width of the front façade are not permitted	<b>Yes</b>

**Comments:**One of the adjoining neighbours to the north raised issues with privacy loss from the first floor balcony. Amendments to the Architectural Plans reduced the balcony size to 2.5. x 6.4m and placed a 1.8m privacy screen to the northern elevation. The balcony is off a bedroom which is classed a low usage room and the privacy from this balcony is considered acceptable.

## 8: Vehicle Access and Parking

<b>8.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To provide adequate and convenient on-site car parking.</i>	<b>Yes</b>
<b>B.</b>	<i>To ensure that the location and design of driveways, parking spaces and other areas used from the movement of motor vehicles are efficient, safe and convenient.</i>	<b>No</b>
<b>C.</b>	<i>To ensure garages, carports, basements and hard standing areas for cars do not visually dominate the street façade of the dwelling.</i>	<b>No</b>
<b>D.</b>	<i>To ensure that construction materials used for driveways respect the architectural qualities of the dwelling.</i>	<b>Yes</b>
<b>E.</b>	<i>To minimise the area of access driveways to minimise impermeable surfaces and maximise landscaped areas.</i>	<b>No</b>
<b>8.2</b>	<b>Development Controls</b>	<b>Complies</b>

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	<i>Driveway and Grades</i>		
.1.	1	Existing driveways must be used (exceptions apply)	No
	2	The width of driveways at the property boundary is to be 3m	Yes
	3	The edge of driveway crossings located 1m (min) clear of any existing stormwater pits or poles and 2m clear of tree trunks	No
	4	Parking and access points easily accessible and recognisable, non-disruptive to pedestrian flow and safety and located to minimise traffic hazards and potential for vehicles to queue.	No
	5	One (1) vehicular crossing (max) to any public road (exceptions apply)	No
	6	Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction	No
	7	Vehicular turning areas for garages complies with relevant Australian Standard	N/A
	8	Rear lane / secondary street frontage - parking and access provided from the secondary street/lane	N/A
	9	Driveways avoid long and straight appearance by using variations and landscaping	No
	10	Driveway set back 0.5 metres (min) from side boundaries	No
	11	Driveways incorporate unit paving into the design	No
	12	Areas of concrete visible from a public road are to be minimal and coloured charcoal, grey or brown	No
	13	Coloured concrete is not permitted in the driveway crossing outside the property boundary	Yes
	<i>Garages, Carports and Car Spaces</i>		
.2.	1	Two (2) car parking spaces required behind the FBL of all new dwellings (exceptions apply)	Yes
	4	Dimensions of parking spaces and garages comply with the Australian Standards	Yes

**Comments:** The proposal includes a second driveway for additional onsite parking due to the location of a bus stop located directly out the front of the property. This would result in no street parking out the front of the site. The dwelling has a basement with sufficient area for three (3) car spaces. An additional driveway located next to the existing basement entrance would visually dominate the street façade. The site is flood affected and it is important to minimise impermeable surfaces and maximise landscaped areas for stormwater runoff to dissipate. The amendments to the Architectural Plans reduced the size of the driveway with no side setback. It was moved further south from the street tree and meets the minimum of 6m from the bus stop (State Transit Bus Infrastructure Guide).

Cumulatively, there are excessive planning noncompliance's through the provision of the second driveway for it to be supported. Both the Tree Management Officer and Development Engineer do not support the driveway. The proposal is inconsistent with the prevailing character of the street. There are other examples of dual driveways in sites with a larger site width than the subject site. However, there are no examples of basement entries and secondary driveways in the vicinity. The second driveway would have a detrimental impact upon the adjoining neighbours and the prevailing streetscape.

## 10: Water and Soil Management

10.1	<i>Objectives</i>	<i>Satisfactory</i>
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<b>A.</b>	<i>To encourage the incorporation of Water Sensitive Urban Design (WSUD) and Botany Improvement Plan principles in the development.</i>	<b>N/A</b>
<b>B.</b>	<i>To ensure compliance with Council's Stormwater Management Code</i>	<b>No</b>
<b>C.</b>	<i>To ensure compliance with the NSW State Government's Flood Prone Lands Policy.</i>	<b>N/A</b>
<b>D.</b>	<i>To ensure that appropriate soil erosion and sediment control measures are implemented on all sites that involve soil disturbances during construction.</i>	<b>Yes</b>
<b>E.</b>	<i>To ensure new building work does not detrimentally affect the existing drainage system of any area of the Municipality.</i>	<b>Yes</b>
<b>F.</b>	<i>To ensure that new development in areas that may be affected by acid sulphate soils do not adversely impact the underlying ground conditions, soil acidity and water quality.</i>	<b>Yes</b>
<b>G.</b>	<i>To appropriately manage stormwater and overland flow to minimise damage to occupants and property</i>	<b>Yes</b>

**10.2 Development Controls**

**Complies**

	<i>Stormwater Management and Flood Prone areas</i>	
<b>1</b>	Applicant contacted Council regarding site being flood prone land	<b>No</b>
<b>2</b>	Compliance with Council's Stormwater Management Code	<b>No</b>
<b>.1.</b>	<b>3</b> Flood affected properties comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas & Through Site Drainage)	<b>No</b>
	<b>4</b> Minimum habitable floor height advice obtained for flood affected sites	<b>Yes</b>
	<b>5</b> A drainage/flood report prepared by a hydraulics engineer submitted for sites affected by overland flows	<b>No</b>
	<b>6</b> Stormwater Management Code compliance	<b>No</b>

**Comments:** Council's Development Engineer did not support the proposal as the applicant did not resolve the issue of two driveways on the subject site. A Flood Impact Report was not submitted with the application and the secondary dwelling ground floor is well below the 1 in 100 Flood Level at the rear of the site. The satisfactory parts of the alterations and additions are to the rear and southern side of the dwelling which are not habitable spaces or considered to impact the flow of stormwater across the site.

**11: Access, Safety and Security**

<b>11.1</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To encourage the incorporation of crime prevention principles in the design of the proposed developments.</i>	<b>N/A</b>
<b>B.</b>	<i>To increase the safety and perception of safety in public and semi-public spaces.</i>	<b>N/A</b>
<b>C.</b>	<i>To provide passive surveillance of the public domain to promote a safe pedestrian environment whilst maintaining the privacy of residents</i>	<b>Yes</b>
<b>D.</b>	<i>To ensure the safety of pedestrians by separating pedestrian access from vehicular access.</i>	<b>Yes</b>
<b>11.2</b>	<b>Development Controls</b>	<b>Complies</b>
<b>.1.</b>	<i>Address and Entry Sightlines</i>	

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1	Occupants able to overlook public places to maximise passive surveillance	Yes
2	Landscaping design around dwellings and ancillary structures to accommodate plant maturation	No

**Comments:**The proposed second driveway creates another crossing over the pedestrian footpath which is considered unnecessary and would decrease the safety of pedestrians.

## 12: Ancillary Development

12.1	Objectives	Satisfactory	
A.	To ensure that ancillary development is compatible with the design of the principal dwelling, streetscape and adjoining dwellings in form, materials and colours	Yes	
B.	To limit the size, bulk and scale of ancillary structures and minimise their visibility from the public domain.	No	
C.	To ensure that the provision of ancillary structures improves the amenity of residents whilst ensuring that the amenity of surrounding dwellings and neighbouring lots is maintained.	No	
12.2	Development Controls	Complies	
.1.	Secondary Dwellings		
	1	Floor area is not greater than either 60m <sup>2</sup> ; or 20% of the total floor area of the dwelling	Yes
	2	A minimum setback of 3m to a secondary frontage, 1.5m to the side, 3m to rear	No
	3	Located at the rear of the primary dwelling	Yes
	4	Deep soil planting within the rear setback	No
	5	The design, materials, colours, bulk and scale, and location of a compatible with the existing dwelling and surrounding character	No
	6	Comply with solar access, visual and acoustic privacy controls	No
	7	Accessed via the same street as the principal dwelling	Yes
	8	No blank walls facing the street	Yes
	9	The roof design compatible with the predominant roof forms in the neighbourhood	Yes
	10	A primary private open space provided for the secondary dwelling, directly accessible to the internal living areas and 12sqm (min) and 3m (min) dimension	Yes
	11	Private open space located to maximise solar access	No
	12	Private open space appropriately landscaped and screened to ensure privacy	No
	13	No additional parking or driveway access	No
14	No garages or carports are to be attached to secondary dwellings	Yes	

**Comments:** The secondary dwelling causes the overall FSR to breach the maximum limit for the site and cannot be supported in its current form. There are a number of issues with the secondary dwelling, in particular the 900m rear setback, 2.3-2.4m side setbacks, no planting in the rear setback, the private open space (POS) is not separate to the existing dwellings POS, a BASIX Report was not submitted for the secondary dwelling, a Flood Impact Statement was not submitted and the habitable finished floor level in the secondary dwelling is below the 1 in 100 year flood level.



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### 13: Ecologically Sustainable Development

13.1	Objectives	Satisfactory
A.	To encourage passive and active strategies in the design of dwellings and ancillary structures that promotes the achievement of ecologically sustainable practices and BASIX requirements.	No
B.	To 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
13.2	Development Controls	Complies
	<i>Natural Lighting and Heating</i>	
.1.	1 Living areas facing north, sleeping areas facing east/south, and utility areas orientated west/south to maximise winter solar access.	Yes
	2 Trees planted to the north of the dwelling must be deciduous to allow solar access during the winter	N/A
	3 Materials used of high thermal mass	No
	<i>Natural Cooling and Ventilation</i>	
.2.	1 Windows and walls on northern facades shaded by shading devices, trees, eaves and louvres sympathetic to the dwelling	Yes
	2 Windows positioned to capture breezes and allow for cross-ventilation	Yes

**Comments:** A BASIX Report accompanied the application for the alterations to the dwelling but did not address the proposed secondary dwelling sustainability requirements.

### 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 through the imposition of suitable conditions of consent.

#### 4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

#### 4.15 (1)(a)(iv) 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 located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) and 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.

#### 4.15(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

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The proposed development is inconsistent with the prevailing built form pattern and would have a detrimental impact upon the prevailing streetscape character. In particular, proposal is over maximum FSR and has not submitted a Clause 4.6, the second driveway has inadequate side setbacks and a significant impact on the street tree, unsympathetic bulk and scale, insufficient landscaping on the whole site, and visually dominant hard paved areas and associated driveways would dominate the buildings presentation to the public domain. In addition, the application is lacking information such as a BASIX Report and Flood Impact Statement for the proposed secondary dwelling.

The alterations to the dwelling including the patio, first floor balcony and storage area on the southern elevation are considered minor in terms of amenity impacts to adjoining development in particular with privacy, visual intrusion, and overshadowing.

#### **4.15 (1)(c) the suitability of the site for the development**

Specific parts of the proposed development including the second driveway, home office and secondary dwelling are not considered to be suitable to the site in that the current landscaped area is under the required standard, the site is flood affected and the site has been mostly developed as is.

#### **4.15 (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 **6 June 2019 to 21 June 2019**, with **three (3)** submissions received as a result. The objectors were spoken to in-person at Council and over the phone during the assessment process. They raised the following concerns:

1. *The proposed second driveway is directly impacting the front stormwater pump out drain from 117 Homebush Road to the street and the service pit. Architectural Plans do not indicate how this issue will be resolved. The additional on-site two car spaces are considered a traffic hazard and would interfere with the existing bus stop. The second driveway is not consistent with the current street scape.*

Assessing officer's comments: The concerns raised over the second driveway are valid. The proposed driveway is not supported in its current form.

2. *There is a significant loss in landscaping on site.*

Assessing officer's comments: This issue has been acknowledged and any removal of existing landscaping on site is not supported and must remain untouched.

3. *The secondary dwelling and garden shed does not comply with Council's side and rear setbacks*

Assessing officer's comments: This raised concern is valid and the garden shed was deleted in the amended plans. The secondary dwelling is not supported in its current form.

4. *The proposal will impact the existing bus stop and Sydney Bus Service directly in front of 115 Homebush Road. The bus stop should not be moved.*

Assessing officer's comments: The bus stop is to remain located at 115 Homebush Road. Discussions with Sydney Buses confirmed that any driveway structure must have a 6m separation from the bus stop. The amended plans reduced the width and location of the driveway so that it is 8.4m from the bus stop. However, the second driveway is not supported as it would remove landscaping, negatively impact the street tree, is not consistent with the street scape and does not have a compliant side setback.

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5. *The proposal will result in an overdeveloped site in terms of being over the maximum FSR. The proposed granny flat is well in excess of the maximum size allowed.*

Assessing officer's comments: The proposed secondary dwelling and home office would result in the overall FSR breaching the development standard by 7.1% (79.2sqm). Both of these structures are not supported.

6. *The proposed construction of a large garden shed has no side setback and is far to oversized.*

Assessing officer's comments: The applicant has deleted the rear garden shed.

7. *There is a lack of detail and validity in the submitted plans and information.*

Assessing officer's comments: This concern is valid and the information submitted was lacking in detail and incorrectly shows conformities in the compliance table. The application did not provide a basement plan and did not provide a Flood Impact Statement or BASIX Report for the secondary dwelling.

#### **4.15 (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 secondary dwelling, home office and second driveway are considered to be contrary to the public interest. Minor additions to the existing terrace and storage room to the southern elevation are not considered to be contrary to the public interest.

### **LOCAL INFRASTRUCTURE CONTRIBUTIONS**

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

*A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).*

### **STRATHFIELD INDECT SECTION 7.12 CONTRIBUTIONS PLAN**

As set out in Part 4.5 of Strathfield Council's Indirect Contributions Plan, the contribution levy of this Plan is not imposed in respect to the proposed development. This is because the cost of works of the proposed is \$100,000, and where the cost of works of carrying out a development is \$100,000 or less, the proposed development is exempt from the levy. This report is recommending part approval to the storage area, patio area and first floor balcony, which will have a significantly less cost of works that has been proposed.

### **CONCLUSION**

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and the storage area, patio area and first floor balcony is considered to be satisfactory for approval, subject to the recommended conditions of consent.

### **PEER REVIEW**

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)

## RECOMMENDATION

Development Application No. 2019/082 for the storage area, patio area and first floor balcony at 115 Homebush Road, Strathfield be partly **APPROVED**, subject to the following conditions:

## SPECIAL CONDITIONS (SC)

### 1. FIRST FLOOR BALCONY PRIVACY SCREEN (SC)

The privacy screen of the northern side of the first floor balcony located off a Bedroom on the first floor. It is to be a minimum 1.8m in height measured from the surface floor of that balcony. This privacy screen is to be designed such that it has no individual opening more than 30mm wide and has a total area of all openings that is no more than 30% of the surface area of the screen. Details demonstrating compliance with this requirement shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: Privacy amenity.)

## GENERAL CONDITIONS (GC)

### 2. 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. 2019/082:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA02	Site & Site Analysis	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA04	Ground Floor Plan	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA05	Store Room and Granny Flat Plan	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA06	First Floor Plan	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA07	Roof Plan	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA08	North Elevation	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA09	South Elevation	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA010	West Elevation	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA014	Landscape Plan	ZTA Group	Issue B & 8 August 2019	12 August 2019
DA015	Stormwater Drainage Plan	ZTA Group	Issue B & 8 August 2019	12 August 2019

Reference Documentation affixed with Council's 'Development Consent' stamp relating to

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Development Consent No. 2019/082:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Finishes and Colour Schedule	ZTA Group	Issue B & 8 August 2019	12 August 2019
BASIX Certificate	MSconsult	Revision A & 29 May 2019	31 May 2019
Waste Management Plan	ZTA Group	Revision A & 29 May 2019	31 May 2019

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.)

**3. 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.

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

**4. 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.)

**5. 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.)

**6. ENVIRONMENTAL PROTECTION – TREE (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

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Lot 3 DP 7343 (Cont'd)

suitably protected in accordance with Section 4, Tree protection measures, and Appendix C Tree Protection Zone Sign, of Australian Standard AS4970 - 2009, Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

In this regard the street tree and all protected trees on or adjacent to the site will be protected as described below;

- i. A Tree Protection (Management) Plan prepared by a AQF Level 5 Arborist is to be available on site at all times prior to the issue of the Constriction Certificate, for all demolition and site works. This Tree Protection (Management ) Plan must be shown on the demand of Authorised Council staff.
- ii. Protective perimeter fencing must be consistent with AS 4687, using metal fence posts greater than 20mm diameter and solid or chain wire mesh 2 metres in height supported on concrete pads/feet at 2-2.5 metre spacing. Fencing placement should not be closer than 2.5 metres from the trunk of each protected tree, or at a distance as specified by the approved Tree Protection (Management) Plan and approved by Council's Tree Management Officer. Shade cloth is to be used to prevent entry of dust and contaminated liquids into the root protection area.
- iii. Signs must be placed on the Fencing. These signs must comply with AS1319. The signs must state the purpose of the fencing and the name and contact details of the builder and the appointed AQF Level 5 consultant arborist.
- iv. Root protection is to be provided in the form of mulching to a depth of 50-100mm, inside of the fenced tree protection zone.
- v. Ground (Root) Trunk and Branch Protection must comply with the diagram of Figure 4 of AS4970 – 2009. Ground protection within the tree protection zone and drip line should be in the form of heavy steel plates or timber rumble boards over mulch or aggregate. Trunk and branch protection should be to a minimum height of 2 metres and must include measures to protect the tree/s against damage from the movement of trucks, plant equipment and materials at greater heights above ground level.
- vi. Temporary signs, cables, wires must not be attached to, or suspended, on any street tree or protected tree.
- vii. Above ground utilities must not be placed within the canopy of an existing protected tree, or create the future need for clearance pruning.
- viii. Below ground utilities/services must not be located inside the fenced tree protection zone.
- ix. Scaffolding must not be located in the fenced tree protection zone unless authorised by the approved Tree Protection (Management) Plan and Council's Tree Management Officer
- x. Council must be notified in writing within 24 hours, for all temporary removal of the tree protection fencing ground (root) trunk and branch protection within the root protection area.
- xi. Pruning of a street tree is prohibited without the written consent of Council.

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

**7. 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.)

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Lot 3 DP 7343 (Cont'd)

#### 8. 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.)

#### 9. 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. Protection pads are to be installed to the kerb, gutter and nature strip where trucks and vehicles enter the site.
- 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) A site plan including temporary waste storage locations, construction material storage areas and vehicular access to and from the site must be included with application.
- xii) 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.
- 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

**DA2019/082 - 115 Homebush Road, Strathfield  
Lot 3 DP 7343 (Cont'd)**

- disposal or recycling and must be presented to Council and/or Principal Certifying Authority upon request.
- xiv) 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.
  - xv) 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.
  - xvi) 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.
  - xvii) 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.
  - xviii) 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.
  - xix) Any work must not prohibit or divert any natural overland flow of water.
  - xx) Toilet facilities for employees must be provided in accordance with WorkCover NSW.

(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.)

**10. 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.)

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (PCC)**

**11. 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 4.55 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.)



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Lot 3 DP 7343 (Cont'd)

12. **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 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.)

13. **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 4.19 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.)

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

A security (damage deposit) of **\$2,700.00** (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.

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Lot 3 DP 7343 (Cont'd)

(Reason: Protection of Council infrastructure.)

15. **STORMWATER DRAINAGE (CC)**

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

- i) Grated drains shall be provided along the driveway/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.)

16. **TREE BONDS (CC)**

A tree bond of **\$10,000.00** (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 Charges.

A refund of the Tree Bond must be made in writing.

Tree Bonds may be forfeited if a tree is dead, made dangerous or has been terminally damaged, or will be held until tree/s have fully recovered from the construction damage or were replacement/planted trees have become fully established and are over 6 metres in height.

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

**CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (PCW)**

17. **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:

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Lot 3 DP 7343 (Cont'd)**

- notified the Council of his or her appointment, and
  - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
- appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
  - notified the principal certifying authority of such appointment; and
  - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- v) The person having the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

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

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

(Reason: Statutory requirement.)

**18. 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 PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE (POC)**

**19. 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

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Lot 3 DP 7343 (Cont'd)**

- 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.)

**ATTACHMENTS**

1. [↓](#) DA2019.082 - (Amended) Architectural Drawings - 115 Homebush Road, Strathfield

# ALTERATION & ADDITION

DA SUBMISSION

## 115 HOMEBUSH ROAD, STRATHFIELD

PROJECT NO. :14093

DRAWING NO.	DRAWING NAME
DA01	EXISTING SITE PLAN
DA02	SITE & SITE ANALYSIS PLAN
DA03	EXISTING BASEMENT PLAN
DA04	GROUND FLOOR PLAN
DA05	STORE ROOM & GRANNY FLAT PLAN
DA06	FIRST FLOOR PLAN
DA07	ROOF PLAN
DA08	NORTH ELEVATION
DA09	SOUTH ELEVATION
DA10	WEST ELEVATION
DA11	EAST ELEVATION
DA12	STREETSCAPE
DA13	GRANNY FLAT

STRATHFIELD CITY COUNCIL LEP & DCP COMPLIANCE TABLE				
LAND ZONING	R2 - LOW DENSITY RESIDENTIAL			
REGIONAL ROAD	HOMEBUSH ROAD			
SITE AREA	1121 m <sup>2</sup>			
	REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
FLOOR SPACE RATIO	0.5:1	BASEMENT: 66.31 m <sup>2</sup> GROUND: 274.94 m <sup>2</sup> FIRST: 201 m <sup>2</sup> 48.37%	BASEMENT: 66.31 m <sup>2</sup> GROUND: 280.44 m <sup>2</sup> FIRST: 201 m <sup>2</sup> 48.86% GRANNY FLAT: 59.33 m <sup>2</sup>	COMPLIANT
SITE COVERAGE	NIL	34.28%	43.99%	
FRONT SETBACK	9m	9m	9m	COMPLIANT
REAR SETBACK	DWELLING: 6m ANCILLARY: 0.5m SECONDARY DWELLING: 3m	DWELLING: 26.4m ANCILLARY: 0.9m SECONDARY DWELLING: NIL	DWELLING: 26.4m ANCILLARY: 11.4m SECONDARY DWELLING: 0.9m	See S.E.E. for Reasons
SIDE SETBACK	ADDITIONS: 1.829m ANCILLARY: 0.5m SECONDARY DWELLING: 1.5m	ADDITIONS: 2.3m ANCILLARY: NIL SECONDARY DWELLING: NIL	ADDITIONS: 2.3m ANCILLARY: 0.5m SECONDARY DWELLING: 2.3m	COMPLIANT
MAXIMUM BUILDING HEIGHT	9.5m	8.5m	8.5m	COMPLIANT
MINIMUM LANDSCAPE	- MINIMUM 45% OF SITE AREA.(504.45 m <sup>2</sup> )  - AT LEAST 50% OF MINIMUM LANDSCAPE AREA LOCATED BEHIND THE BUILDING. (252.2 m <sup>2</sup> )  - AT LEAST 50% OF THE FRONT YARD MAINTAINED AS DEEP SOIL SOFT LANDSCAPING.(83.6 m <sup>2</sup> )	- 43.15% OF SITE AREA. (483.74 m <sup>2</sup> )  - 53.81% OF MINIMUM LANDSCAPE AREA LOCATED BEHIND THE BUILDING. (261.32 m <sup>2</sup> )  - 66.78% OF THE FRONT YARD MAINTAINED AS DEEP SOIL SOFT LANDSCAPING. (111.65 m <sup>2</sup> )	- 36.84% OF SITE AREA. (412.95 m <sup>2</sup> )  - 57.38% OF MINIMUM LANDSCAPE AREA LOCATED BEHIND THE BUILDING. (236.97 m <sup>2</sup> )  - 53.06% OF THE FRONT YARD MAINTAINED AS DEEP SOIL SOFT LANDSCAPING. (88.72 m <sup>2</sup> )	See S.E.E. for Reasons
PRIVATE OPEN SPACE	DWELLING: MIN 3m DIMENSION SECONDARY DWELLING: 12 m <sup>2</sup> WITH 3m DIMENSION	DWELLING: 147.91 m <sup>2</sup> SECONDARY DWELLING: NIL	DWELLING: 96.68 m <sup>2</sup> SECONDARY DWELLING: 17.6 m <sup>2</sup>	COMPLIANT

**STRATHFIELD COUNCIL  
RECEIVED**  
  
**(AMENDED PLANS)**  
  
**DA2019/082  
12 August 2019**



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ISSUE	DATE
A	24/7/19
B	8/8/19

PURPOSE OF ISSUE
AMENDMENTS
AMENDMENTS

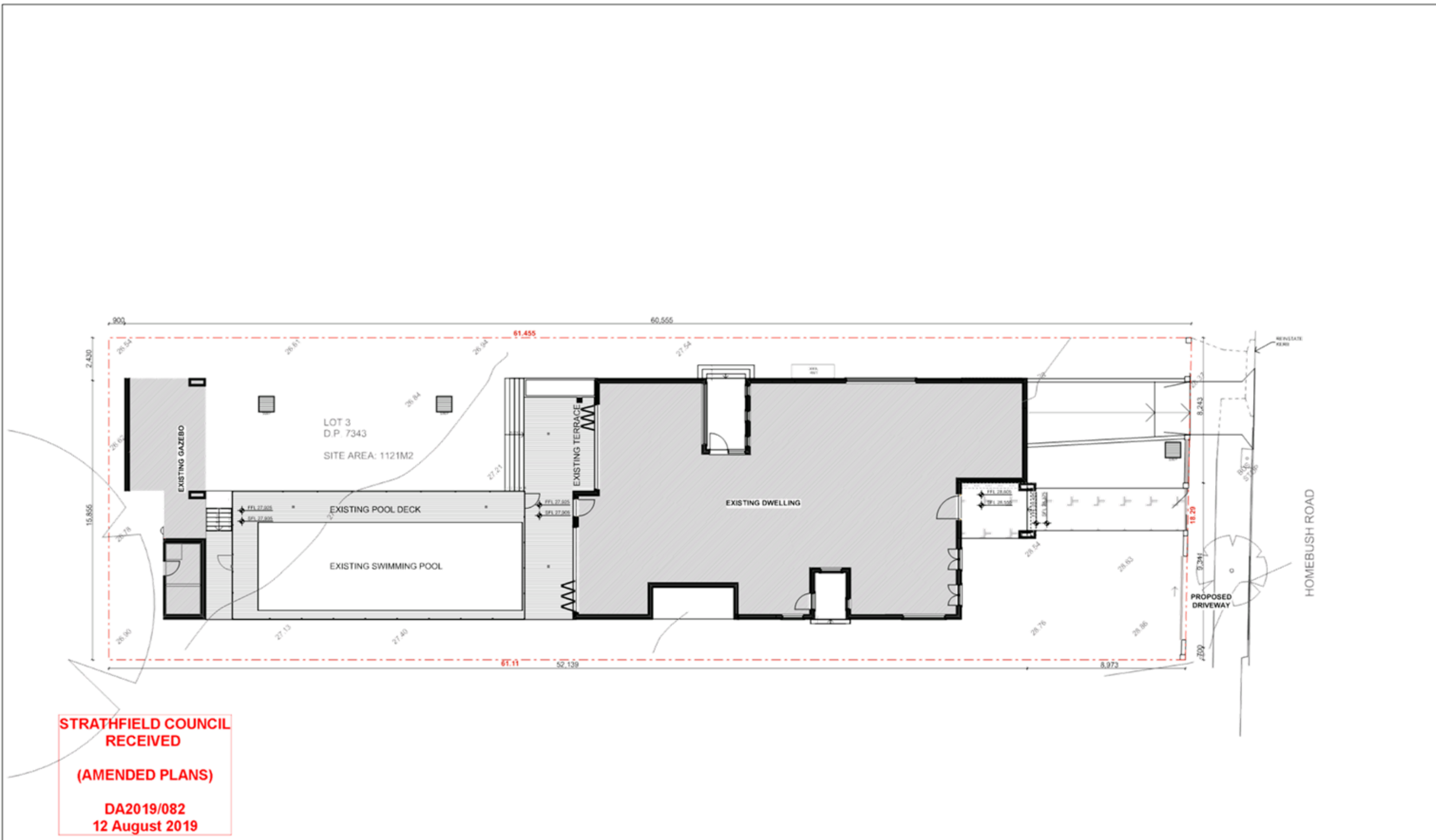
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**115 HOMEBUSH ROAD  
 STRATHFIELD NSW 2135**  
  
 PROJECT TYPE  
**ALTERATION & ADDITION**  
  
 CLIENT  
 -

STATUS  
**FOR APPROVAL**  
  
 STAGE  
**DA SUBMISSION**

DRAWING NO.	ISSUE	JOB NO.
<b>DA00</b>	<b>B</b>	<b>19295</b>
DRAWN BY <b>BY</b>	CHECKED BY <b>RZ</b>	SCALE <b>NTS</b>
DRAWING TITLE <b>COVER PAGE</b>	PRINT DATE <b>8/08/2019</b>	

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- OTHER PROPOSED STRUCTURES

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- B 8/8/19

PURPOSE OF ISSUE

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- AMENDMENTS

PROJECT ADDRESS

**115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135**  
PROJECT TYPE  
**ALTERATION & ADDITION**  
CLIENT  
-

STATUS

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STAGE  
DA SUBMISSION**

DRAWING NO.

**DA01**  
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BY  
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RZ  
DRAWING TITLE  
**EXISTING SITE PLAN**

ISSUE

**B**

SCALE  
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PRINT DATE  
8/08/2019

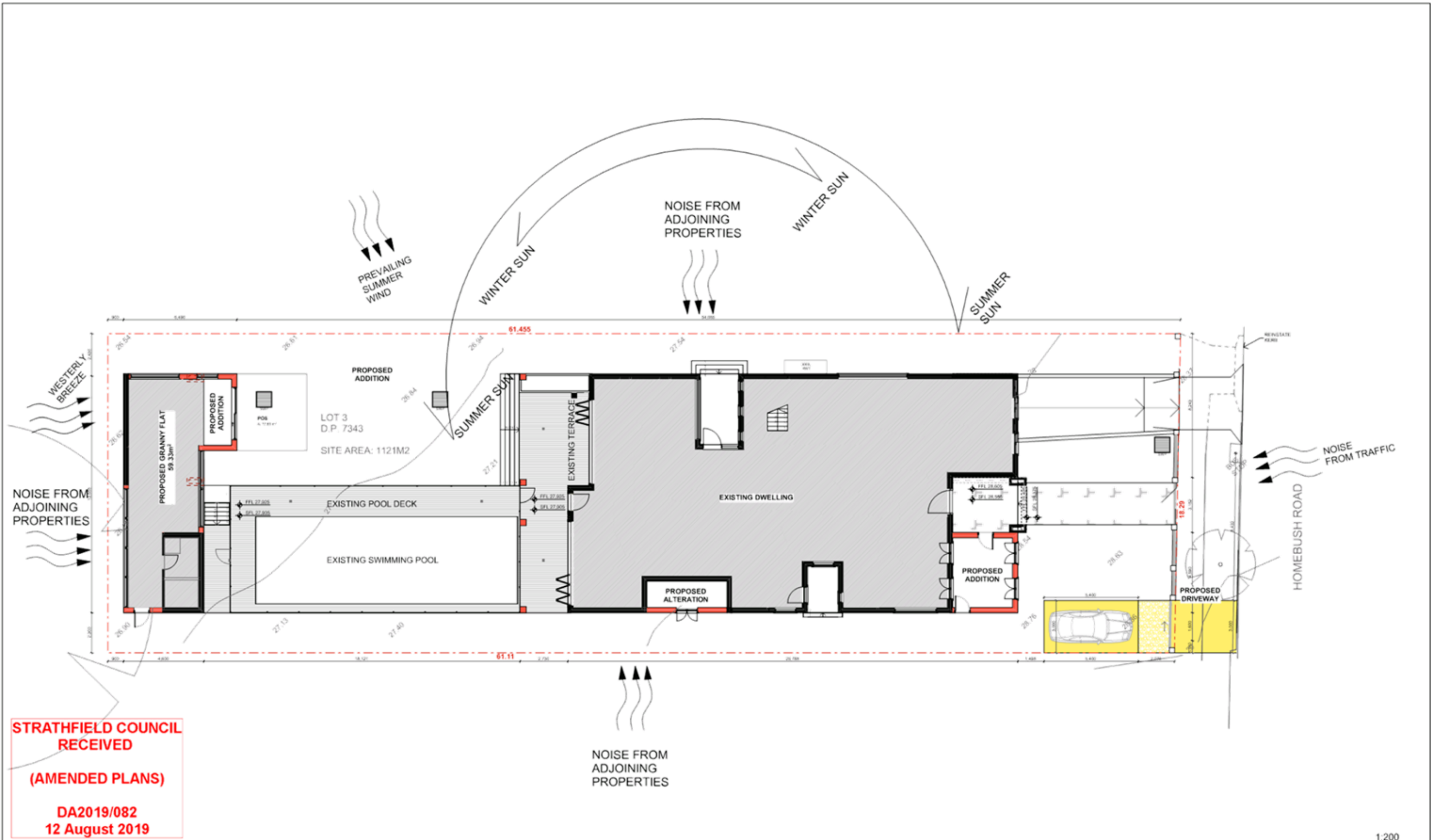
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JOB NO.

19295





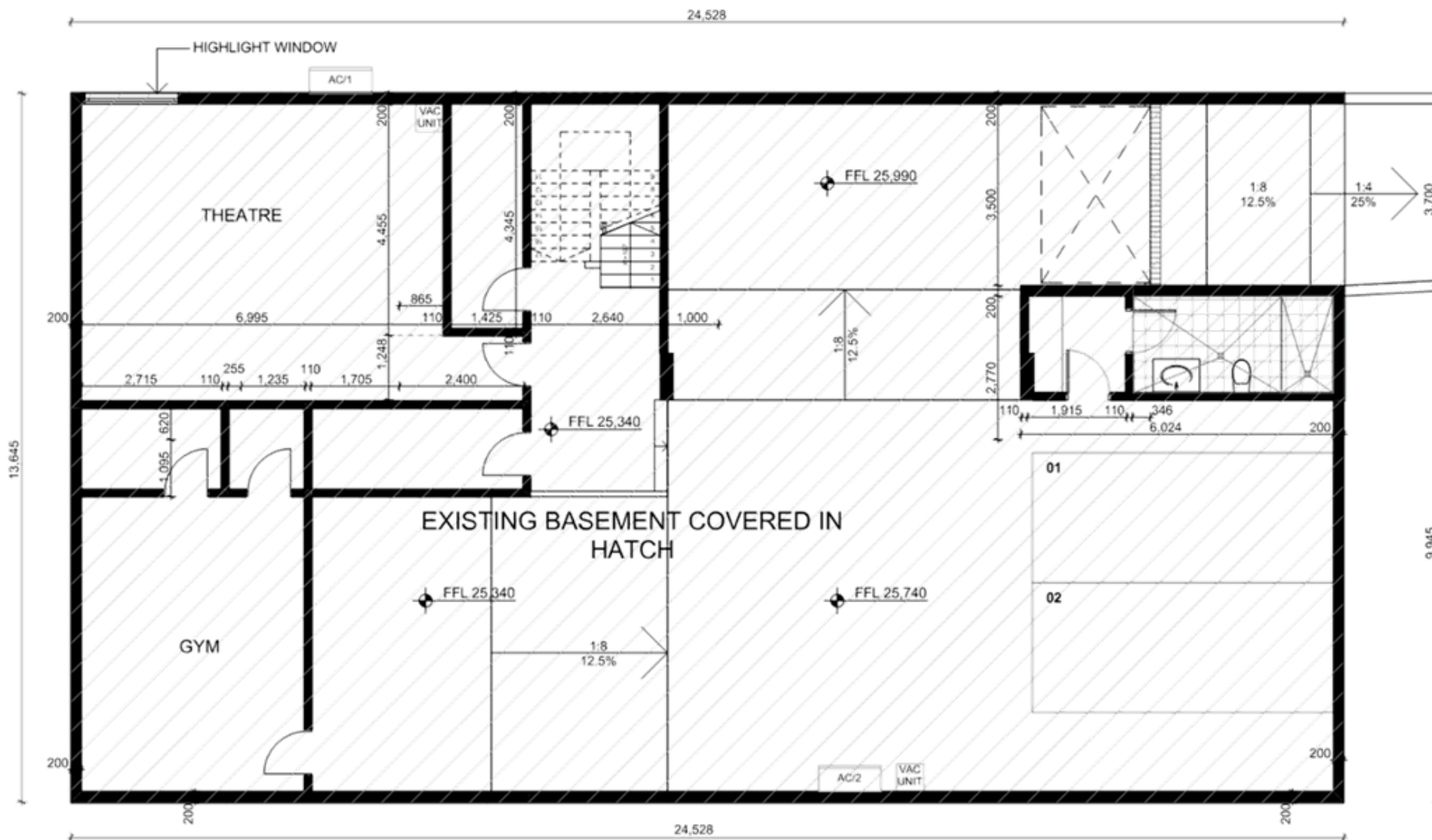


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		EXISTING  PROPOSED WALLS & COLUMNS  PROPOSED ROOFS  OTHER PROPOSED STRUCTURES 	A 24/7/19 B 8/8/19	AMENDMENTS AMENDMENTS	115 HOMEBUSH ROAD STRATHFIELD NSW 2135  PROJECT TYPE ALTERATION & ADDITION  CLIENT -	FOR APPROVAL STAGE DA SUBMISSION 	DA02 DRAWN BY: [blank] CHECKED BY: RZ DRAWING TITLE SITE & SITE ANALYSIS PLAN	B SCALE: 1:100@ A3 UNO 	19295 PRINT DATE 8/08/2019	





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PROJECT ADDRESS

**115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135**

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DRAWING NO.

**DA03**

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DRAWING TITLE  
**EXISTING BASEMENT PLAN**

ISSUE

**B**

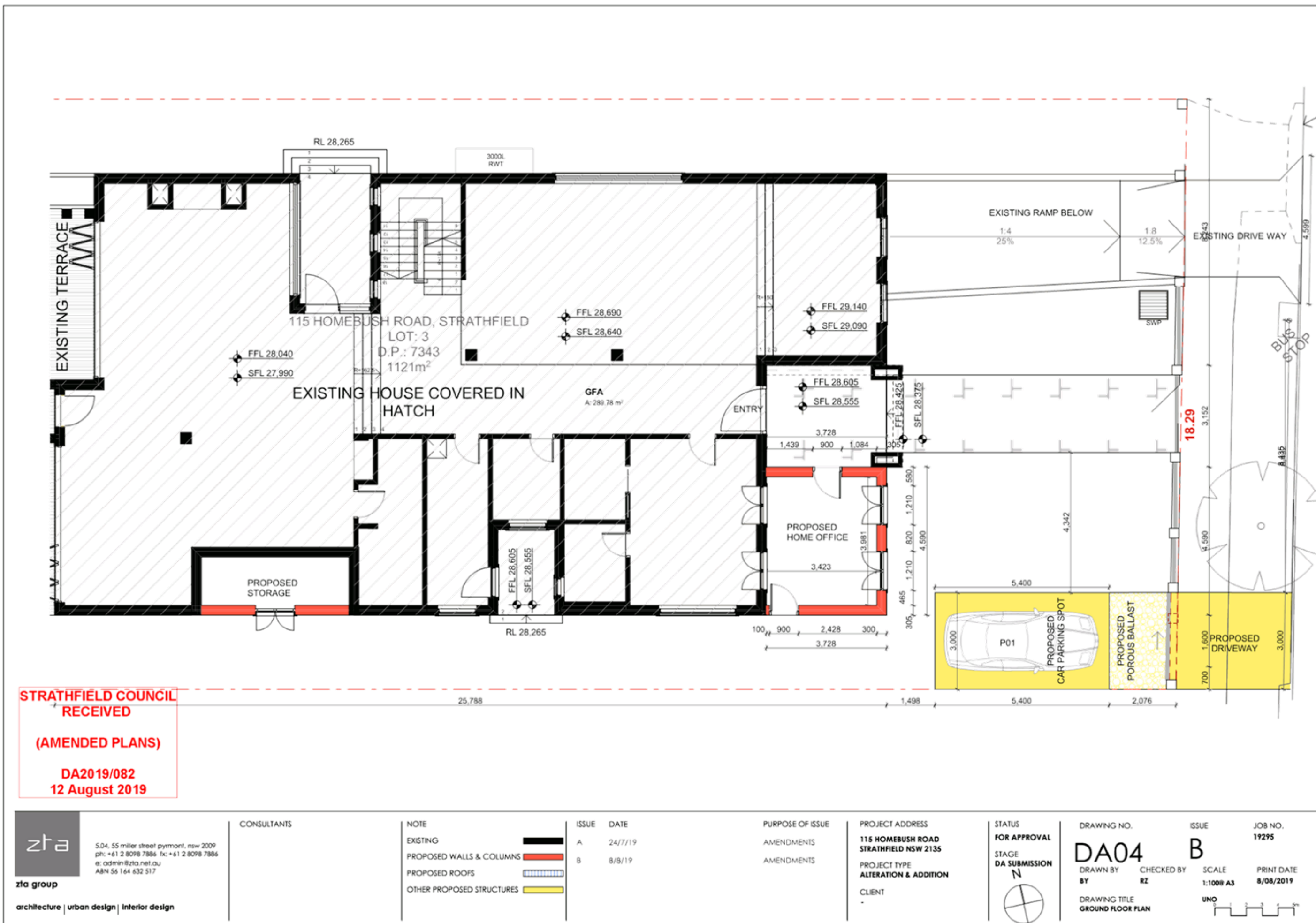
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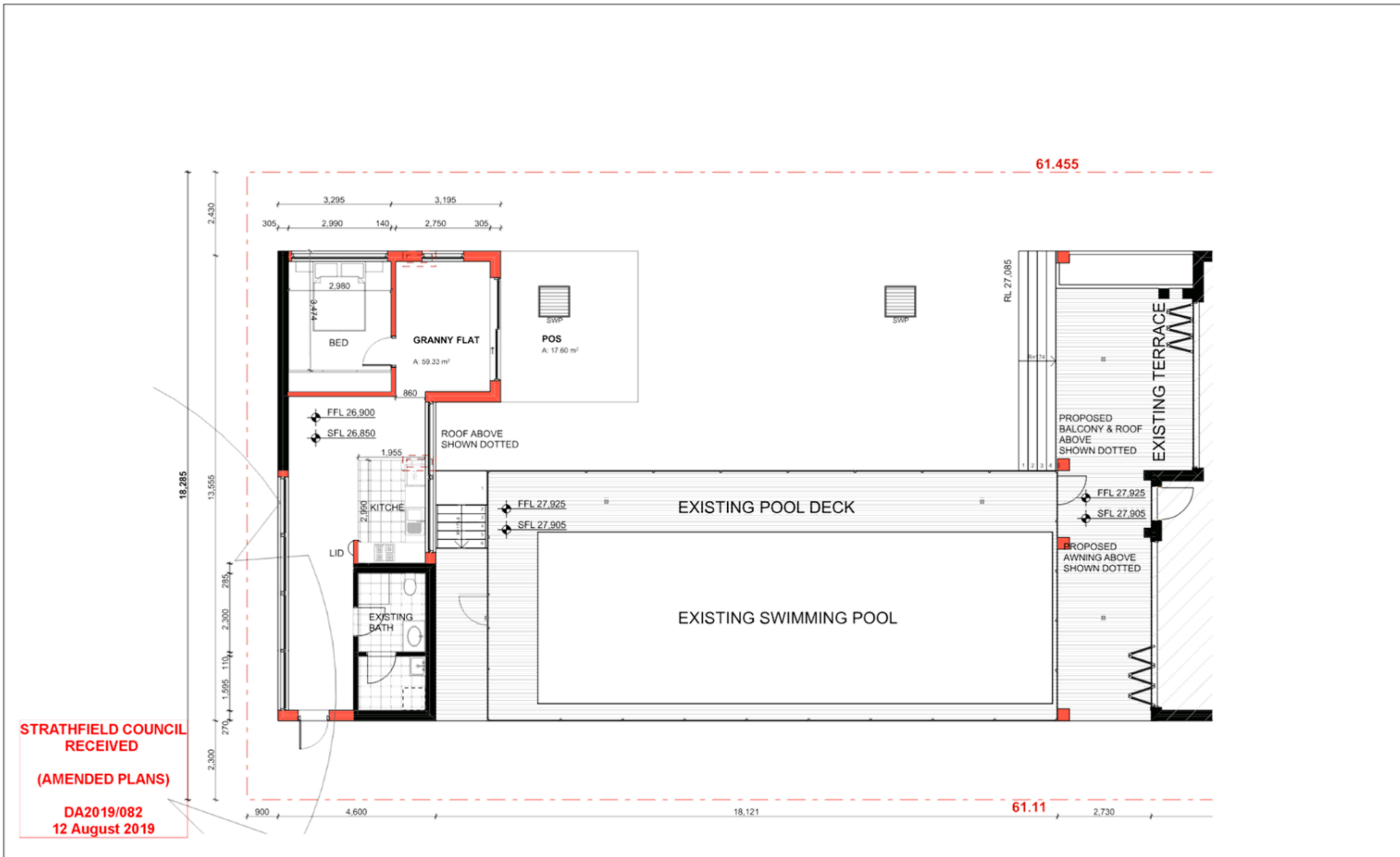
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PROJECT ADDRESS  
**115 HOMEBUSH ROAD**  
**STRATHFIELD NSW 2135**  
 PROJECT TYPE  
**ALTERATION & ADDITION**  
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STATUS  
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 STAGE  
**DA SUBMISSION**

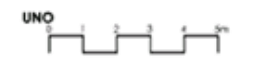


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ISSUE  
**B**  
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**19295**  
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**8/08/2019**

DRAWING TITLE  
**STORE ROOM & GRANNY FLAT PLAN**









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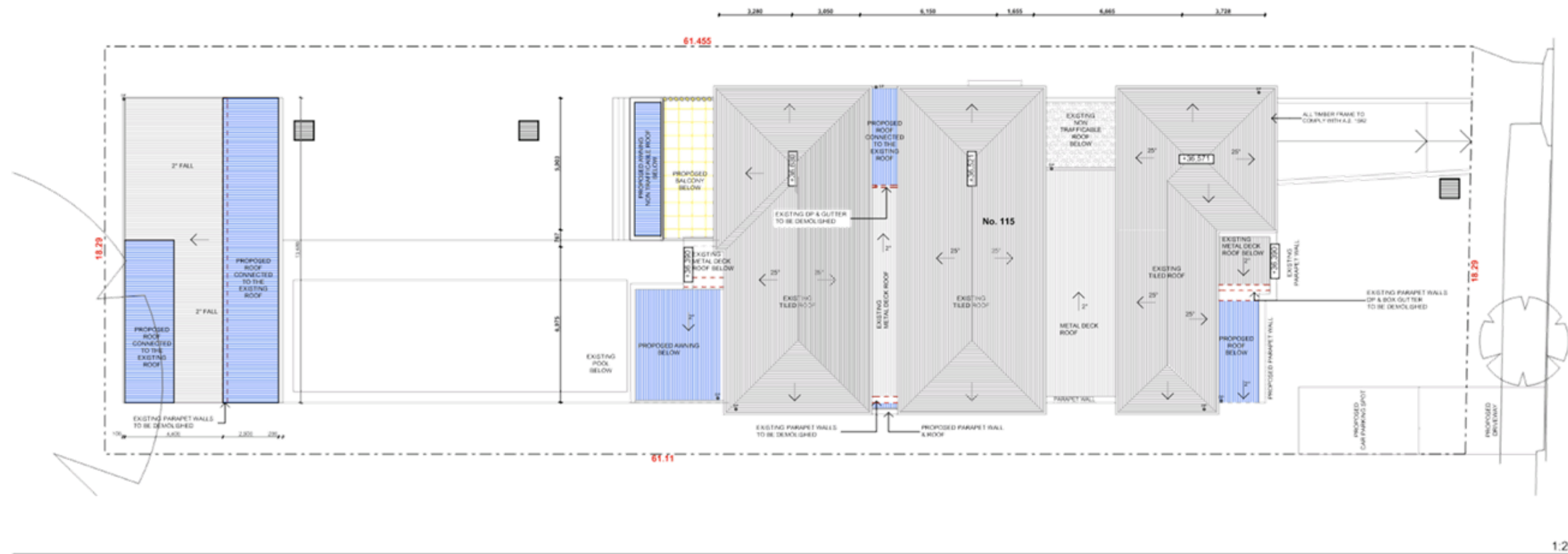
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CONSULTANTS	NOTE	ISSUE	DATE
	EXISTING	A	24/7/19
	PROPOSED WALLS & COLUMNS	B	8/8/19
	PROPOSED ROOFS		
	OTHER PROPOSED STRUCTURES		

PURPOSE OF ISSUE	PROJECT ADDRESS	STATUS
AMENDMENTS	115 HOMEBUSH ROAD STRATHFIELD NSW 2135	FOR APPROVAL
AMENDMENTS	PROJECT TYPE ALTERATION & ADDITION	STAGE DA SUBMISSION
	CLIENT	

DRAWING NO.	ISSUE	JOB NO.
DA06	B	19295
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STRATHFIELD NSW 2135**

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DA SUBMISSION**



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**DA07**

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**ROOF PLAN**

ISSUE

**B**

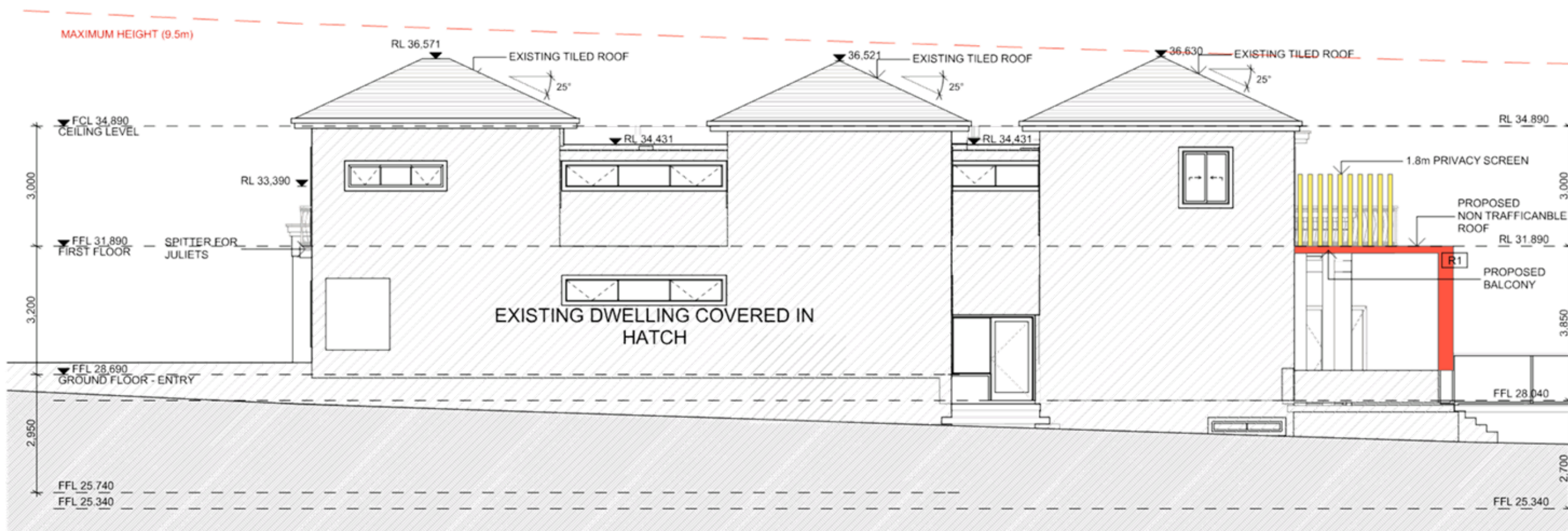
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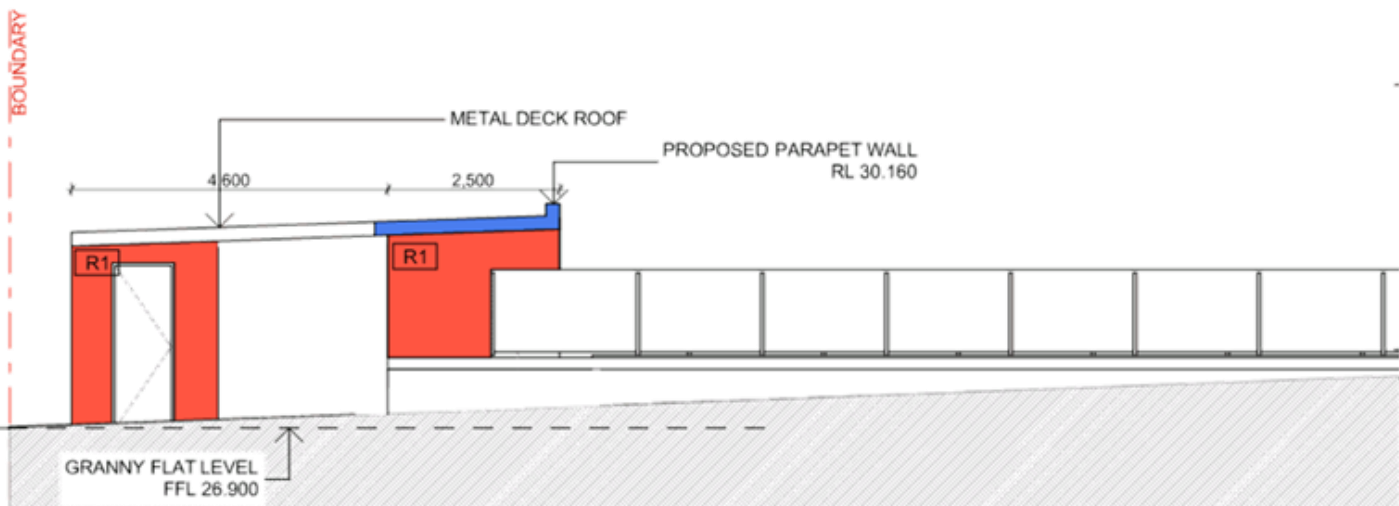
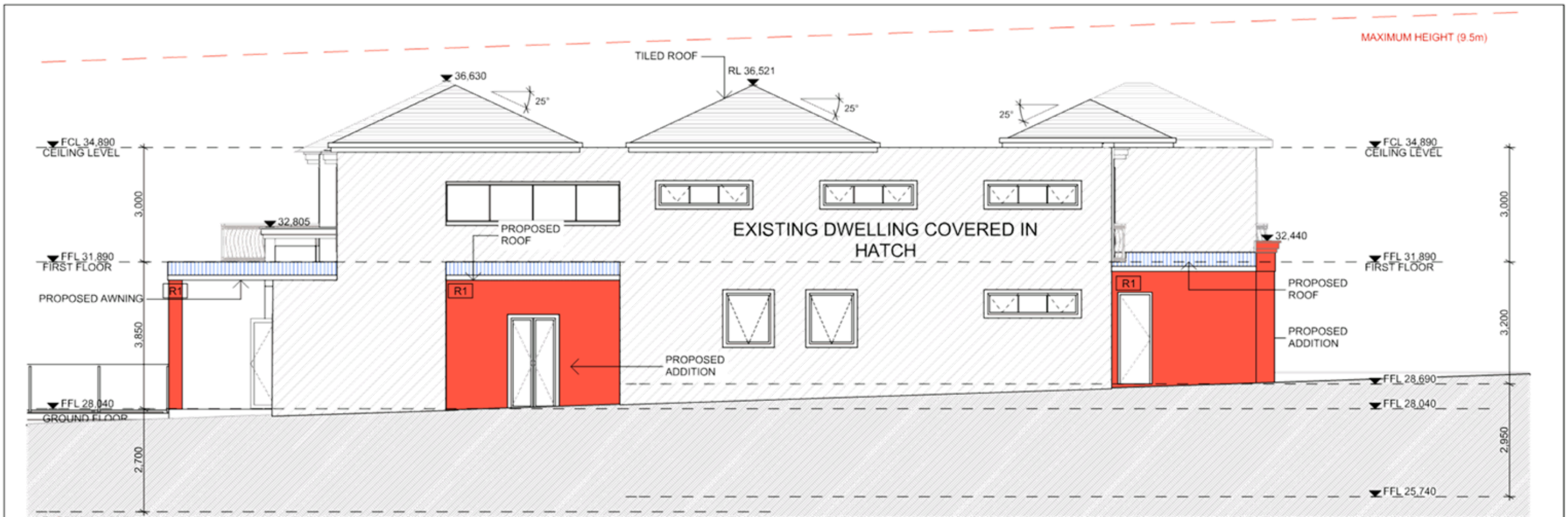
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AMENDMENTS

PROJECT ADDRESS  
**115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135**

PROJECT TYPE  
**ALTERATION & ADDITION**

CLIENT  
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**DA SUBMISSION**

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**DA09**

ISSUE  
**B**

JOB NO.  
**19295**

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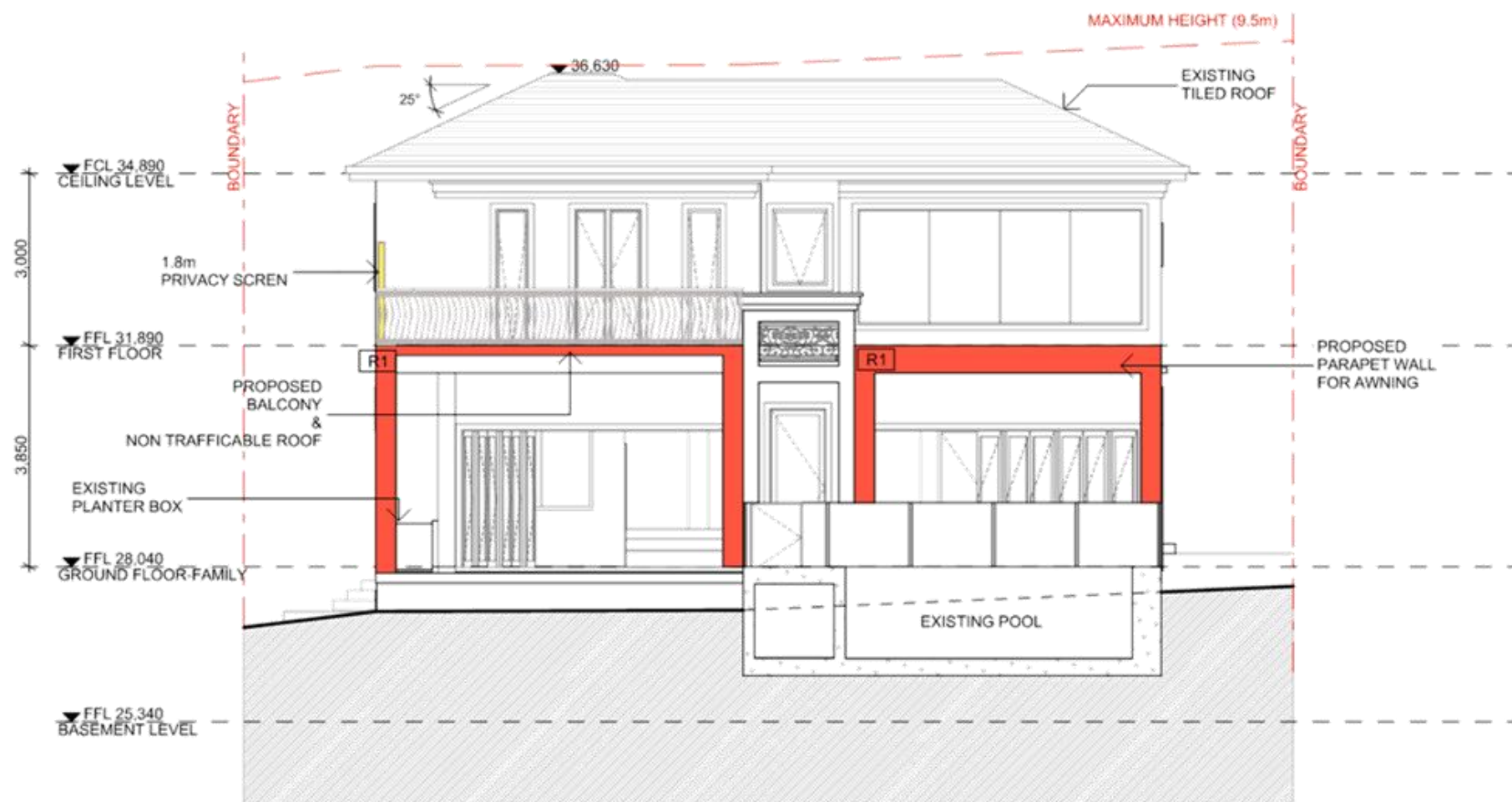
PRINT DATE  
**8/08/2019**

DRAWING TITLE  
**SOUTH ELEVATION**

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- AMENDMENTS

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**115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135**

PROJECT TYPE  
**ALTERATION & ADDITION**

CLIENT  
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STATUS

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STAGE  
DA SUBMISSION**

DRAWING NO.

**DA010**

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BY

CHECKED BY  
RZ

DRAWING TITLE  
WEST ELEVATION

ISSUE

**B**

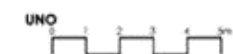
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ISSUE	DATE
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PURPOSE OF ISSUE
AMENDMENTS
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PROJECT ADDRESS  
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PROJECT TYPE  
**ALTERATION & ADDITION**

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STATUS  
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STAGE  
**DA SUBMISSION**

DRAWING NO. <b>DA011</b>	ISSUE <b>B</b>	JOB NO. <b>19295</b>
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DRAWING TITLE <b>EAST ELEVATION</b>	PRINT DATE <b>8/08/2019</b>	UNO





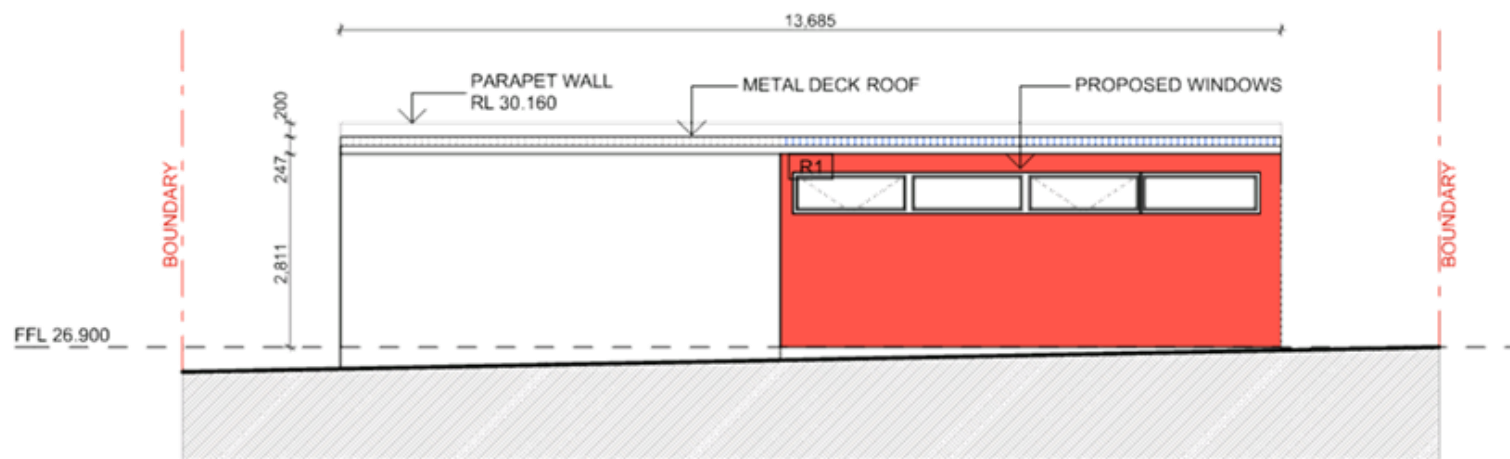
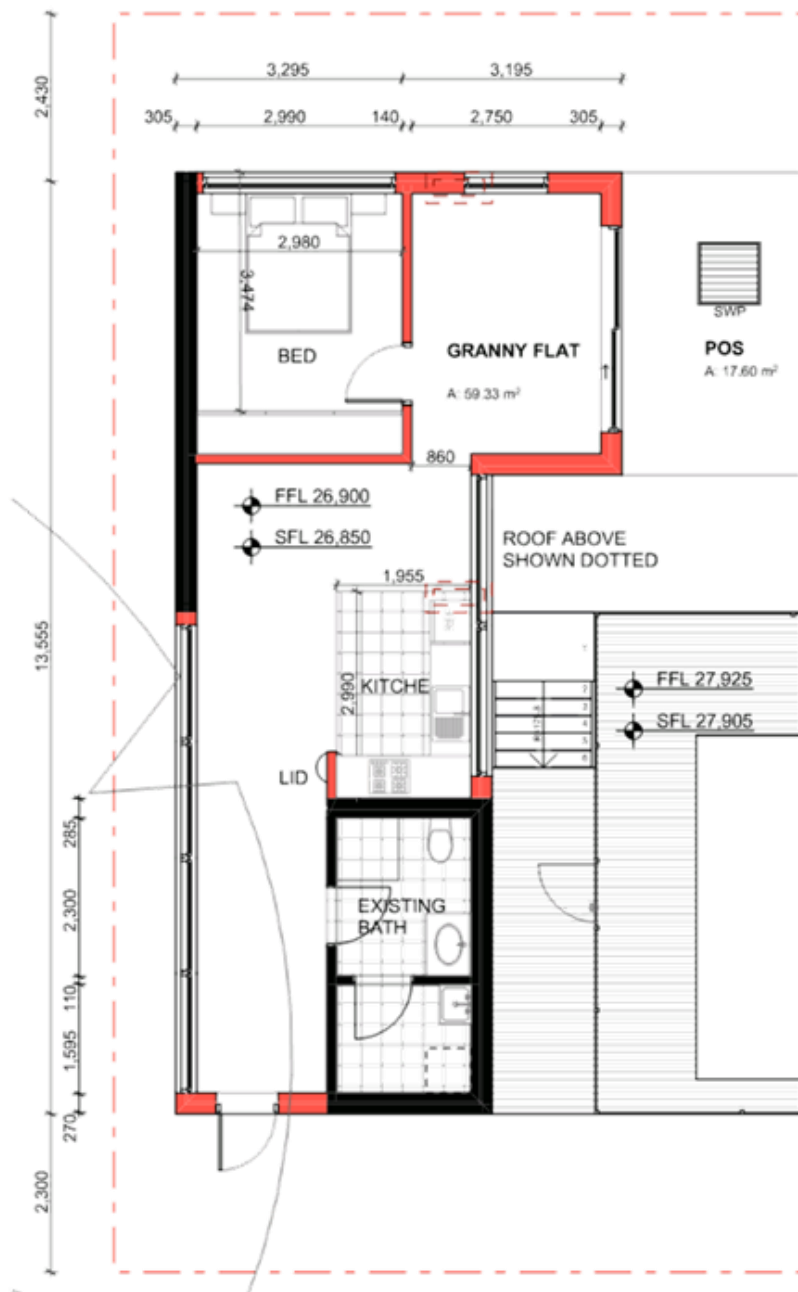
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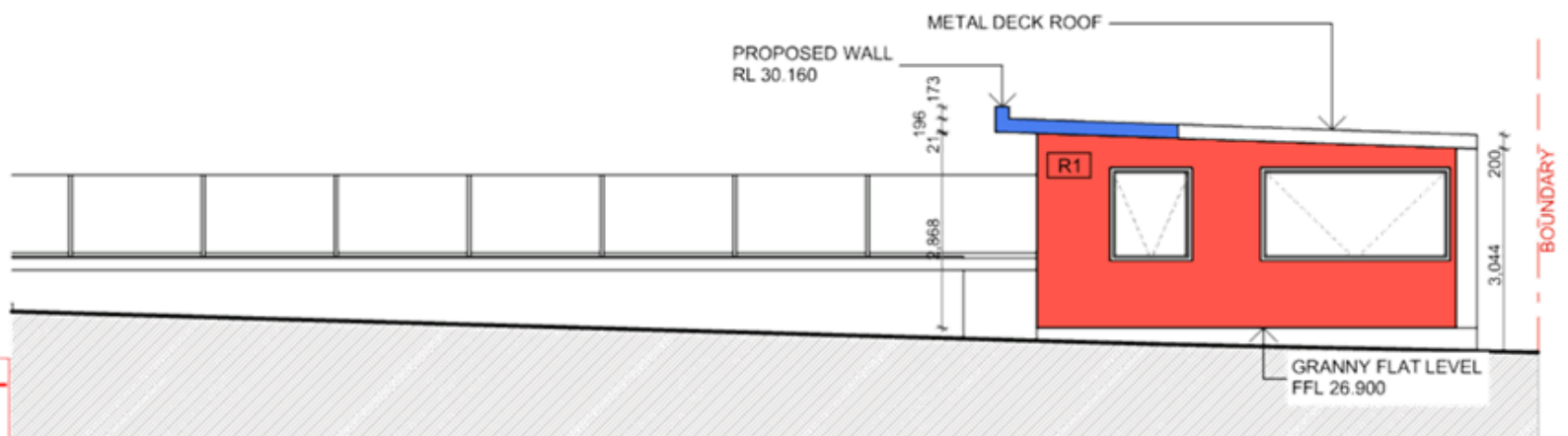
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**12 August 2019**

 <p>S.O.4, 55 miller street pyramont, nsw 2009 ph: +61 2 8098 7886 fx: +61 2 8098 7886 e: admin@zta.net.au ABN 55 164 632 517</p> <p><b>zta group</b> architecture   urban design   interior design</p>	CONSULTANTS	NOTE	ISSUE	DATE	PURPOSE OF ISSUE	PROJECT ADDRESS	STATUS	DRAWING NO.	ISSUE	JOB NO.
		EXISTING  PROPOSED WALLS & COLUMNS  PROPOSED ROOFS  OTHER PROPOSED STRUCTURES 	A 24/7/19 B 8/8/19	AMENDMENTS AMENDMENTS	115 HOMEBUSH ROAD STRATHFIELD NSW 2135 PROJECT TYPE ALTERATION & ADDITION CLIENT -	FOR APPROVAL STAGE DA SUBMISSION	DA012 DRAWN BY BY CHECKED BY RZ SCALE 1:100@ A3 DRAWING TITLE STREETSCAPE	B PRINT DATE 8/08/2019 UNO	19295 8/08/2019	





WEST ELEVATION



NORTH ELEVATION

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**ALTERATION & ADDITION**  
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 STAGE  
**DA SUBMISSION**

DRAWING NO.

**DA013**  
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**GRANNY FLAT**

ISSUE

**B**

JOB NO.

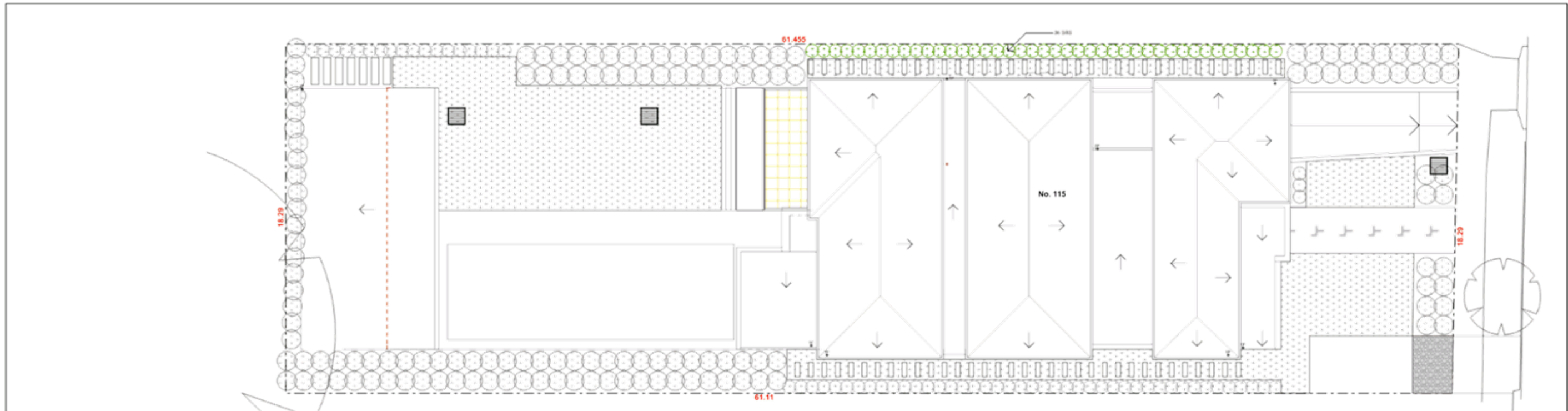
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**SPECIFICATION NOTES**

**PLANTING MATERIALS**

**Planting Mix:**

- Imported planting mix to planting beds is to comprise an approved soil mix of:
  - 60% Soil mix (75% coarse sand and 25% blacksoil)
  - 10% Mushroom compost
  - 10% Composted sawdust
  - 10% Pine bark fines
  - 10% Composted manure

**Mulch:**

Mulch shall mean Hon-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MHB) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

**Plant Material:**

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

**Turfed areas:**

All new turf areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points. All new turf area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

**PREPARATION AND HARDWORKS**

**Excavating for Spot Planting**

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

**Staking**

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.  
 - 75 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie  
 TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

**Decorative Pebble**

MATERIAL: Decorative pebble shall be Western White pebble, gravel to be of uniform size or graded material in the size 30 - 40mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

**Concrete Edge**

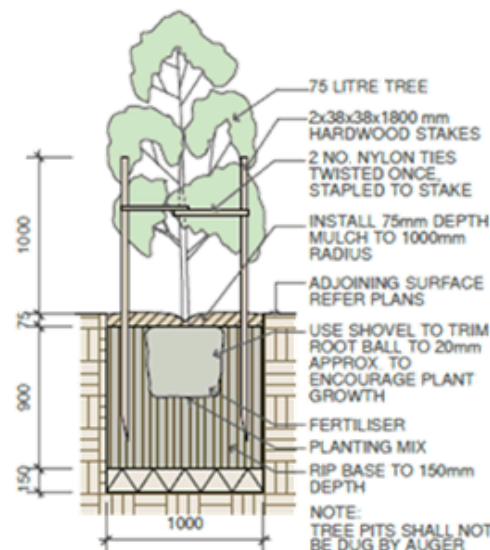
MATERIALS: Concrete to be off white colour.  
 INSTALLATION: Supply and install 100 x 150mm reinforced flush concrete kerb to locations as approved on site by the Superintendent. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through rasing / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

**MAINTENANCE / PLANT ESTABLISHMENT**

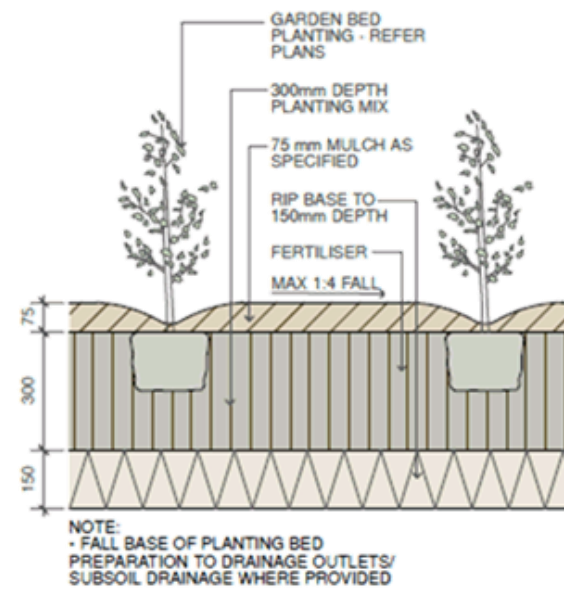
- Landscape Contractors to provide 13 weeks for maintenance / plant establishment period. Carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, top dressing, and keeping the site neat and tidy.

**NOTE:**

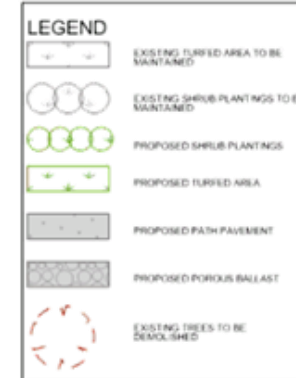
- All finished levels are to be verified by Contractor on site.
- All landscape works be in strict accordance with Council's landscape code and guidelines
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



1 75 Litre Tree Planting scale 1:50



2 Planting Bed Detail scale 1:20



**Notes:**  
 - Refer Architects drawings for pavement, walls, fence, steps, and levels  
 - Refer Engineers drawings for hydraulic information  
 - Refer L.02 for Plant Schedule, landscape details and specification

ID	SN	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT	MATURE SPEED	NATIVE IN
SR1	26	BURWOOD	BOUQUET GUM	3000mm	3-5m	0.9-1.2m	

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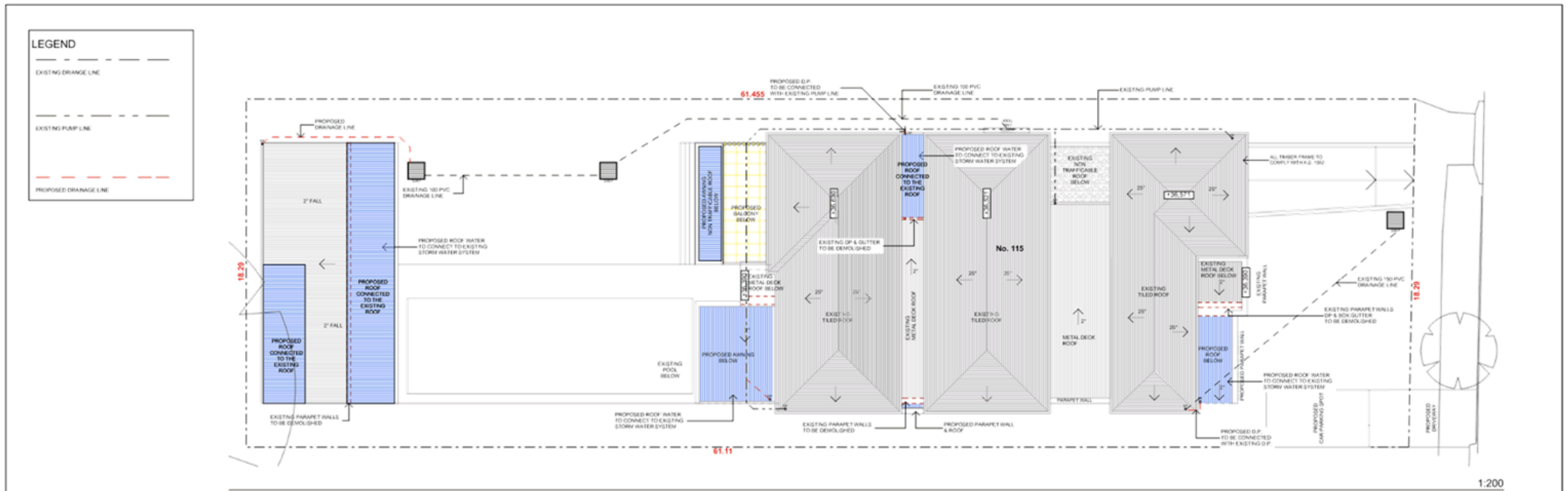
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AMENDMENTS	115 HOMEBUSH ROAD STRATHFIELD NSW 2135	FOR APPROVAL	DA014	B	19295
AMENDMENTS	PROJECT TYPE ALTERATION & ADDITION	STAGE DA SUBMISSION	DRAWN BY RZ	CHECKED BY RZ	SCALE 1:100@ A3
	CLIENT				PRINT DATE 8/08/2019

**DRAWING TITLE**  
 LANDSCAPE PLAN

**DRAWING TITLE**  
 LANDSCAPE PLAN

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**SOIL & WATER MANAGEMENT NOTES :**

- All existing trees to be retained unless shown otherwise on approved Architect's or landscape drawing.
- Retain all existing grass cover wherever possible.
- Install silt fence, as shown on plan, prior to any on-site earthworks commencing.
- Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding re-graded.
- All silt fences & barriers are to be maintained in good construction and desilted during the construction period.
- Any silt laden stormwater or seepage which accumulates in the basement excavation is to be pumped out using a Meefer filtration vessel or equivalent with suitable disposable filters to achieve a level of non-filterable residues less than 50ppm.

**NOTE:**  
WHEELS OF VEHICLES LEAVING THE SITE TO BE WASHED DOWN TO PREVENT SEDIMENT LEAVING SITE.

**NOTE:**  
\* ADJUST SERVICES IN FOOTWAY AS REQUIRED AT NO COST TO COUNCIL.  
\* REGRADE AND RESTORE FOOTWAY AREA AS REQUIRED AT COMPLETION OF WORKS TO COUNCIL ISSUED LEVELS AND SATISFACTION.

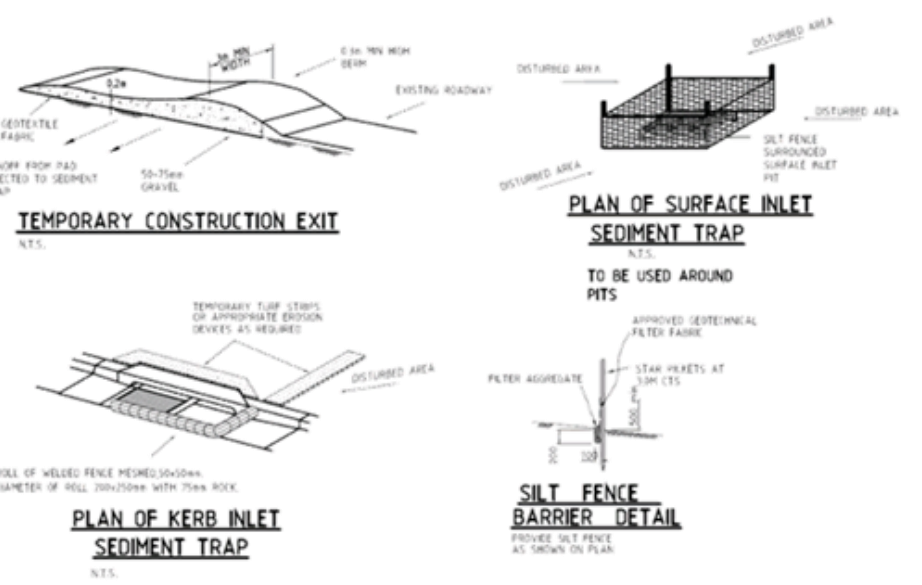
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:-  
ARCHITECTURAL PLANS by IBRAHIM ZOABI TAMADROS  
CONTOUR AND DETAIL SURVEY by SYDNEY REGISTERED SURVEYORS

**CAUTION NOTE:**  
SERVICES WERE NOT INVESTIGATED AS PART OF THIS DESIGN. THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO COMMENCEMENT OF ANY WORKS.

TREES HAVE BEEN OMITTED FOR CLARITY. REFER SURVEY FOR EXISTING AND ARCHITECTURAL PLANS FOR TREES TO BE REMOVED AND RETAINED.

**WARNING - SERVICES**  
www.dialbeforeyoudig.com.au  
**DIAL1100 BEFORE YOU DIG**  
NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.  
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

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**(AMENDED PLANS)**  
**DA2019/082**  
**12 August 2019**



- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH COUNCIL SPECIFICATIONS.
  - ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE RELEVANT SAS CODES.
  - CONTRACTOR SHALL VERIFY THE WALLS OF THE BP PRIOR TO COMMENCEMENT OF WORK.
  - MAKE SMOOTH JOINTS WITH ALL EXISTING WORKS.
  - ALL STORMWATER PIPES AND PITS SHALL BE INSTALLED IN ACCORDANCE WITH AS 3500 NATIONAL PLUMBING AND DRAINAGE - STORMWATER DRAINAGE NOTWITHSTANDING COUNCIL REQUIREMENTS.
  - ALL STORMWATER PIPES UNDER TRAFFICABLE AREAS SHALL BE SLOTTED GRADE - PVC.
  - MINIMUM 100mm PIPE COVER TO NATURAL SURFACE OR UNDERSIDE PAVEMENT.
  - ALL STORMWATER PIPES FROM OPK SHALL BE #100 PVC LAYED AT 1% MINIMUM U.N.B.
  - ALL STORMWATER PIPES FROM PITS SHALL BE #100 PVC LAYED AT 1% MINIMUM U.N.B.
  - ALL PITS SHALL BE PROVIDED WITH 100mm DEEP HOLES IN THE UPSTREAM WALL AND BE STRAIGHTENED WITH MASS CONCRETE REINFORCING AND HAVE INTERNAL DIMENSIONS COMPLYING WITH THE FOLLOWING TABLE:-  
DEPTH - 400mm - 450mm SQUARE  
100 - DEPTH - 1000mm - 1000mm SQUARE  
1000 - DEPTH - 1200mm - 1000mm WITH STEPS 1000mm @ 100mm C/P  
1200 - DEPTH - 1500mm SQUARE WITH STEPS 1000mm @ 100mm C/P
  - ALL PITS SHALL BE PRE-CAST OR CAST IN-SITU CONCRETE OR APPROVED EQUAL.
  - GRATES AND COVERS SHALL MATCH THE CLASS SPECIFIED AND SHALL COMPLY WITH AS/NZS 4469. ALL GRATES AND COVERS SHALL BE TRAFFICABLE BY BICYCLES AND WHEEL CHAIRS. CLASS IS SPECIFIED BEHIND LOADING AS FOLLOWS:-  
A-LET-EXTRA LIGHT B-LET-LIGHT C-MT-MEDIUM D-MT-MEDIUM E-EXTRA HEAVY F-EXTRA HEAVY EXTRA HEAVY
  - DRAINAGE CALCULATIONS AND CAPACITIES HAVE BEEN ASSESSED AS FOLLOWS:-  
(A) 10 TO 400mm FOR PITS, INLET AND PIPES  
(B) 20 TO 400mm FOR GUTTERS  
(C) 100 TO 400mm FOR GUTTERS - U.N.B.
  - ON SITE DETENTION AND PERMISSIBLE SITE DISCHARGE HAVE BEEN CALCULATED IN ACCORDANCE WITH COUNCIL'S STORMWATER CODE.
  - ALL LEVELS SHOWN ARE TO FINISHED PAVEMENT, ADD 15mm TO GET IN LEVELS U.N.B.
  - VEHICLE CROSSINGS SHALL BE INSTALLED TO COUNCIL SPECIFICATIONS AND LEVELS.
  - ALL EXISTING SERVICES IN ROAD RESERVE SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND RELOCATED AS REQUIRED BY THE DEVELOPER'S ENGINEER.
  - ALL CONTROL MEASURES USED SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT PUBLICATION DATED 1993, TITLED 'URBAN EROSION AND SEDIMENT CONTROL'.
  - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SET IN PLACE PRIOR TO ANY WORKS COMMENCING.
  - ALL CONTROL MEASURES SHALL ALSO BE INSTALLED TO THE SATISFACTION AND DIRECTION OF THE COUNCIL'S ENGINEER.
  - THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 50% OF THEIR CAPACITY IS LOST. NO SILT SHALL BE PLACED OUTSIDE THE LIMIT OF WORKS.
  - ALL DISTURBED AREAS SHALL BE STABILISED BY MEANS OF LANDSCAPING, TURF OR RE-VEGETATION SHALL AS SOON AS POSSIBLE.
  - THIS DRAWING OUTLINES THE MINIMUM MEASURES TO BE TAKEN TO PREVENT EROSION AND TO ARREST THE TRANSPORT OF SEDIMENT. ADDITIONAL MEASURES MAY BE REQUIRED TO SUIT STAGING OF WORKS OR AS DIRECTED BY THE SUPERINTENDENT OR COUNCIL ENGINEER.

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**zta group**  
architecture | urban design | interior design

CONSULTANTS	NOTE	ISSUE	DATE	PURPOSE OF ISSUE
	EXISTING	A	24/7/19	AMENDMENTS
	PROPOSED WALLS & COLUMNS	B	8/8/19	AMENDMENTS
	PROPOSED ROOFS			
	OTHER PROPOSED STRUCTURES			

PROJECT ADDRESS	PROJECT TYPE	CLIENT
115 HOMEBUSH ROAD STRATHFIELD NSW 2135	ALTERATION & ADDITION	

**STATUS FOR APPROVAL**  
STAGE DA SUBMISSION

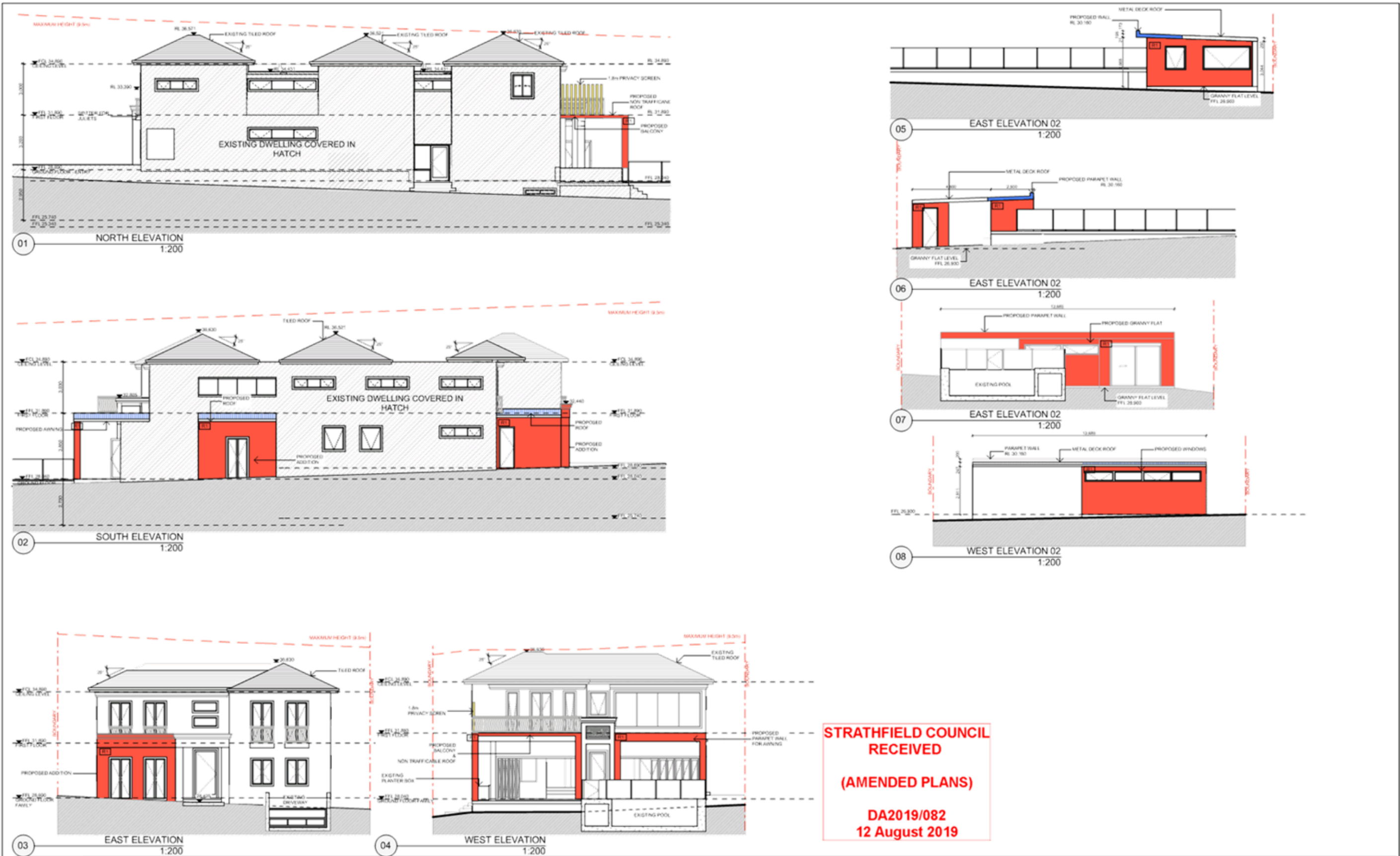
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DRAWN BY: RZ  
CHECKED BY: UNO

SCALE: 1:100@ A3  
PRINT DATE: 8/08/2019

**JOB NO. 19295**





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CONSULTANTS

NOTE

- EXISTING
- PROPOSED WALLS & COLUMNS
- PROPOSED ROOFS
- OTHER PROPOSED STRUCTURES

ISSUE DATE

- A 24/7/19
- B 8/8/19

PURPOSE OF ISSUE

- AMENDMENTS
- AMENDMENTS

PROJECT ADDRESS

115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135

PROJECT TYPE  
ALTERATION & ADDITION

CLIENT

STATUS

FOR APPROVAL  
STAGE  
DA SUBMISSION



DRAWING NO.

**DA016**

DRAWN BY: BY CHECKED BY: RZ

DRAWING TITLE  
NEIGHBOUR NOTIFICATION  
PLAN 01

ISSUE

**B**

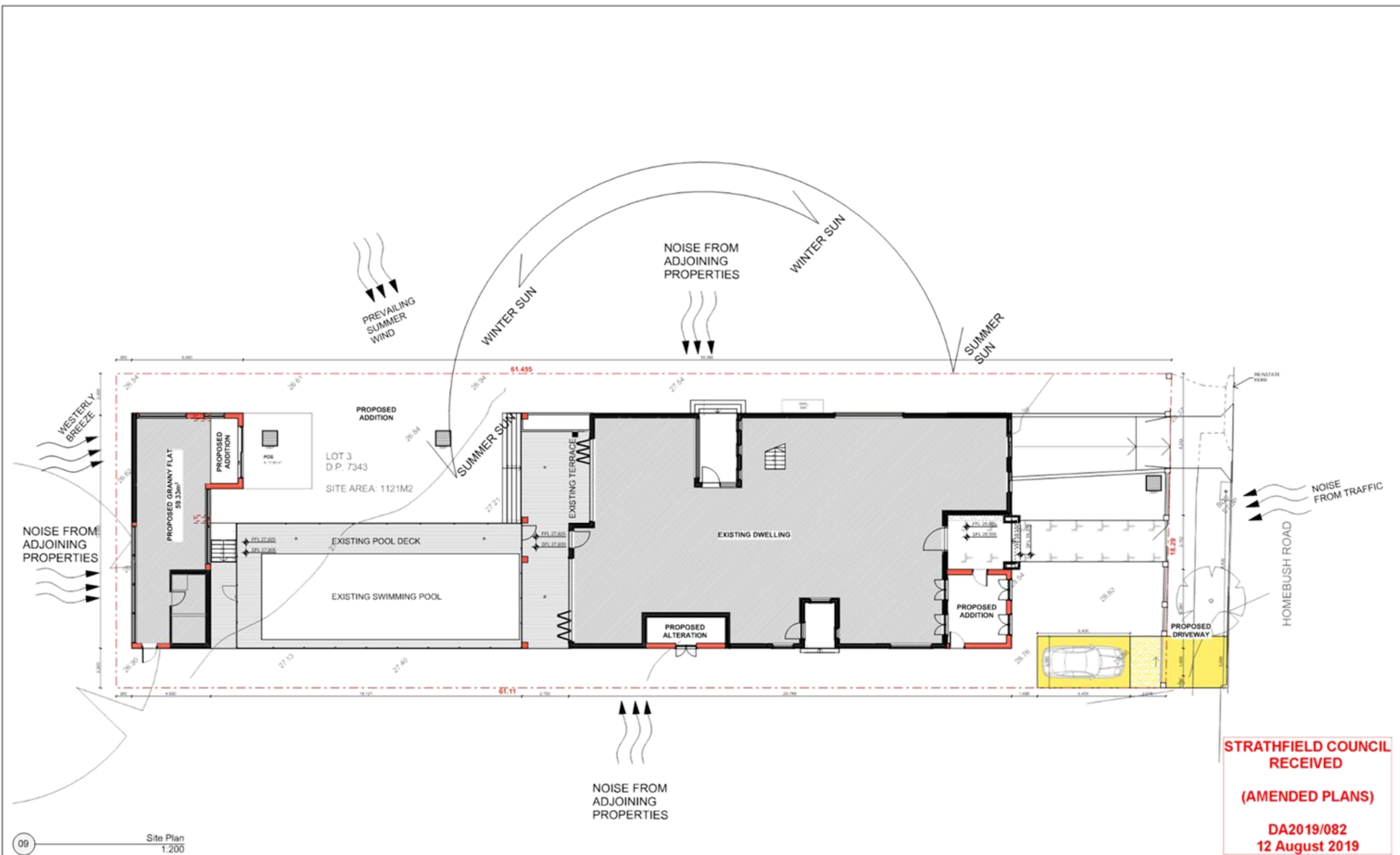
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PRINT DATE: 8/08/2019

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**12 August 2019**

09 Site Plan 1:200

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CONSULTANTS

NOTE

EXISTING	
PROPOSED WALLS & COLUMNS	
PROPOSED ROOFS	
OTHER PROPOSED STRUCTURES	

ISSUE	DATE
A	24/7/19
B	8/8/19

PURPOSE OF ISSUE
AMENDMENTS
AMENDMENTS

PROJECT ADDRESS  
**115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135**

PROJECT TYPE  
**ALTERATION & ADDITION**

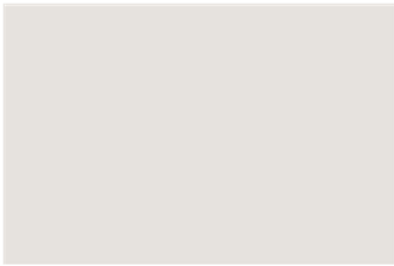
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STATUS  
**FOR APPROVAL**  
STAGE  
**DA SUBMISSION**

DRAWING NO. <b>DA017</b>	ISSUE <b>B</b>	JOB NO. <b>19295</b>
DRAWN BY <b>RZ</b>	CHECKED BY <b>RZ</b>	SCALE <b>1:100@ A3</b>
DRAWING TITLE <b>NEIGHBOUR NOTIFICATION PLAN 02</b>		PRINT DATE <b>8/08/2019</b>







R1 - DULUX GREY PEBBLE QUARTER

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12 August 2019**



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PROJECT ADDRESS

**115 HOMEBUSH ROAD  
STRATHFIELD NSW 2135**

PROJECT TYPE  
**ALTERATION & ADDITION**

CLIENT

-

STATUS

**FOR APPROVAL**

STAGE  
**DA SUBMISSION**

DRAWING NO.

**DA018**

DRAWN BY  
**BY**

CHECKED BY  
**RZ**

SCALE  
**NTS**

PRINT DATE  
**8/08/2019**

ISSUE

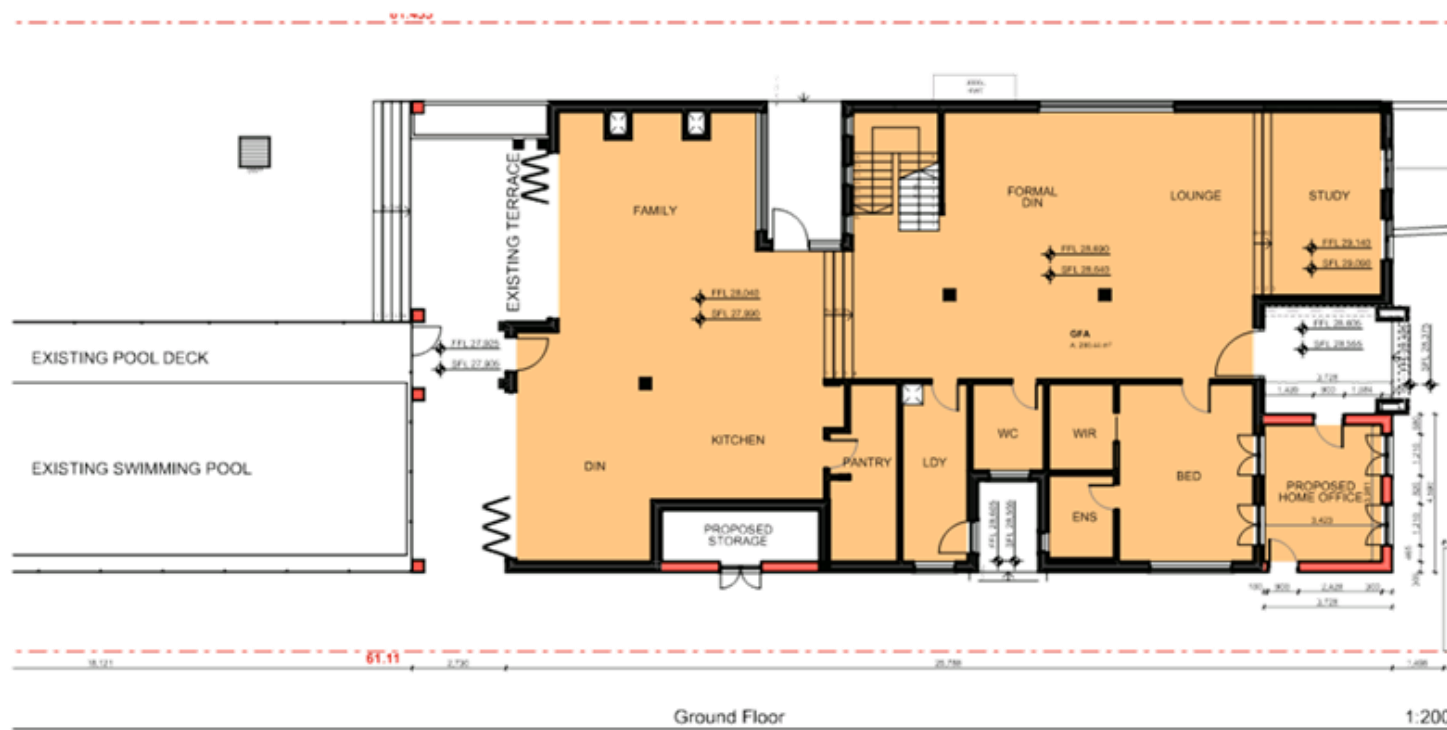
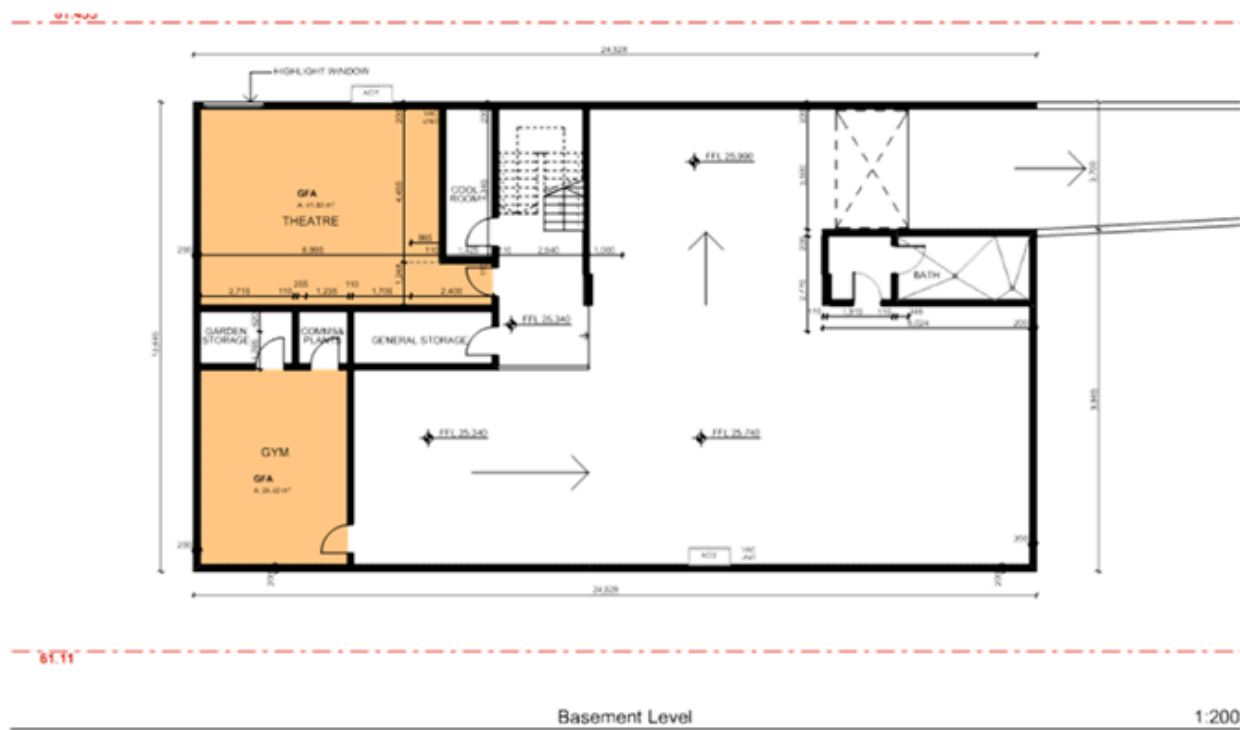
**B**

JOB NO.

**19295**

DRAWING TITLE  
**FINISHES & COLOR SCHEDULES**





NOTE:  
- AREAS INCLUDED IN GFA COLORED IN ORANGE



**STRATHFIELD COUNCIL RECEIVED**  
**(AMENDED PLANS)**  
**DA2019/082**  
**12 August 2019**

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CONSULTANTS	NOTE	ISSUE	DATE
	EXISTING	A	24/7/19
	PROPOSED WALLS & COLUMNS	B	8/8/19
	PROPOSED ROOFS		
	OTHER PROPOSED STRUCTURES		

PURPOSE OF ISSUE	PROJECT ADDRESS	STATUS
AMENDMENTS	115 HOMEBUSH ROAD STRATHFIELD NSW 2135	FOR APPROVAL
AMENDMENTS	PROJECT TYPE ALTERATION & ADDITION	STAGE DA SUBMISSION
	CLIENT	

DRAWING NO.	ISSUE	JOB NO.
DA019	B	19295
DRAWN BY BY	CHECKED BY RZ	SCALE 1:100@ A3
DRAWING TITLE FSR DIAGRAM	PRINT DATE 8/08/2019	



**TO:** Strathfield Local Planning Panel Meeting - 3 October 2019  
**REPORT:** SLPP – Report No. 4  
**SUBJECT:** DA2019/089 - 7-15 WATER STREET, STRATHFIELD SOUTH  
LOT 1 DP 603465  
**DA NO.** DA2019/089

## SUMMARY

**Proposal:** Change of use of the existing premises to a garden centre and landscape material supplies.

**Applicant:** Pot It Pty Ltd

**Owner:** Westport Pty Ltd

**Date of lodgement:** 6 June 2019

**Notification period:** 17 June 2019 to 1 July 2019

**Submissions received:** 18 submissions received and one petition with 18 signatures.

**Assessment officer:** ND

**Estimated cost of works:** \$50,000

**Zoning:** IN1 General Industrial - SLEP 2012

**Heritage:** No

**Flood affected:** Yes

**Is a Clause 4.6 variation proposed?** No

**Reason for referral to SLPP** > Ten (10) submissions.

**RECOMMENDATION OF OFFICER:** **APPROVAL**

## EXECUTIVE SUMMARY

The application seeks Council consent for the use of the premises as a garden centre and landscape material supplies.

The plans and documentation were notified in accordance with Part L of the Strathfield Consolidated Development Control (SCDCP) 2005 from 17 June 2019 to 1 July 2019. During the notification period, 18 submissions and one petition with 18 signatures were received. The submissions and petition raised concerns regarding the dust and noise impacts generated by the operations of the business particularly rock-breaking and truck movements. In response to the concerns relating to the noise and dust emitted from rock-breaking activities, the applicant subsequently deleted the rock-breaking component of the application.

To ensure adequate residential amenity is maintained in the surrounding area, conditions of consent are recommended which require the installation of an acoustic barrier along the northern side property boundary which adjoins the residential properties, restricting operational hours so that operations do not commence before 8am, and limiting the number of truck movements to 20 per day.

As the proposed sandstone activities, including unloading, tipping, repackaging and placing onto pallets, are located outside with minimal noise attenuation measures, this component of the

**DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)**

proposal is not supported. The applicant has confirmed that this part of the proposal is deleted and will not form part of the future uses of the site.

Whilst the application proposes the installation of a water mister system to suppress dust generated from the brick cleaning process, insufficient information has been submitted in regards to the equipment specifications. Accordingly, a Dust Suppression Management Plan is required by condition.

The development application is recommended for approval, subject to the deletion of the rock - breaking and sandstone activities, and the recommended conditions of consent.

**BACKGROUND**

- 18 April 2019** A Development Control Order pursuant to Section 9.34 and Schedule 5 of the Environmental Planning and Assessment Act 1979 was issued. The Order was issued as development approval had not been given for the activities undertaken at the site.
- 10 May 2019** Notice of Revocation Of An Order stating that the Development Control Order given on 18 April 2019 is revoked.
- 6 June 2019** Development application (DA2019/089) was lodged.
- 13 June 2019** Development Control Order pursuant to Section 9.34 and Schedule 5 of the Environmental Planning and Assessment Act 1979. The Order was issued as development approval had not been given for the activities undertaken at the site.
- 17 June 2019 to 1 July 2019** The application was publicly notified in accordance with Council's SCDCP 2005,
- 2 July 2019** The Applicant confirmed that rock-breaking (brick and sandstone) would not form part of the future uses on the site.
- 3 July 2019** A letter requesting additional information was sent to the applicant requesting the following:
- Clarification of the proposed development;
  - Additional information included in the architectural plans including the north point of the land, existing trees on site, proposed internal layout of building, building elevation;
  - Plan of management;
  - Further details regarding waste collection;
  - In regards to the submitted acoustic report a summary of removed weather affected data, re-classification of the residential properties, details of the activities included in the acoustic report, specifications of the recommended acoustic barrier;
  - Specifications of dust suppression and irrigation system; and
  - Additional information regarding the parking arrangement for trucks and number of truck movements.
- 25 July 2019** The applicant submitted amended plans and documents including:
- Plan of Management;
  - Amended architectural plans;
  - Amended Waste Management Plan; and
  - Responses to issues raised in relation to the acoustic report.

DA2019/089 - 7-15 Water Street, Strathfield South  
 Lot 1 DP 603465 (Cont'd)

**1 August 2019** A site meeting was held with Council Officers and the Applicant to discuss the outstanding matters of the application including the following:

- Clarification of the number of truck movements;
- Discussion of an acoustic barrier along the northern property boundary;
- Specifications of proposed dust suppression measures;

**27 August 2019** The applicant submitted amended plans and documents including:

- Amended Acoustic Report
- Plan of Management
- Architectural plans

## DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the western side of Water Street and is legally described as Lot 1 in DP 603465. The site comprises a rectangular allotment that is predominantly flat with a slight fall towards the southern side, a 53.47m wide frontage to Water Road and contains four (4) buildings. Although the site has a 6,806m<sup>2</sup> site area, the proposal relates specifically to the rear portion of the site which is 4,051m<sup>2</sup> (Figure 1).

The surrounding area is characterised by industrial uses to the west and south, residential dwellings to the north and east. The residential dwellings immediately north of the site are low density one (1) and two (2) storey dwellings. Directly opposite the site is a three (3) storey residential flat building and Ford Park.



**Figure 1:** Locality plan. The site is outlined in yellow and the portion of the site relating to the proposal outlined in red.

## 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

**DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)**

The application seeks Council consent for the use of the premises as a garden centre and landscape materials supplies.

The specific elements of the proposal are:

- Utilisation of the existing warehouse for the unloading, sorting, cleaning, re-packing and storage of bricks (403m<sup>2</sup>);
- Utilisation of the existing amenities building for staff purposes;
- Utilisation of the north-western corner of the site as a garden nursery (490m<sup>2</sup>);
- Utilisation of the south-western corner of the site for the unloading, sorting, re-packing and storage of sandstone (490m<sup>2</sup>);
- Utilisation of 'retail office' building (20m<sup>2</sup>);

Proposed works:

- Re-sealing of existing driveway;
- Repair and re-seal existing hard paved areas within the site;
- Line marking associated with on-site car parking;
- 1m wide deep soil landscaping strip with evergreen plants along northern boundary;
- Construction of a 2.5m high acoustic wall north of the 'landscape material storage';
- Business identification signage;

On-site Activities:

- The retail sale of plants, pots, paving and feature blocks;
- Pruning and placement of reclaimed plants into pots and watering of plants;
- Sorting and placement of bricks and sandstone onto pallets for distribution and sale;
- Cleaning of bricks;
- Unloading of bricks and sandstone for cleaning and packaging and
- Rock-breaking.

Operations:

- Monday to Friday: 7:30am – 3:30pm
- Saturday: 7:30am – 2pm
- Sunday: Retail operations only 7:30am – 2pm
- Public holidays: Closed

Staff:

- Maximum of 12 staff on the site at any one time.

Deliveries:

- No trucks will be permanently stored on site
- Average number of truck movements will be 20 per day

It is noted that during the assessment period the applicant confirmed that the rock-breaking and sandstone activities (unloading, tipping, repackaging and placing onto pallets) no longer formed part of the proposal.



DA2019/089 - 7-15 Water Street, Strathfield South  
 Lot 1 DP 603465 (Cont'd)

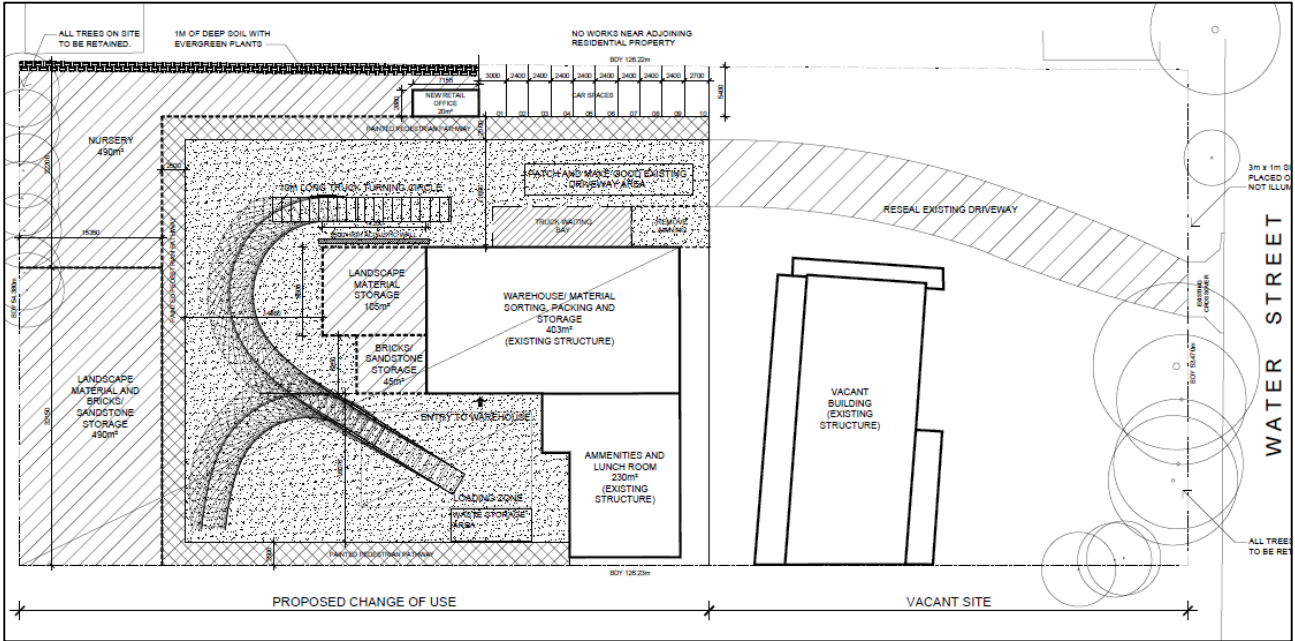


Figure 2: Proposed site plan



Figure 3: Western facing view within the site.

**REFERRALS**

**INTERNAL REFERRALS**

**Engineering Comments**

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

*“In accordance with Cooks River and Coxs Creek flood study the subject site is affected by both overland flow and mainstream flooding of the 1 in 100yr ARI storm event and as the site is commercial in nature it’s up to applicant to decide the level of risk to the business they willing to take and whether to have a freeboard or not for office floor level within a minimum level not below the flood level.”*

DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)

### Waste Comments

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:

*"Urban Services is in support of the development application subject to the following:*

- Vehicles must enter and exit the site in forward direction.*
- Trucks greater than 10m in length are not to be permitted to enter the premises.*
- Special Condition – Pedestrian pathway in front of the parking area must not be painted to avoid confusion relating to the priority between vehicles and pedestrians.*
- Standard Condition – Compliance with AS/NZS 2890.1:2004"*

### Environmental Health Comments

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

#### *"Statement of Environmental Effects/ Plan of Management*

*The premise was previously used as a bus and truck depot with ancillary offices and vehicle repair station. The applicant now seeks the approval for the use of a garden center and landscape materials operations. A main environmental concern is that the business will be cleaning, breaking and recycling bricks. The bricks will be sold as recycled aggregate. Residents are concerned that the processing of bricks will cause noise and dust pollution to their properties.*

*The business had commenced brick recycling, and a development control order was issued on the premises to cease this activity. Therefore, this DA has been submitted to legitimise the business.*

*The operational hours of the business are 7.30am-3.30pm Monday – Friday and 7.30am-2pm Saturday and Sunday. The business will be closed on public holidays.*

*The business plans to reseal the existing driveway, which has been a concern for residents with dust pollution. The site may need to install a sprinkler system to control dust pollution on the entry and exit to the site.*

*The loading and unloading of bricks will be conducted inside the existing primary building structure – the entry and exit to this building is on the southern side which aims to reduce impacts to the residential properties to the north and east of the premises and primary shed. However, during observations in site inspections – the warehouse is not acoustically engineered, and had several gaps in the wall and ceiling panels.*

*On the external northern side of the warehouse, there are several pallets of bricks stacked and arranged to the top of the roller door. During the site inspections, the applicant gave the impression that these pallets of bricks are placed there for noise attenuation from processes inside the warehouse. Using the bricks on pallets is not acceptable method to attenuate noise from operations within the warehouse. In addition, you cannot rely on these pallets constantly being located in this area.*

*There is an average of 20 truck movements per day, which has increased from 5 truck movements in the original proposal. The largest truck will be an 8 wheeler. I cannot support the proposal with 20 truck movements per day, especially when there is not an acoustic barrier on the boundary fence of the William Street residential properties. I believe that most of the generated from the site will be from truck movements. The proposal has not described how the noise will be attenuated from truck movements.*

*The proposal states that it will conduct brick cleaning inside the existing warehouse. The plan of management provides details of mist sprayers to control dust during brick cleaning. However, there are no details of a ventilation system to capture excess dust. I cannot imagine workers constantly under a misting system whilst cleaning bricks. A ventilation system in partnership with a mist system would be more efficient.*

DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)

#### Acoustic Report

The report recommended no treatment required as it was noted that the noise generated from brick cleaning is not. Upon inspection by a council officer on site, noise generated from the brick cleaning within the shed is clearly audible on site. The report did not account for noise generated from multiple trucks potentially sit idling on site which could generate accumulative noise that will further impact the residential properties along William Street. Noise barrier along the northern boundary is recommended to provide additional shielding from noise generated from trucks.

Irrespective of the noise level generated from the neighbouring industrial site, the noise generated from the proposed works must be mitigated to address the noise impact onto the residential property."

#### Recommendation

Environmental Services has read the above application and supporting documents, and cannot support the development due to the following reasons:

1. 20 truck movements per day is not acceptable - Environmental Services believes that most the noise generated by the site is from truck movements,
2. There is no acoustic barrier located on the boundary fence of William Street residents.
3. The acoustic report does not account for noise generated from multiple trucks potentially sit idling on site which could generate accumulative noise that will further impact the residential properties along William Street,
4. There is no proposed mechanical ventilation system for the warehouse to remove excess dust in the warehouse from brick cleaning."

### **SECTION 4.15 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 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

#### **4.15(1)(a) the provisions of:**

##### **(i) any environmental planning instrument**

#### **State Environmental Planning Policy No 55 – Remediation of Land**

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration.

The site was previously used as a quarry and subsequently backfilled. Since the backfilling and capping of the former quarry the site has been used for commercial and industrial uses. As the proposed use involves only minimal ground disturbance to repair and re-seal the existing hard paved areas and driveway, no further contamination investigation is required for the proposal. The objectives outlined within SEPP 55 are considered to be satisfied.

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation).

The intent of this SEPP is consistent with the objectives of the repealed Standard where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The site contains multiple mature trees along the front and rear property boundaries. The proposal does not seek to removal any of the trees nor propose any structures within close proximity.

DA2019/089 - 7-15 Water Street, Strathfield South  
 Lot 1 DP 603465 (Cont'd)

Accordingly, a standard condition of consent to ensure the protection of all on-site trees has been recommended.

In summary, the proposal is considered to accord with the objectives of this SEPP.

**STATE ENVIRONMENTAL PLANNING POLICY (SEPP) NO. 64 – ADVERTISING AND SIGNAGE**

Clause 13 of SEPP 64 requires Council to consider the aims and objectives of SEPP 64 as well as the assessment criteria outlined in Schedule 1, in the assessment of the proposed more comprehensive advertising. An assessment of the proposed development against the requirements of SEPP 64 is found below:

*Part 1, Clause 3:*

*(1) This Policy aims:*

*(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, and*

**Comments:** In addition to the proposed use of the site as a garden centre and landscape material supplies, a business identification sign proposing on the front property boundary fence facing Water Street. The sign clearly identifies the name of the business and the business type through images. The size of the sign is not dissimilar to nearby business identification signs along Water Street.

Section	Assessment Criteria	Required	Proposed	Compliance
1	Character of the Area	Compatible with the existing and future likely character of the area.	The design of the sign is simplistic and colourful and will provide clear identification for the business. The front fence location of the sign is compatible with the streetscape.	Yes
		Consistent with a particular theme for outdoor advertisement.	The appearance of the sign is consistent with business identification signs in the locality.	Yes
2	Special Areas	Does the proposal detract from the amenity or visual quality of: a) heritage areas; b) natural or other conservation areas; or c) residential areas?	The sign is not in the vicinity of heritage items or heritage conservation areas.  As the sign is not proposed to be illuminated, it is not anticipated to reduce residential amenity.	Yes
3	Views and Vistas	Does the proposal: a) Obscure or compromise important view? b) Dominate the skyline and reduce the quality of vistas?	The sign is proposed to be located on the front property boundary fence and is not expected to compromise any views.	Yes

DA2019/089 - 7-15 Water Street, Strathfield South  
 Lot 1 DP 603465 (Cont'd)

Section	Assessment Criteria	Required	Proposed	Compliance
4	Streetscape, Setting or Landscape	Is the scale, proportion and form appropriate?	The 3m <sup>2</sup> size of the sign is appropriate for the proposed use to identify the premises. The size of the sign is smaller in scale than the existing buildings, reinforcing the subservient purpose of the sign in the context of the premises.	Yes
		Does the proposal:	The design is a simplistic composition of words, images and three (3) colours (green, blue and white) which creates visual interest. It is considered that the signs will not detract from the existing streetscape amenity.	Yes.
		a) Contribute to visual interest?		
		b) Reduce clutter by rationalising and simplifying existing signage?	The proposed sign is the only sign on the front property boundary.	Yes.
		c) Screen unsightliness?	The signs will not screen unsightliness.	
		d) Protrude above buildings, structures or tree canopies?	The sign is located on the front property fence and will not protrude above the existing building structures.	Yes.
		e) Require ongoing vegetation management?	No vegetation management will be required.	Yes.
5	Site and building	Is the proposal compatible with the scale, proportion and other characteristics of the site?  Does the proposal respect important features of the site or building or both?  Does the proposal show innovation and imagination in its relationship to the site or building or both?	The proposed colours (green, white and blue) and the 3m <sup>2</sup> area of the sign is appropriate for the close proximity of its location to Water Street. The green colour reinforces the garden nursery component of the premises.	Yes.
6	Associated Devices and Logos	Have any safety devices, platforms, lighting devices or logos been designed as part of the structure?	The signage is proposed to be attached to the front boundary fence with no illuminated proposed.	Yes.
7	Illumination	Would illumination:	No illumination of the signage is proposed.	N/A

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Section	Assessment Criteria	Required	Proposed	Compliance
		a) Result in unacceptable glare? b) Affect safety for pedestrians, vehicles or aircraft? c) Detract from nearby residence or accommodation?		
8	Safety	Would the proposal: a) Reduce safety for any public road? b) Reduce safety for pedestrians or cyclists? c) Reduce safety, for children by obscuring sight lines from public areas?	The sign is appropriately setback 4m from the road to achieve road sight distances and covers a small portion of the 53.47m street frontage. As such it is not anticipated that the sign will impact on road safety.  The sign is unlikely to reduce safety for pedestrians and or cyclist as the sign is located on the front property fence.  The signs are unlikely to reduce safety for children and not obscure sight lines from public areas.	Yes.  Yes.  Yes.

### STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

Cl. 1.2(2)	Aims	Complies
(a)	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	N/A
(f)	To identify and protect environmental and cultural heritage	Yes
(g)	To promote opportunities for social, cultural and community activities	N/A
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	Yes

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**Comments:** The proposal is consistent with the general aims of the SLEP 2012, in that it proposes a compatible industrial use in an industrial zoned land providing employment opportunities for the community. Due to the nature of the proposed use, conditions of consent have been recommended to protect the residential amenity of the adjoining residential land.

### Permissibility

The subject site is Zoned IN1 General Industrial under Strathfield Local Environmental Plan (SLEP) 2012. 'Garden centres' and 'landscaping material supplies' are permissible uses within the IN1 General Industrial zone with consent, and defined under SLEP 2012 as follows:

*"garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a restaurant or cafe and the sale of any of the following:*

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

*landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like."*

The proposed development for the purpose of a garden centre and landscaping material supplies is consistent with the SLEP 2012 definition above.

### 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 land, and provide large sites for integrated and large floorplate activities.	Yes

**Comments:** The proposal is consistent with the objectives of the IN1 General Industrial zone as it will provide an industrial use which is compatible with the existing surrounding industrial sites, encourages employment opportunities and minimises amenity impacts to neighbouring residential uses by deleting more noisy activities from the proposal and through recommended conditions of consent.

### 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
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<b>4.3</b>	<i>Height of building</i>	12m	unchanged	<b>Yes</b>
<b>Objectives</b>				<b>Complies</b>
<b>(a)</b>	<i>To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area</i>			<b>Yes</b>
<b>(b)</b>	<i>To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area</i>			<b>N/A</b>
<b>(c)</b>	<i>To achieve a diversity of small and large development options.</i>			<b>Yes</b>

**Comments:** The proposal does not seek to construct any new buildings, only to formalise the use of the existing premises. Nevertheless, the existing building on the site complies with the maximum building height development standard.

### Floor space ratio

<b>Cl.</b>	<b>Standard</b>	<b>Controls</b>	<b>Proposed</b>	<b>Complies</b>
<b>4.4</b>	<i>Floor space ratio</i>	1:1 (6,806m <sup>2</sup> )	0.17:1 (1,188m <sup>2</sup> )	<b>Yes</b>
<b>Objectives</b>				<b>Complies</b>
<b>(a)</b>	<i>To ensure that dwellings are in keeping with the built form character of the local area</i>			<b>N/A</b>
<b>(b)</b>	<i>To provide consistency in the bulk and scale of new dwellings in residential areas</i>			<b>N/A</b>
<b>(c)</b>	<i>To minimise the impact of new development on the amenity of adjoining properties</i>			<b>Yes</b>
<b>(d)</b>	<i>To minimise the impact of development on heritage conservation areas and heritage items</i>			<b>N/A</b>
<b>(e)</b>	<i>In relation to Strathfield Town Centre:</i>			<b>N/A</b>
	<i>i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and</i>			
	<i>ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development</i>			
<b>(f)</b>	<i>In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor</i>			<b>N/A</b>

**Comments:** The proposal does not seek to construct any new buildings on the site, only to formalise the use of the existing premises. Nevertheless, the existing buildings on the site do not exceed the floor space ratio development standard permitted for the site.

### Part 5: Miscellaneous Provisions

There are no provisions within Part 5 which are relevant to the subject application.

### 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 4 and Class 5 acid sulfate soils. The excavation works proposed are minimum and are limited to repairing and re-sealing the existing driveway and hard surfacing. As these works are not more than 2 metres below the natural ground surface, the application was not required to be accompanied by an Acid Sulfate Management Plan and has satisfied the requirements of Clause 6.1 of the *SLEP 2012*.



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## **6.2 Earthworks**

Proposed earthworks are minimum and are confined to the re-surfacing of the existing driveway and hard surfacing works to the main vehicle path from Water Street into the site. A condition of consent is recommended to ensure the appropriate management of soils during excavation and construction phases of the development. Therefore, the proposal is considered to accord with the objectives of this Clause.

## **6.3 Flood planning**

In accordance with the Cooks River and Coxs Creek Flood Study, the subject site is identified as being affected by both overland flow and mainstream flooding in the 1 in 100 year storm event. It is noted that apart from the proposed retail office building, the buildings are already existing on site. Council's Hydraulic Engineer confirmed that as the proposal is industrial and retail in nature, the onus is on the applicant to decide the level of risk to the business that they are willing to take and whether to comply with freeboard levels.

Considering the existing condition of the site and the nature of the proposed use, the proposal is considered to be consistent with the objectives of this Clause.

## **6.4 Essential services**

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

## **6.6 Erection or display of signage**

Clause 6.6 of the SLEP 2012 requires consideration be given to the compatibility of the proposed signage with the desired amenity and visual character of the area. The proposed signage comprises business identification sign ('Pot It') measuring 3m length and 1m width on the front property fence facing Water Street and not illuminated. The size and colours of the sign are appropriate and clearly identify the location and name of the business. Therefore, the proposed signage complies with this Clause in that it is compatible with the desired amenity and visual character of the area, provides effective communication to identify the business, and is of a high quality design and finish.

### **4.15 (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.

### **4.151)(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**

An assessment of the proposal against the objectives and development controls contained within Part D of SCDCP 2005 is included below:

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### 1.2: Objectives of Part D

1.2	Objectives	Satisfactory
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, through the imposition of conditions of consent.
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, through the imposition of conditions of consent.
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:** During the assessment process the rock-breaking component of the proposal was deleted by the applicant in response to the concerns raised by the assessment officer and submissions received during the notification period. Additionally, the brick cleaning process has been re-located to the warehouse with dust suppression measures proposed to minimise impacts upon the amenity of the adjoining residential properties. All of the sandstone activities are located outside with minimal noise attenuation measures proposed and in close proximity to residential properties and as such this component of the proposal is not supported. Nevertheless, the applicant has confirmed that the sandstone works have also been deleted from the proposal in response to concerns raised by the assessment officer.

To ensure the scale of operations at the premises remain compatible with what is proposed in the application, a condition of consent has been recommended to limit the number of truck movements to 20 per day. Furthermore, conditions of consent have been recommended for the premises to comply with the NSW Environmental Protection Authority's Environmental Noise Control Manual and Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

### 2.4: Development Adjoining Residential Zones

2.4	Objectives	Satisfactory
A.	To ensure industrial development does not unreasonably impact or intrude upon any adjoining residential area(s).	Yes, through the imposition of conditions of consent.
2.4	Guidelines	Complies

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1	The proposed building is sympathetic to the height, scale, siting and character of existing adjoining and/or nearby residential development.	Yes
4	Goods, plant equipment and other materials are to be stored within the proposed industrial building or suitably screened from residential development.	No. See comments below
5	Noise associated with the premises including plant and equipment will be subject to the NSW Environmental Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.	Yes
6	Noise generated from fixed sources or motor vehicles associated with the proposed industrial development will be effectively insulated or otherwise minimised.	Yes, through the imposition of conditions of consent.
7	The operating noise level of plant and equipment shall generally not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises between the hours of 7.00am and 10.00pm.	Yes, through imposition of conditions of consent.
9	The development shall not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting and the like.	Yes, through imposition of conditions of consent

**Comments:** The subject site is located in Water Street, with the nearest residential property immediately adjoining the site to the north (Figure 4 and 5). Accordingly, a Noise Impact Assessment accompanied the application, recommending the installation of a 2.5m high acoustic wall adjacent to the warehouse on the northern side of the proposed landscape material storage area (Figure 2). However, the acoustic barrier is not appropriately located to buffer noise arising from truck and forklift movements within the site and exiting the premises. Subsequently Council's Environmental Health Officer has recommended an acoustic barrier along the entirety of the northern side property boundary that adjoins the residential properties of William Street. This recommendation is concurred with and a condition of consent has been recommended for the additional acoustic barrier to be installed.

In accordance with Clause 2.4, a condition of consent has been recommended for the noise and air pollution emissions associated with the premises to comply with Environmental Pollution Authority's Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997 (NSW).

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**Figure 4:** Extract of the SLEP 2012 land use zoning map showing the subject site and surrounding streetscape (subject site is outlined in yellow).  
 IN1 (purple) = General Industrial      R2 (light red) = Low Density Residential      R3 (red) = Medium Density Residential



**Figure 5:** Northern facing view of the garden nursery and adjoining William Street residential properties.

**2.5: Density, Bulk and Scale**

<b>2.5</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To ensure the density, bulk, scale and design of industrial development enhances the streetscape and visual quality of the Strathfield Municipality.</i>	<b>Yes</b>
<b>2.5</b>	<b>Guidelines and Requirements</b>	<b>Complies</b>
<b>.3.</b>	<i>Office and Showroom Requirements</i>	

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1	All office and showroom activities shall be ancillary to the main industrial activity approved for the site.	Yes
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**Comments:** The proposal seeks to utilise existing buildings on the site including a warehouse building for the brick component of the business and an amenities building for the staff. The size of the proposed retail office is fairly modest at 20m<sup>2</sup> and will be primarily used for sale and customer service purposes. The office component is considered to be an ancillary component of the main industrial activity on the site.

## 2.6: Setbacks

2.6	Objectives	Satisfactory
A.	To ensure setbacks for industrial buildings provide adequate space for landscaping to soften the built form and enhance the amenity of the streetscape	Yes
B.	To ensure setbacks from watercourses and bushland are adequate to provide protection to those areas and an opportunity for the restoration/establishment of native vegetation	N/A
C.	To reduce the visual and/or acoustic impacts of industrial development on surrounding non-industrial land uses	Yes
D.	To ensure frontage setbacks are consistent with surrounding industrial development	Yes

2.6	Guidelines and Requirements	Complies
1	A minimum setback of 10m from the front boundary applies.	Yes
5	Side and rear boundary setbacks for proposals adjoining non-industrial uses shall be subject to an individual merit based assessment.	Yes

**Comments:** Although the subject site is identified as one allotment, the proposal only relates to the rear portion of the site which is setback over 10m from the front property boundary. The front portion of the site is currently vacant under a separate tenancy.

The southern side and rear setbacks are considered to be appropriate as both adjoin industrial uses and are separated by substantial dividing fences.

The setback to the northern side boundary is considered acceptable subject to the recommended conditions of consent requiring an acoustic barrier to be installed for the entire length of the northern side boundary.

## 2.9: Parking, Access and Manoeuvring

2.9.1	Objectives	Satisfactory
A.	To ensure sufficient car parking spaces are provided on-site for employees and visitors;	Yes
B.	To ensure the effective design of car parking areas;	Yes
C.	To encourage the provision of parking areas that will integrate with proposed the building(s) and be suitably landscaped to reduce large expanses of hard paving	Yes

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<b>D.</b>	<i>To ensure car parking areas are accessible for persons with a disability and safe for all pedestrians to use</i>		<b>Yes</b>	
<b>2.9</b>	<b>Guidelines and Requirements</b>		<b>Complies</b>	
<b>.1.</b>	<i>Parking</i>			
	1	The design of off-street parking areas 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.	<b>Yes</b>	
	2	Provision of spaces:		
		(i)	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.	<b>N/A</b>
		(ii)	Warehouses: 1 space per 300m2 GFA	<b>N/A</b>
	3	Car parking areas located in the front setback for easy access.	<b>Yes</b>	
	4	Loading/unloading and parking areas are separated so as not to cause conflict.	<b>Yes</b>	
7	Pedestrian thoroughfares provided to separate vehicular from pedestrian traffic in large parking areas.	<b>Yes</b>		

**Comments:** The on-site car parking rates contained in the SCDCP 2005 do not adequately reflect the proposed use of the site as a garden centre and landscaping material supplies. As such, the requirements of the Road Traffic Authority Guide to Traffic Generating Developments has been utilised, and it requires plant nurseries to provide 0.5 spaces per 100m2 site area. In accordance with the RTA (now the Roads and Maritime Services) guidelines the proposal is required to provide a minimum of 20 car parking spaces, which is contrary to the 10 car parking spaces and one (1) truck waiting bay that is proposed. As the sandstone component of the proposal is not supported, there is ample room for the plant nursery area to be re-located and an additional 10 car parking spaces to be provided to the western side of the retail office.

The designated loading zone is suitably separated from the painted pedestrian pathways to minimise conflict between conflicts. Furthermore, the car parking spaces are located away from the truck maneuvering areas.

### 2.9.2: Access and Maneuvering

<b>2.9.2</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To ensure that provision is made for safe vehicular ingress and egress having regard to the nature of vehicles likely to patronise the site;</i>	<b>Yes</b>
<b>B.</b>	<i>To ensure satisfactory on-site manoeuvring for vehicles, including the loading/unloading of goods;</i>	<b>Yes</b>
<b>C.</b>	<i>To minimise potential for congestion or hazard on adjoining roads at points of ingress/egress;</i>	<b>Yes</b>
<b>D.</b>	<i>To ensure that traffic generated by industrial development does not</i>	<b>Yes</b>

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*adversely affect local or regional traffic movements*

<b>E.</b>	<i>To ensure that any traffic generated by the development will not impact unreasonably upon the amenity of any residential areas in the vicinity</i>	<b>Yes</b>
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**2.9 Guidelines and Requirements** **Complies**

<b>.3.</b>	<i>Access and Driveways</i>		
	(ii)	Demonstrates that consideration has been given to the effect of traffic generated from the site	<b>Yes</b>
<b>.4.</b>	<i>Site Design</i>		
	1	All vehicles are to enter and leave the site in a forward direction	<b>Yes</b>
	2	Driveways and manoeuvring areas are designed so that all vehicles entering and leaving the site can do so with minimum interference to traffic on adjoining roads.	<b>Yes</b>
	3	Where specific service vehicles are proposed to visit the site, the design/layout of a site provides access for loading and unloading of such vehicles.	<b>Yes</b>
	4	All servicing, including waste collection, is carried out wholly within the site with suitable collection points at convenient locations.	<b>Yes</b>

*Unloading and Loading*

<b>.5.</b>	<i>Unloading and Loading</i>	
	1	All loading and unloading shall take place within the curtilage of the site.

**Comments:** In addition to the proposed use, the application also seeks to repair and re-seal the existing driveway and hard pave areas within the site that are in a state disrepair. The proposed repair works will substantially increase vehicle safety and reduce noise and dust emissions. The submitted plans demonstrate that a 10m long truck is able to enter and exit the site in a forward direction with Council's Traffic Officer not supporting trucks longer than 10m in length from accessing the site.

To minimise the noise and traffic impacts generated by the trucks associated with the development, a condition of consent has been recommended for the maximum number of truck movements to and from the site in any one day is limited to 20 (as proposed by the applicant). As the trucks are predominantly associated with the sandstone and brick components of the proposal, and the site is not proposed to be operational on Sundays, a condition of consent has been recommended that no trucks are permitted on Sundays.

**2.10: Landscaping and Fencing**

<b>2.10</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To provide landscaping within developments that enhances the surrounding neighbourhood and streetscape aesthetics and character of the Council area;</i>	<b>Yes</b>
<b>B.</b>	<i>To provide landscaping within developments that softens and screens the visual impact of industrial structures, infrastructure, storage areas and large expanses of hard paved surfaces;</i>	<b>Yes</b>

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<b>C.</b>	<i>To provide robust and low maintenance landscaping within developments that contributes to biodiversity, sustainability, water efficiency and reduction of airborne pollutants;</i>	<b>Yes</b>
<b>D.</b>	<i>To promote landscape and outdoor amenity within developments particularly for employees in terms of views, aesthetics, microclimate and recreational outdoor areas</i>	<b>Yes</b>
<b>E.</b>	<i>To protect and maintain existing trees including street trees and trees on private land and reserves within the Council area</i>	<b>Yes</b>

<b>2.10</b>	<b>Guidelines and Requirements</b>	<b>Complies</b>
	<i>Landscaping</i>	
	Existing vegetation	
<b>.1.</b>	3 All existing street trees are retained. A minimum 2m setback provided from the base of the trunk of any street tree to any driveway including allowance for layback.	<b>Yes</b>
	4 All existing trees on site over 4m in height (or with a trunk girth greater than 500mm) are retained.	<b>Yes</b>
	Setbacks	
	8 Continuous deep soil landscape buffer zones of a minimum of 2m in width are provided adjacent to any common boundaries shared with public reserves, drainage corridors, transport corridors, residential developments and any other non industrial land uses.	<b>No, see comments below</b>

**Comments:** A cluster of mature trees are located along the front and rear property boundaries, with all trees proposed to be retained. The cluster of trees within the front setback of the site softens the appearance of the buildings from the street. As the majority of the site is already hard paved, there are restricted opportunities to introduce new deep soil landscaping. The proposal includes a 1m wide deep soil landscaping strip with evergreen plants in the north-western corner adjoining residential properties which is supported.

**2.14: Air Noise and Water Pollution**

<b>2.14</b>	<b>Objectives</b>	<b>Satisfactory</b>
<b>A.</b>	<i>To ensure industrial developments do not create a pollution problem by the discharge of an unacceptable level of air, noise and/or water emissions.</i>	<b>Yes, through imposition of conditions of consent.</b>

<b>2.14</b>	<b>Guidelines and Requirements</b>	<b>Complies</b>
	<i>General</i>	
<b>.1.</b>	1 The emission of any air impurities including offensive odours, the discharge of any waste into any waters or the emission of noise associated with any development shall not contravene the Protection of the Environment Operations Act 1997.	<b>Yes</b>
<b>.2.</b>	<i>Noise</i>	



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2	The proximity of the proposal to residential areas will influence the type of land use or machinery that will be permissible.	Yes
4	The use of the premises including plant and equipment will be subject to strict compliance with the NSW Environmental Protection Authority's Environmental Noise Control Manual and the Industrial Noise Policy 2000.	Conditions of consent recommended
<i>Water</i>		
.3.		
6	Only clean water shall be discharged to the stormwater system.	Yes

**Comments:** Noise emissions from the proposed use derive from trucks, forklift and the processes associated with the sandstone and brick activities (unloading materials from trucks, removing unwanted material such as concrete and loading onto pallets). The submitted Noise Impact Assessment recommends the installation of a 2.5m high acoustic barrier to the northern side of the 'landscape material storage' area adjacent to the warehouse. In addition to the implementation of the recommendations contained in the Noise Impact Assessment, Council's Environmental Health Officers have recommended the installation of an acoustic barrier along the northern side property boundary to attenuate the noise emitted from truck and forklifts maneuvering within the site and trucks accessing the site. This is included in the recommended conditions.

The application indicates that the existing driveway from Water Street into the subject site is to be repaired and re-sealed. The driveway and the hard paved surfaces within the site are in a current state of disrepair with the noise and dust emitted from the surface is a concern raised in multiple submissions received during the notification period. The repairing and re-sealing of the surfaces will significantly reduce noise and dust emissions. Conditions of consent have been recommended to ensure the proposed works are undertaken in accordance with Australian Standards.

All of the sandstone associated activities including, unloading from trucks and packaging onto pallets, are proposed to be conducted outside resulting in unacceptable noise and dust mitigation measures proposed. Consequently, the sandstone component of the application is not supported. Nevertheless, the applicant has confirmed during the assessment period that the sandstone component no longer forms part of the proposal.

The application has proposed the installation of a fixed water mist system and a mist spray cannon inside the warehouse to suppress airborne dust during the unloading and cleaning elements of the brick process. Furthermore, the proposal has also indicated that the outdoor areas of the site will be swept daily by staff and a construction sweeper used on a weekly basis. Whilst these mitigation measures are appropriate for the proposed nature of the site, the effectiveness of their use has not been detailed to the satisfaction of Council's Environmental Health Officers. Furthermore, a ventilation system in partnership with a mist system has been suggested by Council's Environmental Health Officers as a possible efficient combination. As such, conditions of consent have been recommended for the brick associated processes (unloading, cleaning) not to commence until Dust Suppression Management Plan has been submitted and approved to the satisfaction of Council.

#### PART H - WASTE MANAGEMENT (SCDCP 2005)

The development application was accompanied by a Waste Management Plan and was amended during the assessment process. A designated waste storage area is located behind the warehouse and collected weekly by a private contract. Conditions of consent have been recommended to ensure all waste generated on the site is disposed of in an acceptable manner. Subject to the imposition of conditions, the proposal is considered to accord with the controls of Part H.

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## PART J – ERECTION AND DISPLAY OF ADVERTISING SIGN AND STRUCTURES (SCDCP2005)

The proposed business identification sign generally accords with the aims of Section 2.4 Industrial Area in Part J of the SCDCP 2005. The proposed sign is 3m in length by 1m in width and is located on the front property boundary fence and is not illuminated (Figure 6). The sign is 3m<sup>2</sup> in area and this is considered to be adequately proportioned to the 53.47m width street frontage and will not impede on vehicle safety. The information displayed on the sign clearly states the business name, type of business through words and images and company symbol therefore meeting the definition of a business identification sign.



Figure 6: Business identification sign facing Water Street.

### 4.15 (1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

### 4.15 (1)(a)(iv) 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 to ensure compliance with any relevant regulations.

### 4.15(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

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Hours of Operation:

The proposal seeks to operate Monday to Friday 7:30am to 3:30pm, Saturday 7:30am to 2pm and on Sundays 7:30am to 2pm. The Sunday operations are only for the retail sale of plants. As the subject site shares a common boundary with low density residential properties to the north, the commencement of operations at 7:30am is not supported. In accordance with advice from Council's Environmental Health Officer, a condition of consent is recommended which restricts operations from commencing before 8am.

Noise and Dust:

As discussed throughout this report, the subject site is located in close proximity to residential properties to the north and east. During the assessment process a Noise Impact Assessment, Statement of Environmental Effects and a Plan of Management have been submitted and amended proposing multiple measures to mitigate noise and dust emissions generated from the proposed use including the deletion of rock-breaking activities, installation of an acoustic barrier, re-location of the brick cleaning process into the warehouse and the installation of a mister system. However, to ensure that the proposed activities on the site do not result in unacceptable noise and dust emissions, the sandstone component of the proposal is not supported. The applicant was advised of this and they have confirmed that the sandstone component is removed from the proposal. Conditions of consent have been recommended requiring the installation of an additional acoustic barrier along the northern side property boundary and the submission of a dust suppression and air quality management plan with specifications of all dust suppression equipment to the satisfaction of Council.

On-Site Car Parking:

As previously discussed the RTA Guide to Traffic Generating Developments was referred to for on-site car parking rates as the SCDCP 2005 does not prescribe rates for plant nurseries. Under the document the proposal is 10 spaces short of the 20 car parking space requirement. To ensure the premises provides adequate on-site car parking arrangements, a condition of consent has been recommended for an additional 10 car parking spaces to be located immediately west of the retail office.

***4.15 (1)(c) the suitability of the site for the development***

The site is considered suitable for the proposed development in that the site is zoned IN1 General Industrial and garden centres and landscape supply premises are permissible uses with consent in this zone. Through the implementation of the recommended conditions of consent including the deletion of the sandstone and brick-breaking activities, installation of an acoustic wall and dust suppression measures the development is not anticipated to result in adverse traffic, noise or air quality impacts, particularly in regards to the adjoining residential properties.

The site is not subject to any other affectations which would render the site unsuitable for the proposal.

***4.15 (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 17 June 2019 to 1 July 2019. 18 submissions and one (1) petition with 18 signatures were received. In regards to the written submissions, four (4) of these were from properties located outside of the notification area, and 12 did not provide an address. It is noted that six (6) signatures on the petition were also included in individual submissions. The received submissions and petition, raised the following concerns:

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Issues		Comments
<p><b>Dust</b></p>	<p><b>Issues raised</b></p>	<ul style="list-style-type: none"> <li>• Existing unconcreted driveway (entrance to the site) creates dust issues. This industry will further disperse a significant amount of dust from the breaking of rocks.</li> <li>• The dust will create health risks for nearby residential areas.</li> <li>• Should the operator propose to manage dust using sprinkler systems, experience proves this is inadequate at open air sites. Any operation with the potential to generate dust should be fully enclosed when the site is anywhere near residential or recreational areas in the interest of the public health.</li> </ul>
	<p><b>Responses to issues</b></p>	<ul style="list-style-type: none"> <li>• Due to the adverse dust and noise impacts anticipated with the proposed sandstone activities, this component of the proposal is not supported. Nevertheless, the applicant has confirmed that this part of the proposal is deleted.</li> <li>• In response to the concerns raised in relation to activities associated with rock breaking, the Applicant amended the proposal and deleted the component. A condition of consent has been recommended to ensure this is complied with.</li> <li>• The application proposes the repair and re-sealing of the existing driveway from Water Street into the site and hard paved areas within the site. Conditions of consent are recommended to ensure the repair of the surfaces is in accordance with Australian Standards.</li> <li>• During the assessment process the brick cleaning activities were re-located to the warehouse to minimise noise emissions.</li> </ul>
<p><b>Noise</b></p>	<p><b>Issues raised</b></p>	<ul style="list-style-type: none"> <li>• Operation of rock breaking is very noisy. The applicant has assumed noise levels of 80 dB for small trucks and 90 dB for larger trucks but has not included truck reversing beepers at 100 dB+ or the rock breaker at 110dB to 124 dB noise level.</li> <li>• The operation of forklifts will be an ongoing noise source to the 10 homes backing onto the site.</li> <li>• The DA proposes squawkers to be used on forklifts but this will not remove the issue with the 5 or so daily trucks without squawkers or beeper control visiting the site every day.</li> <li>• According to the plans the proposed nursery location is in the north-west corner. This is the exact same location that Sand Hub heavily perform daily pumping of dirt with big semi-trailer movement, hence creating additional noise and pollution.</li> <li>• Rockbreaker will generate vibration impacts.</li> <li>• The building structure is a mid-20<sup>th</sup> century corrugated iron shed. This shed is more likely to</li> </ul>

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		<p>cause the noise to amplify, reverberate and echo rather than mitigate the noise.</p> <ul style="list-style-type: none"> <li>There is no provision for forward only movement on site. The fact that trucks will be following the truck and movement path means that significant reversing and manoeuvring will occur on the site. Although this assessment proposes that onsite vehicles/equipment will be fitted with low decibel reverse alarms that cannot be assured for all vehicles not owned by Pot It. This allows for considerable high pitch reverse beeping and cause significant levels of distress as it destroys the acoustic amenity.</li> </ul>
	<b>Responses to issues</b>	<ul style="list-style-type: none"> <li>The level of noise emitted from the trucks has been identified and subsequently a condition of consent has been recommended for an additional acoustic barrier to be installed along the northern property boundary of the site. The specifications of the acoustic wall must be submitted to the satisfaction of Council.</li> <li>As stated above, the application no longer proposes rock-breaking activities. A condition of consent has been recommended for the number of truck movements to be restricted to 20 per day. Furthermore, no trucks will be permitted on the weekends.</li> </ul>
<b>Traffic</b>	<b>Issues raised</b>	<ul style="list-style-type: none"> <li>Large trucks entering and existing the site will increase traffic congestion on Water Street.</li> <li>The car parking spaces provided on site are only suitable for small vehicles. A site selling landscaping supplies including bulk supplies should be providing parking spaces for vehicle combinations such as utes and trailers.</li> <li>A 10m truck turning circle/path is not sufficient for most truck and trailer combinations.</li> </ul>
	<b>Responses to issues</b>	<ul style="list-style-type: none"> <li>The application proposes a maximum of 20 truck movements a day. The proposed maximum number of truck movements in conjunction with the proposed hours of operations is considered to be compatible with the locality.</li> <li>A condition limiting truck lengths to 10m has been recommended.</li> </ul>
<b>Pollution</b>	<b>Issues raised</b>	<ul style="list-style-type: none"> <li>The proposal would create a strong smell of exhaust fumes from the trucks.</li> </ul>
	<b>Responses to issues</b>	<ul style="list-style-type: none"> <li>The proposed maximum number of trucks per day is not anticipated to result in adverse pollution impacts.</li> </ul>
<b>Proposed hours</b>	<b>Issues raised</b>	<ul style="list-style-type: none"> <li>Should not be permitted to operate on Sundays.</li> </ul>
	<b>Responses to issues</b>	<ul style="list-style-type: none"> <li>The commencement of operations at 7:30am is not supported with conditions of consent</li> </ul>

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		<p>recommended for the premises to operate from 8am.</p> <ul style="list-style-type: none"> <li>• During the assessment process the application amended the operational hours with Sunday trading restricted to the retail operations. Conditions of consent have been recommended for Sunday operations to be confined to the garden nursery only with no trucks permitted.</li> </ul>
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During the assessment process correspondence was sent acknowledging the concerns raised in the submissions and provided opportunities to discuss their concerns with the Assessment Officer further.

**4.15 (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.

**LOCAL INFRASTRUCTURE CONTRIBUTIONS**

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

*“A consent authority may impose a condition under section 7.11 or 7.12 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under this Division).”*

**STRATHFIELD DIRECT (SECTION 7.11) AND INDIRECT (SECTION 7.12) CONTRIBUTIONS**

**PLAN**

Council has considered that Section 7.11 Contributions are not applicable to the application as the proposal does not increase the site area to be utilised for industrial activities. As such Section 7.12 Contributions would usually be applicable however, as the cost of works are less than \$100,00 no contribution fees are required to be paid.

**CONCLUSION**

The application has been assessed having regard to Section 4.15 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.

**PEER REVIEW**

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

**RECOMMENDATION**

That Development Application No. 2019/89 for the use of the existing premises to a garden centre and landscape material supplies at 7-15 Water Street, Strathfield South be **APPROVED**, subject to the following conditions:

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## **SPECIAL CONDITIONS (SC)**

### **1. USE OF PREMISES (SC)**

The premises shall comply with the below measures at all times:

- i) Business activities and all associated car parking and vehicle movements are restricted to the rear proportion of Lot 1 in DP 603465 (except for vehicle ingress and egress to/from the site);
- ii) No activities involving sandstone are permitted;
- iii) No materials are permitted to be crushed, grinded, broken into smaller pieces, or similar on the premises; and
- iv) All reverse alarms fitted to equipment on site are to be of low decibel broadband smart alarms (quacker type).

The Plan of Management and architectural plans are to be amended to reflect the above measures. A copy of the amended Plan of Management and architectural plans are to be submitted to Council for record keeping purposes prior to the issue of the Construction Certificate.

(Reason: To protect the amenity of the surrounding residential properties and to ensure that the development undertaken is in accordance with the determination of Council.)

### **2. DUST SUPPRESSION MANAGEMENT PLAN**

A Dust Suppression Management Plan is to be submitted and approved to the satisfaction of Council's Environmental Health Officers within two (2) months of the date of this development consent. The Plan is to include but not limited to the following:

- i) Details on the sources of dust within the operations; and
- ii) Details and specifications of all suppression systems (such as water mist system) including type, locations, suppressing capacity, frequency of operation and maintenance schedule.

If the dust suppression system generates waste water, the following must be included;

- iii) Treatment plan for capturing and treating waste water from dust suppression systems, including type, location, capacity and treated water quality.
- iv) Water containing any pollutants or sediment must not be discharged to stormwater. Only clean water can be discharged to Council's stormwater system
- v) If waste water is discharged to Sydney Water sewage system a trade waste agreement must be obtained prior to operation commencing.

(Reason: To control dust impacts)

### **3. NOISE EMISSIONS – ACOUSTIC REPORT & ACOUSTIC BARRIER (SC)**

All recommendations in the Noise Impact Assessment prepared by Rodney Steven Acoustics dated 22 July 2019 shall be implemented, including the below:

- i) A 2.5m high wall shall be installed at the location marked in Figure 5-1 within the Noise Impact Assessment. The construction material of the barrier must have a surface density of 10-15kg/m and be free from holes and gaps.

Additionally, a 2.5m high acoustic wall shall be installed along the northern side property boundary for the entire length where it is adjacent to the approved garden centre and

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landscape material supplies business. The construction material of the barrier must have a surface density of 10-15kg/m and be free from holes and gaps.

The Principal Certifying Authority (PCA) shall obtain a statement from an appropriately qualified acoustic consultant, certifying that the acoustic mitigation measures outlined above have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to the commencement of operations.

(Reason: Noise control and amenity.)

**4. ADDITIONAL PARKING SPACES ON SITE (SC)**

The subject site is to provide a minimum of 20 off-street car parking spaces. In addition to the ten (10) off-street car parking spaces located to the east of the new retail office (shown on the plans), a minimum of ten (10) off-street car parking spaces are to be provided adjacent to the northern side boundary to the west of the new retail office. The car parking spaces are to be designed and constructed in accordance with Australian Standards (AS) 2890.1-1993 Off-street car parking, AS2890.2-1989 – Commercial vehicles.

(Reason: To ensure sufficient car parking spaces are provided on-site for employees and visitors).

**5. TRUCKS – TYPE AND MOVEMENTS (SC)**

- i) The total number of truck movements in and out of the premises for medium and heavy duty vehicles shall be limited to no more than 20 movements per day.
- ii) No double barrel vehicles or vehicles more than 10m in length are permitted on the premises at any time;
- iii) No trucks are permitted on the site on Sundays;
- iv) Truck engines are to be switched off whilst stationary (ie. idling, waiting in line).

(Reason: To minimise noise impacts)

**6. REPAIR AND SEAL OF DRIVEWAY AND HARD PAVED AREAS (SC)**

The areas labelled as 'reseal existing driveway' and 'patch and make good existing driveway area' are to be sealed and repaired in accordance with Australian Standards AS2890.2 to reduce dust and noise nuisances prior to the commencement of operations.

(Reason: Noise control and amenity)

**GENERAL CONDITIONS (GC)**

**7. 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.2019/089:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
A1000	Site Plan	Mjh Design Pty Ltd	Rev 05	27 August 2019



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A1001	Ground Floor & Office Floor Plan	Mjh Design Pty Ltd	Rev 01	27 August 2019
A2000	Warehouse Site Office Elevations	Mjh Design Pty Ltd	Rev 01	27 August 2019

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No.2019/089:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Noise Impact Assessment	Rodney Stevens Acoustics	Revision 3	27 August 2019
Waste Management Plan	J. Alha	Dated 8 July 2019	25 July 2019

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.)

**8. 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
Mon-Friday	8:00am to 3:30pm
Saturday	8:00am to 2:00pm
Sunday	8:00am to 2:00pm
Public Holidays	Closed

The premises must not open for business on Public Holidays.

Sunday trading shall be restricted to retail sales of products associated with the garden nursery (plants) only.

(Reason: Ensure industry operates between approved hours.)

**9. 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.

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

**10. 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

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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.)

11. **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 4.19 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.)

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.)

12. **ENVIRONMENTAL PROTECTION – TREE (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 Section 4, Tree protection measures, and Appendix C Tree Protection Zone Sign, of Australian Standard AS4970 - 2009, Protection of Trees on Development Sites, prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

In this regard the street tree and all protected trees on or adjacent to the site will be protected as described below;

- i. A Tree Protection (Management) Plan prepared by a AQF Level 5 Arborist is to be available on site at all times prior to the issue of the Construction Certificate, for all demolition and site works. This Tree Protection (Management ) Plan must be shown on the demand of Authorised Council staff.
- ii. Protective perimeter fencing must be consistent with AS 4687, using metal fence posts greater than 20mm diameter and solid or chain wire mesh 2 metres in height supported on concrete pads/feet at 2-2.5 metre spacing. Fencing placement should not be closer than 2.5 metres from the trunk of each protected tree, or at a distance as specified by the approved Tree Protection (Management) Plan and approved by Council's Tree Management Officer. Shade cloth is to be used to prevent entry of dust and contaminated liquids into the root protection area.
- iii. Signs must be placed on the Fencing. These signs must comply with AS1319. The signs must state the purpose of the fencing and the name and contact details of the builder and the appointed AQF Level 5 consultant arborist.
- iv. Root protection is to be provided in the form of mulching to a depth of 50-100mm,

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inside of the fenced tree protection zone.

- v. Ground (Root) Trunk and Branch Protection must comply with the diagram of Figure 4 of AS4970 – 2009. Ground protection within the tree protection zone and drip line should be in the form of heavy steel plates or timber rumble boards over mulch or aggregate. Trunk and branch protection should be to a minimum height of 2 metres and must include measures to protect the tree/s against damage from the movement of trucks, plant equipment and materials at greater heights above ground level.
- vi. Temporary signs, cables, wires must not be attached to, or suspended, on any street tree or protected tree.
- vii. Above ground utilities must not be placed within the canopy of an existing protected tree, or create the future need for clearance pruning.
- viii. Below ground utilities/services must not be located inside the fenced tree protection zone.
- ix. Scaffolding must not be located in the fenced tree protection zone unless authorised by the approved Tree Protection (Management) Plan and Council's Tree Management Officer
- x. Council must be notified in writing within 24 hours, for all temporary removal of the tree protection fencing ground (root) trunk and branch protection within the root protection area.
- xi. Pruning of a street tree is prohibited without the written consent of Council.

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

13. **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.)

14. **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.)

15. **PRIVACY - SCREEN PLANTING TO NORTHERN SIDE BOUNDARY (GC)**

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Evergreen shrubs achieving a minimum mature height of 3m shall be planted along the northern side boundary. The shrubs are to be a minimum height of 1.8m at the time of planting. 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. Protection pads are to be installed to the kerb, gutter and nature strip where trucks and vehicles enter the site.
- 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) A site plan including temporary waste storage locations, construction material storage areas and vehicular access to and from the site must be included with application.
- xii) 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.
- 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 and must be presented to Council and/or Principal Certifying Authority upon request.
- xiv) 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.
- xv) 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.
- xvi) 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

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- separate approval from Council, including payment of relevant fees.
- xvii) 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.
  - xviii) 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.
  - xix) Any work must not prohibit or divert any natural overland flow of water.
  - xx) Toilet facilities for employees must be provided in accordance with WorkCover NSW.

(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. WASTE – TRACKABLE (GC)**

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

(Reason: To ensure compliance with legislation.)

**18. 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.)

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (PCC)**

**19. 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.)

**20. ACCESS - DISABLED TOILETS (CC)**

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

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

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

**21. 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.

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

**22. 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 AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

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

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

**23. 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 4.19 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.)

**24. 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

DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)

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/Fencing Permit

This permit must be applied for if you intend to erect a Class A (fence type) or Class B (overhead type) hoarding/fencing 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 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.)

25. **FIRE SAFETY UPGRADE - CHANGE OF BUILDING USE (CC)**

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

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

The Certifying Authority must be satisfied that such work, to be implemented as part of the development, will upgrade the building to bring it into compliance with the provisions of the

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Lot 1 DP 603465 (Cont'd)

BCA in force at the date of issue of the Construction Certificate.

Note: The Certifying Authority issuing the Construction Certificate has no power to remove the requirement to upgrade the existing building as required by this condition. Where this condition specifies compliance with performance requirements of the BCA, the Certifying Authority (subject to their level of accreditation) may be satisfied as to such matters. Where this condition specifies compliance with prescriptive (deemed to satisfy) provisions of the BCA, these prescriptive requirements must be satisfied and cannot be varied unless this condition is reviewed under section 82A or amended under section 4.55 of the Act.

(Reason: Fire safety.)

26. **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.)

27. **SECURITY PAYMENT – DAMAGE DEPOSIT FOR COUNCIL INFRASTRUCTURE (CC)**

A security (damage deposit) of **\$1,330.00** (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.)

**CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (PCW)**

28. **APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY (PCA) (CW)**



DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)

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.)

29. **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 PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE (POC)**

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Lot 1 DP 603465 (Cont'd)

**30. CAR PARKING - VISITOR CAR PARKING SIGNAGE (OC)**

A sign shall be erected in a suitable location on the property near the driveway entrance indicating where visitor parking is available on the site. Signage shall also be erected above the visitor parking itself. Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: Adequate access and egress.)

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

**31. COMMERCIAL PREMISES - NO SIGNAGE OR GOODS ON PUBLIC FOOTWAY (OU)**

At no time may any signs including sandwich boards and the like or goods for sale or display, be placed on the public road, public footpath, service land, parking area and driveways, public or private pedestrian walkways outside the premises or in the immediate vicinity without the prior approval of Council.

(Reason: Safety and amenity.)

**32. DELIVERIES (OU)**

All deliveries must not occur before 7.00am or after 8.00pm weekdays and before 8.00am or after 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

(Reason: To control noise impacts.)

**33. 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.)

**34. 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.)

**35. NOISE - COMPLAINTS RELATING TO USE OR MACHINERY (OU)**

The use of the premises shall comply with the requirements of the Protection of the

**DA2019/089 - 7-15 Water Street, Strathfield South  
Lot 1 DP 603465 (Cont'd)**

Environment Operations (Noise Control) Regulation 2008.

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

(Reason: Noise control and amenity.)

**36. 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.)

**37. 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.)

**38. 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.)

**39. WASTE AND RECYCLING COLLECTION (COMMERCIAL AND INDUSTRIAL) (OU)**

- i) The collection of commercial and industrial waste and recycling must only occur between 8:00am and 8:00pm weekdays and 9:00am and 5:00pm on weekends and public holidays, to avoid noise disruption to the surrounding area.
- ii) Commercial and industrial garbage and recycling must be collected on site unless expressly agreed to in OC.
- iii) Where consent is given for commercial and industrial garbage and recycling to be placed kerbside for collection bins must not be placed on the kerbside more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one (1) hour of collection and returned to the designated garbage storage area(s).
- iv) The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the food premises.
- v) All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.
- vi) Recycling options must be provided for all commercially recyclable waste products including but not limited to paper, cardboard, oil, food waste, plastics, metals, chemicals etc.

(Reason: To regulate noise and garbage collection arrangements.)

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Lot 1 DP 603465 (Cont'd)

**40. 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.

A litter management plan must be included with all applications, litter management plan must include the below:

- i) All steps being taken to prevent, reduce and collect any litter produced by the site
- ii) Measures such as cleaner to conduct litter collection within a 50m radius to be included.

(Reason: To manage litter throughout the LGA.)

**41. INDUSTRIAL WASTE MATERIALS (OU)**

- i) The applicant shall ensure that industrial waste materials must not be discharged onto the site, or onto neighbouring land or into any road, drain, pipeline or watercourse.
- ii) Storage tanks, fuelling areas, product mixing, filling and preparation areas, and the like and wash bays provided for cleaning and maintenance of vehicles, machinery, equipment and the like, must be bunded and all waste water collected and discharged to the sewer in accordance with the requirements of Sydney Water and the EPA.
- iii) Vehicles, machinery, equipment or the like, must not be washed or steam cleaned or the like, except in areas provided especially for the purpose in accordance with this condition.
- iv) Any overflow or spillage of fuel, oil, solid or liquid chemicals, or the like, must be dealt with in accordance with the requirements for treatment of waste materials as set out in (i) and (ii) of this condition.

(Reason: Manage industrial waste in the LGA.)

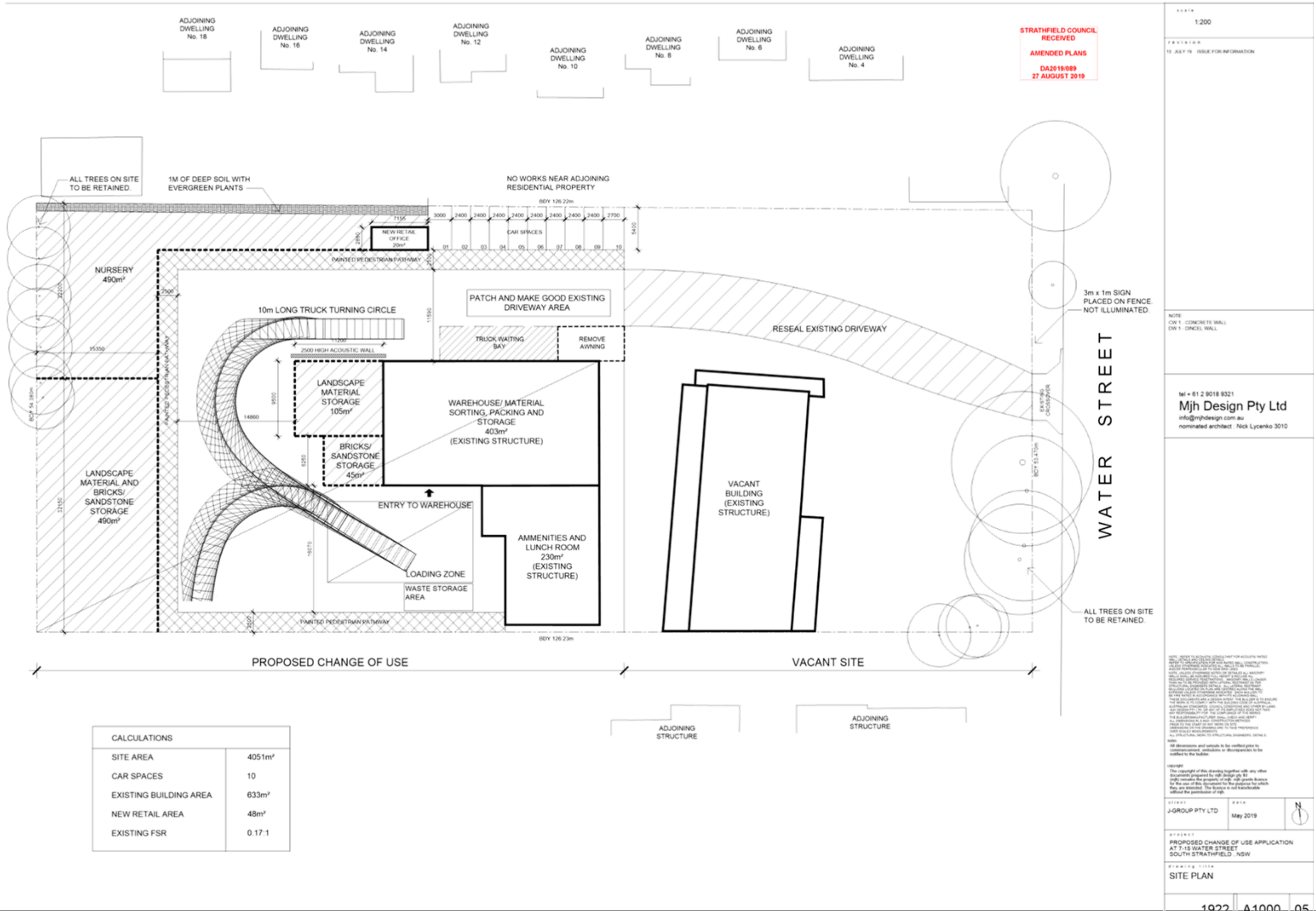
**42. PLANT NOISE FROM INDUSTRIAL PREMISES (OU)**

Noise emissions from plant and equipment operating on the site shall be minimised by installing and regularly maintaining efficient silencers, low noise mufflers (residential standard) and by replacing reversing alarms with alternative silent measures, such as flashing lights (subject to occupational health and safety requirements). All reverse alarms fitted to equipment on site are to be of low decibel broadband smart alarms (quacker type).

(Reason: To minimise the noise disturbance during construction and operation of the premise)

**ATTACHMENTS**

1. [↓](#) Architectural plans



STRATHFIELD COUNCIL  
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DA2019/089  
27 AUGUST 2019

SCALE 1:200

REVISION

11 JULY 19 ISSUE FOR INFORMATION

NOTE:  
CONCRETE WALL  
EW 1 - GINCEL WALL

tel + 61 2 9018 9321  
Mjh Design Pty Ltd  
info@mjhdesign.com.au  
nominated architect Nick Lycenko 3010

CALCULATIONS	
SITE AREA	4051m <sup>2</sup>
CAR SPACES	10
EXISTING BUILDING AREA	633m <sup>2</sup>
NEW RETAIL AREA	48m <sup>2</sup>
EXISTING FSR	0.17.1

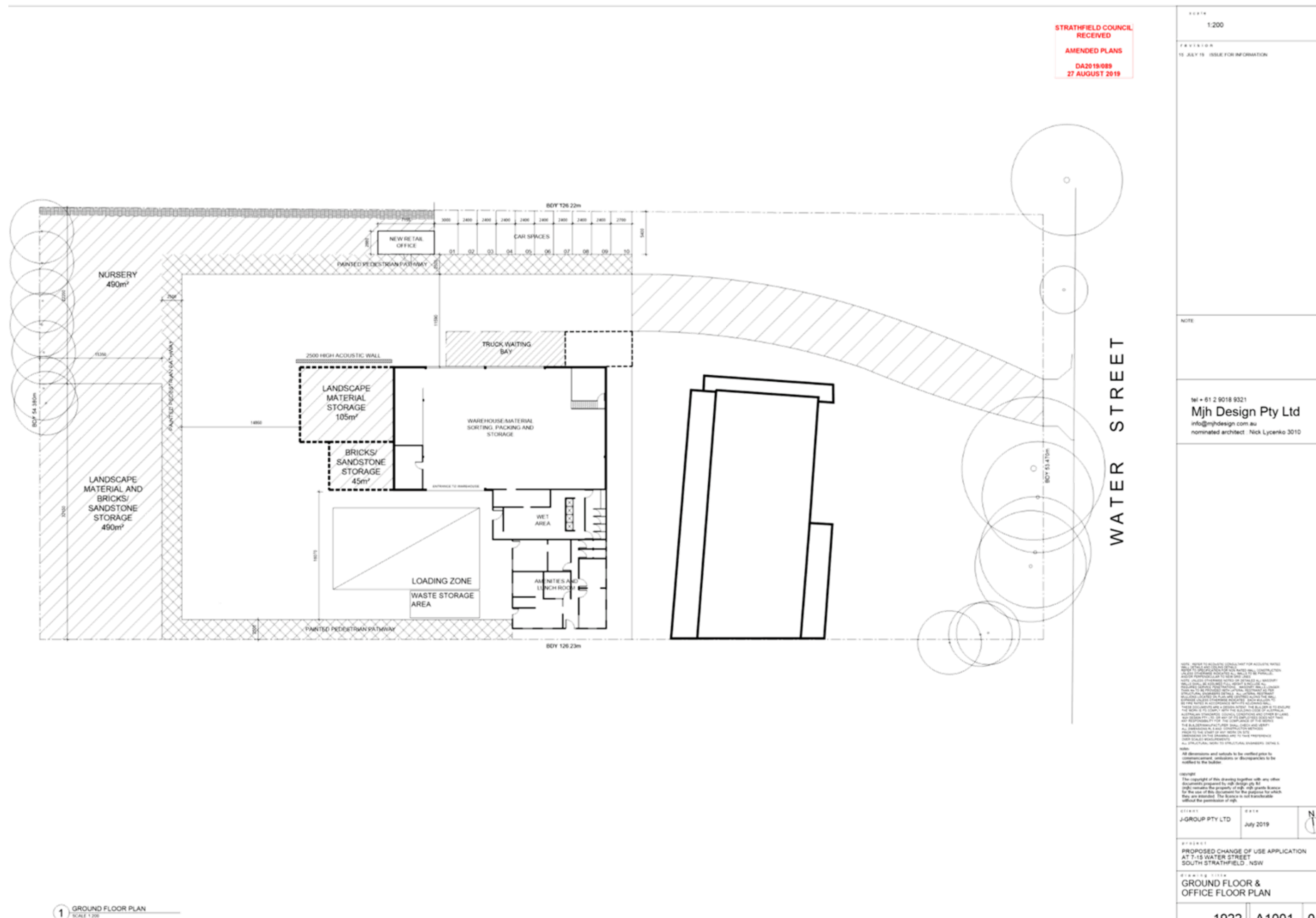
NOTE: REFER TO ARCHITECT'S CONSULTANT FOR ACCURATE NOTES AND DETAILS AND TO THE LOCAL COUNCIL FOR ALL REGULATORY REQUIREMENTS. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

CLIENT: J-GROUP PTY LTD  
DATE: May 2019

PROJECT: PROPOSED CHANGE OF USE APPLICATION AT 7-15 WATER STREET SOUTH STRATHFIELD, NSW

DRAWING TITLE: SITE PLAN





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AMENDED PLANS  
DA2019/089  
27 AUGUST 2019

SCALE 1:200	
REVISION 15 JULY 19 ISSUE FOR INFORMATION	
NOTE	
tel + 61 2 9018 9321 <b>Mjh Design Pty Ltd</b> info@mjhdesign.com.au nominated architect Nick Lycenko 3010	
<small>NOTE: REFER TO ACUSTIC CONSULTANT FOR ACUSTIC WALL WALL DETAIL AND INSTALLATION. REFER TO STRUCTURAL CONSULTANT FOR WALL CONSTRUCTION AND FOUNDATION TO BE PROVIDED. REFER TO LANDSCAPE ARCHITECT FOR LANDSCAPE PLAN. REFER TO CIVIL ENGINEER FOR THE DESIGN OF THE ROADWAY AND PAVEMENT. REFER TO ELECTRICAL CONSULTANT FOR THE DESIGN OF THE ELECTRICAL SYSTEM. REFER TO MECHANICAL CONSULTANT FOR THE DESIGN OF THE MECHANICAL SYSTEM. REFER TO PLUMBING CONSULTANT FOR THE DESIGN OF THE PLUMBING SYSTEM. REFER TO FIRE ENGINEER FOR THE DESIGN OF THE FIRE PROTECTION SYSTEM. REFER TO ENVIRONMENTAL CONSULTANT FOR THE DESIGN OF THE ENVIRONMENTAL PROTECTION SYSTEM. REFER TO HEALTH AND SAFETY CONSULTANT FOR THE DESIGN OF THE HEALTH AND SAFETY SYSTEM. REFER TO ASBESTOS CONSULTANT FOR THE DESIGN OF THE ASBESTOS REMEDIATION SYSTEM. REFER TO CONTAMINATION CONSULTANT FOR THE DESIGN OF THE CONTAMINATION REMEDIATION SYSTEM. REFER TO GEOTECHNICAL CONSULTANT FOR THE DESIGN OF THE GEOTECHNICAL REMEDIATION SYSTEM. REFER TO ARCHITECTURAL CONSULTANT FOR THE DESIGN OF THE ARCHITECTURAL REMEDIATION SYSTEM. REFER TO INTERIOR DESIGNER FOR THE DESIGN OF THE INTERIOR DESIGN. REFER TO LANDSCAPE ARCHITECT FOR THE DESIGN OF THE LANDSCAPE ARCHITECTURE. REFER TO CIVIL ENGINEER FOR THE DESIGN OF THE CIVIL ENGINEERING. REFER TO ELECTRICAL CONSULTANT FOR THE DESIGN OF THE ELECTRICAL ENGINEERING. REFER TO MECHANICAL CONSULTANT FOR THE DESIGN OF THE MECHANICAL ENGINEERING. REFER TO PLUMBING CONSULTANT FOR THE DESIGN OF THE PLUMBING ENGINEERING. REFER TO FIRE ENGINEER FOR THE DESIGN OF THE FIRE ENGINEERING. REFER TO ENVIRONMENTAL CONSULTANT FOR THE DESIGN OF THE ENVIRONMENTAL ENGINEERING. REFER TO HEALTH AND SAFETY CONSULTANT FOR THE DESIGN OF THE HEALTH AND SAFETY ENGINEERING. REFER TO ASBESTOS CONSULTANT FOR THE DESIGN OF THE ASBESTOS ENGINEERING. REFER TO CONTAMINATION CONSULTANT FOR THE DESIGN OF THE CONTAMINATION ENGINEERING. REFER TO GEOTECHNICAL CONSULTANT FOR THE DESIGN OF THE GEOTECHNICAL ENGINEERING. REFER TO ARCHITECTURAL CONSULTANT FOR THE DESIGN OF THE ARCHITECTURAL ENGINEERING. REFER TO INTERIOR DESIGNER FOR THE DESIGN OF THE INTERIOR DESIGNER.</small>	
CLIENT J-GROUP PTY LTD	DATE July 2019
PROJECT PROPOSED CHANGE OF USE APPLICATION AT 7-15 WATER STREET SOUTH STRATHFIELD, NSW	
DRAWING TITLE <b>GROUND FLOOR &amp; OFFICE FLOOR PLAN</b>	
1922	A1001 01

1 GROUND FLOOR PLAN  
SCALE 1:200



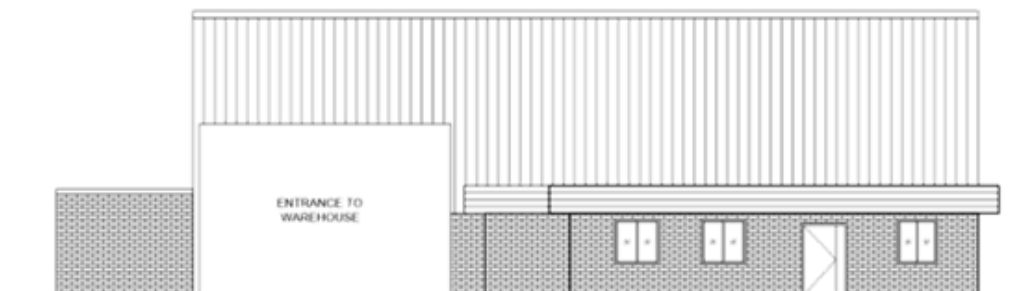




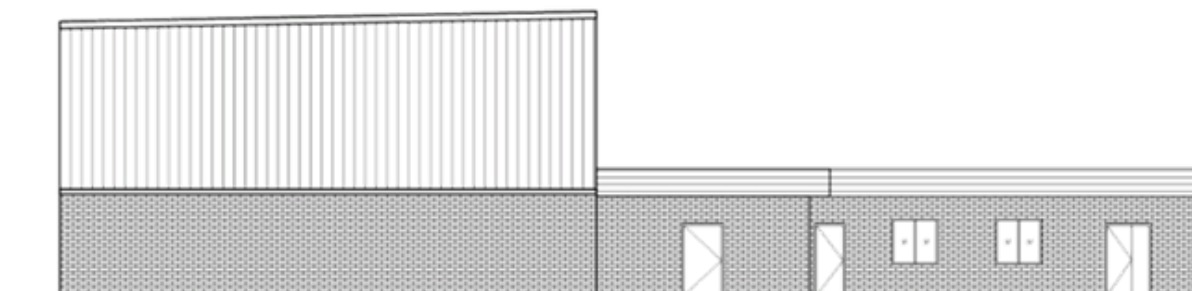
1 WAREHOUSE NORTH ELEVATION  
SCALE 1:100



2 WAREHOUSE EAST ELEVATION  
SCALE 1:100



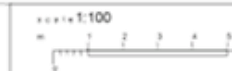
3 WAREHOUSE SOUTH ELEVATION  
SCALE 1:100



4 WAREHOUSE WEST ELEVATION  
SCALE 1:100



5 SITE OFFICE NORTH ELEVATION  
SCALE 1:100



15 JULY 19 ISSUE FOR INFORMATION

NOTE:

tel + 61 2 9018 9321  
Mjh Design Pty Ltd  
info@mjhdesign.com.au  
nominated architect Nick Lycenko 3010

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STRATHFIELD COUNCIL  
RECEIVED  
AMENDED PLANS  
DA2019/089  
27 AUGUST 2019

CLIENT: J-GROUP PTY LTD  
DATE: July 2019

PROJECT: PROPOSED CHANGE OF USE APPLICATION AT 7-15 WATER STREET SOUTH STRATHFIELD, NSW

DRAWING TITLE: WAREHOUSE SITE OFFICE ELEVATIONS

1922 A2000 01