

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, 7 February 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 - 7 February 2019
REPORT: SLPP – Report No. 1
SUBJECT: DA2018/036/01 - 55 MYRNA ROAD, STRATHFIELD
LOT 46 DP 14613
DA NO. DA2018/036/01

SUMMARY

Proposal: Section 8.2A review – Construction of a two (2) storey dwelling with basement level, in-ground swimming pool and boundary fence.

Applicant: Urban Link Pty Ltd

Owner: J. & P. Wong

Date of lodgement: 2 November 2018

Notification period: 8 November 2018 to 26 November 2018

Submissions received: Nil

Assessment officer: ND

Estimated cost of works: \$866,000

Zoning: R2 Low Density Residential- SLEP 2012

Heritage: No

Flood affected: Yes

Is a Clause 4.6 variation proposed? No

Reason for SLPP referral: The application is for a review of a refused determination under Section 8.2 of the *Environmental Planning and Assessment Act 1979*

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

- 1.0 Development Application 2018/036 for the construction of a new two (2) storey dwelling with basement level, in-ground swimming pool and boundary fence was refused by the Strathfield Internal Development Assessment Panel on 6 September 2018.
- 2.0 The current application has been lodged under Section 8.2 of the *Environmental Planning and Assessment Act (EP&A Act 1979)* and seeks a review of the determination of DA2018/036. The reasons for refusal of the original application have been addressed, particularly with regards to the suitability of the development and the flood planning constraints of the site.
- 3.0 The plans and documentation were notified in accordance with Part L of the Strathfield Consolidated Development Control Plan 2005 from 8 November 2018 to 26 November 2018. No written submissions were received as a result.

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Lot 46 DP 14613 (Cont'd)**

- 4.0 The two (2) storey scale of the dwelling house with a flat roof together with its skillion roof feature and neutrally coloured rendered masonry external finishes is consistent with the surrounding streetscape. Additionally the proposed setbacks and building height will enable the development to integrate well within Myrna Road.
- 5.0 The application is recommended for approval, subject to the recommended conditions of consent.

BACKGROUND

23 March 2018: DA2018/036 for the demolition of the existing dwelling and construction of a two (2) storey dwelling with basement level, in-ground swimming pool and boundary fence was lodged at Council.

6 September 2018: DA2018/036 was refused at IDAP for the following reasons:

1. *In accordance with Section 4. 15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development fails to comply with the objectives and requirements of Clause 6.3 - Flood Planning of Strathfield Local Environment Plan 2012 in that it:*
 - (i) *Is not compatible with the flood hazard of the land;*
 - (ii) *Is likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
 - (iii) *does not incorporate appropriate measures to manage risk to life from flood.*
2. *In accordance with Section 4. 15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the maximum number of storeys as prescribed in Section 4. 2.2 of Part A of the Strathfield Consolidated Development Control Plan 2005.*
3. *In accordance with Section 4. 15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the minimum landscaped area as prescribed in Section 5. 1 of Part A of the Strathfield Consolidated Development Control Plan 2005.*
4. *In accordance with Section 4. 15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is excessively elevated above natural ground level resulting in unreasonable privacy, overshadowing and visual bulk impacts on adjoining properties contrary to the provisions of Part A of the Strathfield Consolidated Development Control Plan 2005.*
5. *In accordance with Section 4. 15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development will adversely impact on the subject site and surrounding natural environment in the event of a 1 in 100 year storm event.*
6. *In accordance with Section 4. 15(1)(c) of the Environmental Planning and Assessment Act 1979, the proposed development is unsuitable based on the flood affectation of the site.*
7. *Pursuant to the provisions of Section 4. 15(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development would not be in the public interest.*

2 November 2018: The current application (DA2018/036/01) was lodged under Division 8.2 of the *Environmental Planning and Assessment Act 1979*.

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8 January 2019: A letter was sent to the applicant requesting additional articulation of the front building façade, an arborist report and clarification of demolition, landscaping and building footprint non-compliances.

11 January 2019: Amended plans were submitted in response to Council's letter.

DESCRIPTION OF THE SITE AND LOCALITY

The site is located on the western side of Myrna Road and has an area of 626m² (Figure 1). The site is rectangular in shape having a 15.24m frontage to Myrna Road and a depth of 41.15m. The site slopes gently to the rear boundary. It is currently occupied by a two (2) storey exposed facebrick welling house, carport and detached garage.

The existing streetscape comprises a mixture of single and two (2) storey dwellings with pitched roofs, exposed facebrick and rendered masonry in both traditional and modern styles.

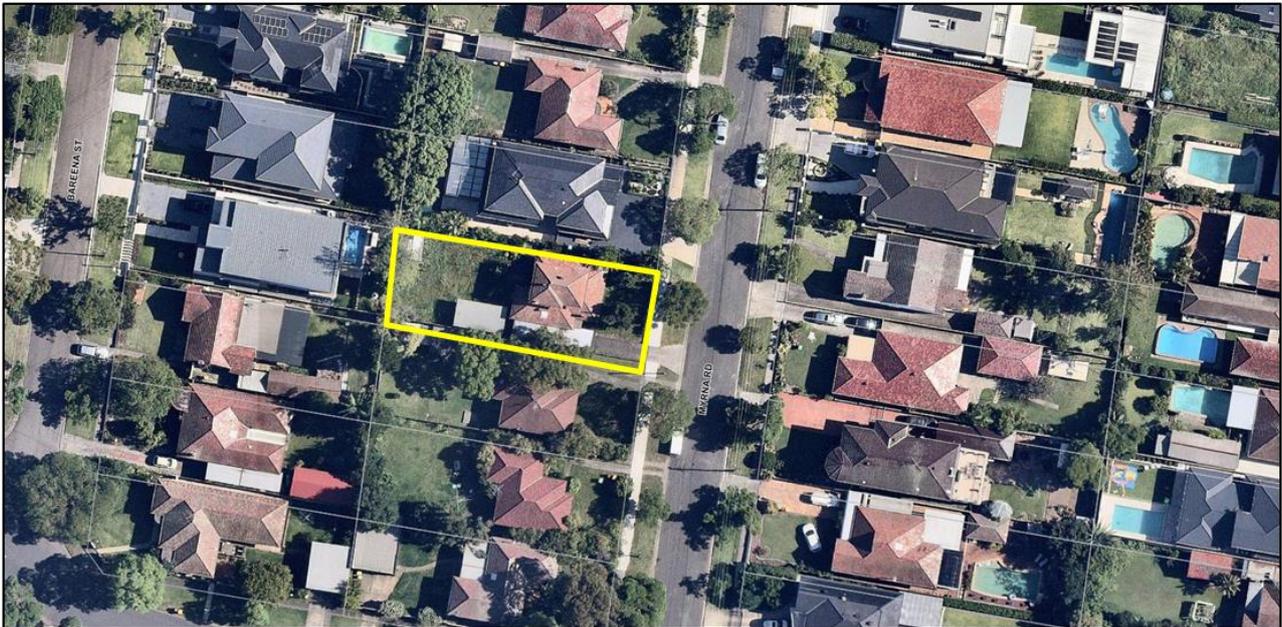


Figure 1: Aerial view of the subject site and surrounding residential properties.

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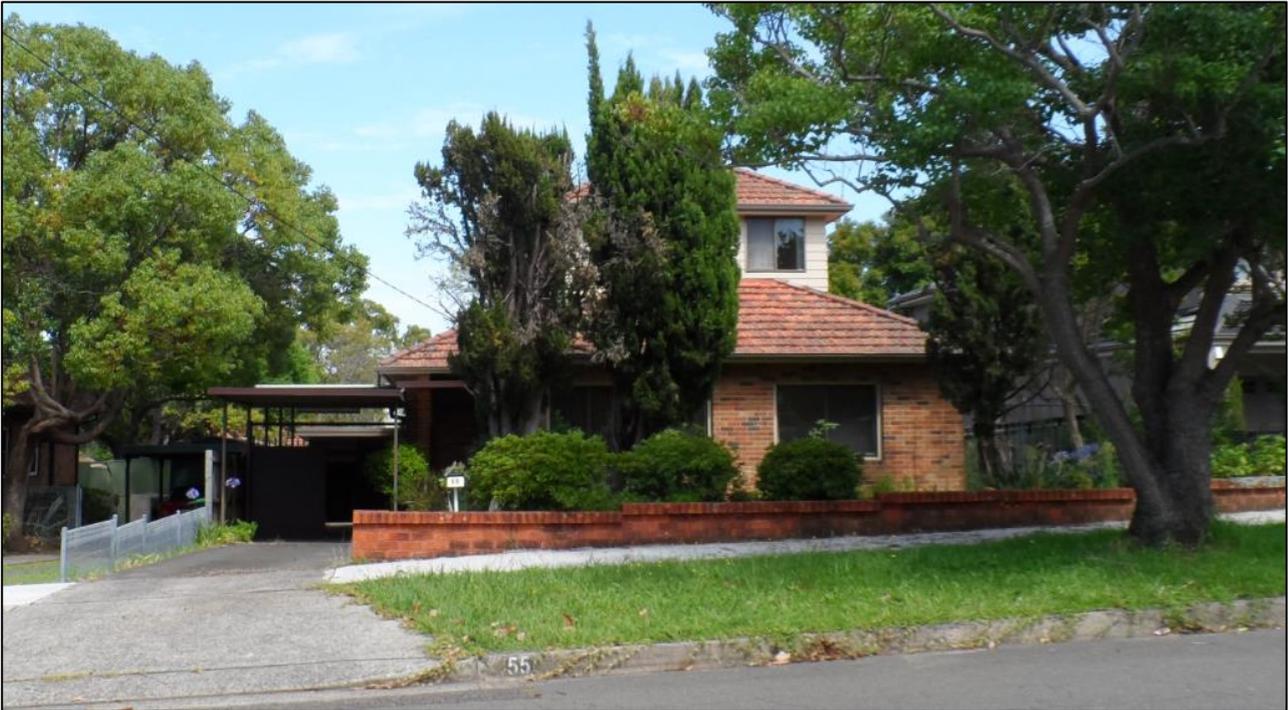


Figure 2: View of the existing dwelling on the site from Myrna Road.

PROPERTY BURDENS AND CONSTRAINTS

An underground sewerage line traverses the rear of the site (shown in Figure 3). The proposed dwelling has been appropriately designed with all structures clear of the pipe.

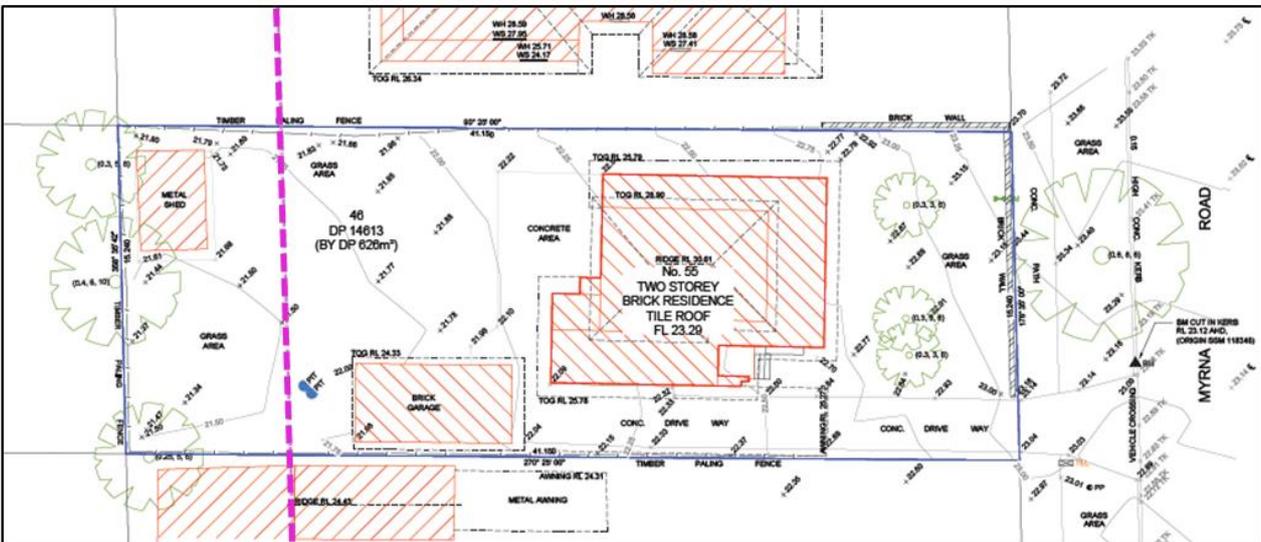


Figure 3: Survey with sewerage line traversing the rear of the site (highlighted in purple).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The current application seeks Council approval for construction of a two (2) storey dwelling with basement level and boundary fence.

The specific elements of the proposal are:

Demolition:

- Two (2) storey dwelling house;
- Three (3) conifers within the front setback;

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- Detached garage; and
- Rear metal shed.

Basement level:

- Three (3) vehicle parking spaces;
- Cellar; and
- Storage room.

Ground floor level:

- Open plan kitchen, dining and living room;
- Laundry;
- Rumpus room;
- Bathroom;
- Office;
- Bedroom with walk-in-wardrobe and ensuite; and
- Rear patio with built-in BBQ.

First floor level:

- Rumpus room;
- Three (3) bedrooms;
- Two (2) bathrooms;
- Master bedroom with walk-in-wardrobe and ensuite; and
- Balcony accessed via the master bedroom and bedroom 2.

External works:

- Associated stormwater and landscaping works.

Note: During the assessment process an Arborist Report was requested due to the close proximity of two (2) neighbouring trees to the proposed swimming pool. Due to time restraints and in order to avoid the requirement for an arborist report, the applicant subsequently deleted the swimming pool.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Engineer raises no objections to the proposal, subject to the imposition of recommended conditions of consent including the following special condition.

Flooding - Comply with Flood Impact Report

The applicant shall comply with the flood recommendations provided in the Flood Impact Report prepared by ALPHA Engineering and Development ref: A8361 – REV A dated 19 October 2018. A certificate from a suitably qualified Engineer shall be submitted to the Certifying Authority stating compliance with these recommendations, prior to the issue of a Construction Certificate.

(Reason: To mitigate flood risk and associated damage.)

Landscaping Comments

Council's Tree Coordinator has no objection to the proposed removal of the three (3) conifers located within the front setback.

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SECTIONS 8.2 & 8.3 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 – REVIEW OF DETERMINATIONS

Under Sections 8.2 and 8.3 of the *EP&A Act*, an applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. Further, in requesting the review, the applicant may amend the proposed development the subject of the original application for development consent if the consent authority is satisfied that it is substantially the same development.

The current application has been submitted under the above provisions and is considered to be substantially the same development, seeking to demolish the existing dwelling house and construction a two (2) storey dwelling with a basement level.

Pursuant to Sections 8.3(5) and 8.10(1) of the *EP&A Act 1979*, the current application must be determined by the Strathfield Local Planning Panel on the basis that the Strathfield Internal Development Assessment Panel was the consent authority for the previous development application and the current application must be determined within six(6) months of the date of the original determination (ie. By 6 March 2019).

The reasons for refusal of the original development application are outlined and addressed as follows:

1. *In accordance with Section 4. 15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development fails to comply with the objectives and requirements of Clause 6.3 - Flood Planning of Strathfield Local Environment Plan 2012 in that it:*
 - (i) *Is not compatible with the flood hazard of the land;*
 - (ii) *Is likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
 - (iii) *does not incorporate appropriate measures to manage risk to life from flood.*

Comments: The subject application was accompanied by a Flood Impact Assessment and the submitted plans demonstrate compliance with Council's 1 in 100 year flood event habitable and non-habitable finished floor level requirements. Additionally, a driveway ramp crest is proposed above the flood level to prevent floodwater entering the basement and an open style front fence proposed to enable the natural flow of flood waters through the site. The proposal satisfies Clause 6.3 Flood Planning of the *SLEP 2012*.

2. *In accordance with Section 4. 15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the maximum number of storeys as prescribed in Section 4. 2.2 of Part A of the Strathfield Consolidated Development Control Plan 2005.*

Comments: The proposal seeks to construct a two (2) storey dwelling house over a basement level. The maximum building height of the basement above natural ground level as measured to the finished floor level above is less than 1m (940mm) and therefore the basement does not constitute as a storey. Accordingly the proposal is two (2) storeys and complies.

3. *In accordance with Section 4. 15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the minimum landscaped area as prescribed in Section 5. 1 of Part A of the Strathfield Consolidated Development Control Plan 2005.*

Comments: During the assessment process, the swimming pool was deleted, increasing the deep soil landscaped area to 42.58% (266.575m²) of the site and in excess of the 41.5% (259.79m²) minimum landscape area requirement.

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4. *In accordance with Section 4. 15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is excessively elevated above natural ground level resulting in unreasonable privacy, overshadowing and visual bulk impacts on adjoining properties contrary to the provisions of Part A of the Strathfield Consolidated Development Control Plan 2005.*

Comments: The finished floor levels of the proposed dwelling and associated rear ground floor deck have been reduced to comply with the minimum habitable and non-habitable floor levels in terms of the flood planning requirements. Along with an overall building height of 7.95m, the resultant overshadowing, privacy and visual; bulk impacts are not unreasonable.

5. *In accordance with Section 4. 15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development will adversely impact on the subject site and surrounding natural environment in the event of a 1 in 100 year storm event.*

Comments: Council's Development Control Engineer raises no objection to the proposed development in terms of stormwater management. The proposal achieves compliance with Council's Interim Flood Prone Land Policy.

6. *In accordance with Section 4. 15(1)(c) of the Environmental Planning and Assessment Act 1979, the proposed development is unsuitable based on the flood affectation of the site.*

Comments: The submitted plans satisfy the matters for consideration under Clause 6.3 Flood Planning of the SLEP 2012 and are suitably designed in response to the flood planning constraints of the site.

7. *Pursuant to the provisions of Section 4. 15(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development would not be in the public interest.*

Comments: The revised proposal is not contrary to the public interest, resulting in a built form that will integrate well with the emerging streetscape character, The proposal has been appropriately designed in response to the flood prone nature of the subject site. Overshadowing impacts onto the neighbouring property have been minimised.

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.

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STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND

A review of the available history 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. The objectives outlined within SEPP55 are considered to be satisfied.

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

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.

Council's Tree Management Officer raises no objection to the proposed removal of three (3) conifers located in the front setback of the existing dwelling on the site. To ensure the protection of the existing street tree and trees on the neighbouring properties, a standard condition of consent has been recommended to the effect that these trees 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.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

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

Comments: The proposed development will result in a high quality dwelling house that incorporates external finishes consistent with the streetscape. The scale of the dwelling is proportionate to the size of the site. The dwelling has also been appropriately designed in response to the flood planning constraints of the site.

Permissibility

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

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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”

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:

Objectives	Complies
➤ <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.

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	<i>Height of building</i>	9.5m	7.95m	Yes

	Objectives	Complies
(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 seeks a maximum building height of 7.95m which is well below the 9.5m maximum permitted under Clause 4.3 of the SLEP 2012 (refer to Figure 4). The overall building height is considered appropriate having regards to other two (2) storey dwellings in the surrounding streetscape.

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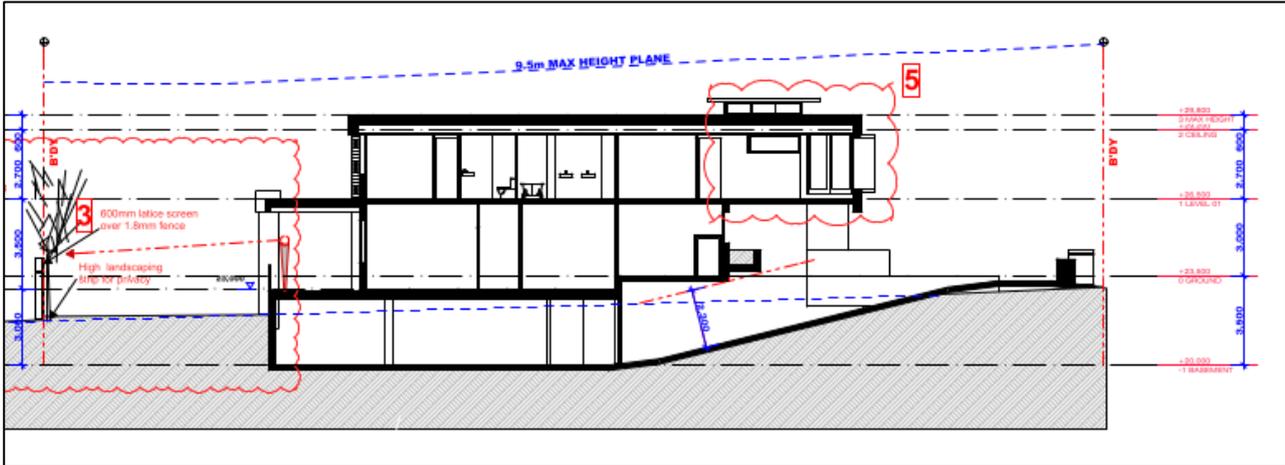


Figure 4: Section drawing of the proposed dwelling including 9.5m height limit line.

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	0.60:1 (375.6m ²)	0.55:1 (344.337m ²)	Yes

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

Comments: The development proposes an FSR of 0.55:1, well within the maximum permissible FSR of 0.60:1 under the SLEP 2012. The relatively compact building envelope and articulated front façade and side walls results in a bulk and scale that is in keeping with the character of the surrounding streetscape.

Part 5: Miscellaneous Provisions

There are no provisions contained within Part 5 of the SLEP 2012 that are applicable to the proposed development.

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 Acid Sulfate Soils, but not being located within 500m of Class 1, 2, 3 or 4 Soils. The proposed development was not required to be accompanied by an Acid Sulfate Soils Management Plan and has therefore satisfied the requirements of this Clause.

6.2 Earthworks

The proposal involves the construction of a two (2) storey dwelling over a basement level thereby and one (1) level of basement requiring the excavation and removal of soil. Accordingly, standard

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conditions of consent have been recommended, including a pre-commencement dilapidation report on the adjoining properties. Outside of the building footprint minimal cut and fill is proposed thus minimising impacts on flood water behaviour.

6.3 Flood planning

The subject site is identified as being affected by overland floodwaters in the 1 in 100 year flood event and the flood hazard is categorised as high. The submitted plans demonstrate compliance with Council's 1 in 100 year flood event habitable and non-habitable finished floor level requirements. Additionally, a driveway ramp crest is proposed above the flood level to prevent floodwater entering the basement and an open style front fence is proposed to enable the natural flow of flood waters through the site. The recommendations contained in the Flood Impact Management Report accompanying the application maybe be reinforced by conditions of consent. Overall, the proposal is consistent with the Flood Planning objectives under Clause 6.3 of the SLEP 2012 is satisfied.

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 A – DWELLING HOUSES AND ANCILLARY STRUCTURES

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
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.	Yes
D.	To ensure that new dwellings have facades, which define, address and enhance the public domain.	Yes
E.	To encourage contemporary architecture that is innovative, uses high quality detailing, and incorporates elements characteristic of Strathfield.	Yes
F.	To promote the continuance of pyramidal roof forms within Strathfield where they are already prevalent.	No

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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.	Yes
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.	Yes
J.	To protect and retain the amenity of adjoining properties.	Yes

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

Comments:

The raised roof element incorporating a clerestory windows provides further articulation to the roof form thereby helping to integrate the built form with the prevailing pitched roof forms along the street. Whilst pitched roofs are the prevailing roof form in the immediately surrounding streetscape, there are examples of flat roof at No's 17, 27 and 50 Myrna Road.

The schedule of colours and finishes comprises of grey and white rendered masonry and aluminum cladding as a balcony feature. The colour palette of the front fence complements the dwelling house.

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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	
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	
<i>Floor Space Ratio</i>			
.1.	1	Floor Space Ratio permissible pursuant to SLEP 2012	Yes
	2	Development compatible with the lot size	Yes
<i>Building Height</i>			
.2.	1	Height of building permissible pursuant to SLEP 2012	Yes
	3	Dwelling houses and any ancillary structures 2-storeys (max)	Yes
	4	Building height responds to the gradient of the site to minimise cut and fill	Yes
<i>Street Setbacks</i>			
.3.1.	1	Setbacks consistent with minimum requirements of Table A.1	Yes
<i>Side and Rear Setbacks</i>			
.3.2.	1	A combined side setback of 20% of the width of the block (incorporating a 1.2m min side setback on each side).	Yes
	2	A rear setback of 6m (min)	Yes
<i>East-West Lots</i>			
.4.	1	Where primary street frontage faces east, the minimum side setback located on northern side.	Yes
	2	The southern side setback utilised for driveway/garage entry.	Yes

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Comments: The proposed dwelling achieves numerical compliance with the FSR and building height provisions under Clauses 4.3 and 4.4 of the *SLEP 2012*. The building height and envelope is proportionate to the size of the site. The proposal includes a 20.01% compliant combined side setback, 9m front and rear setbacks creating a sense of openness. The dwelling design adequately responds to the topography of the site by incorporating a split level and meets the minimum freeboard requirements, whilst limiting the amount of cut and fill outside of the building footprint.

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.	Yes	
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.	Yes	
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	
.1.	Landscaped area		
	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
	4	Minimise hard surface area (concrete/brick/stone paving and bitumen). Run-off directed to permeable surfaces.	Yes
	5	Planting areas soften the built form	Yes
	6	Front gardens respond and contribute to the garden character of Strathfield.	Yes

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Lot 46 DP 14613 (Cont'd)

	7	Retain and reinforce the prevailing streetscape and surrounding locality	Yes
	8	Plant species must be retained, selected and planted to improve amenity	Yes
<i>Tree Protection</i>			
	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.	Conditioned
.2.	9	Planting on side boundaries a 0.6m (min) deep root deflection barrier provided 1.5m (min) either side of the tree center	Yes
	10	Driveway construction does not result in the removal, lopping or root damage to any street tree	Yes
	11	25% (min) of canopy trees and other vegetation shall be locally sourced indigenous species	Conditioned
<i>Private Open Space</i>			
	1	Provided in a single parcel rather than a fragmented space, directly accessible from internal living areas	Yes
.3.	2	Includes a deep soil area compliant with the minimum landscaped area.	Yes
	3	Terraces and decks (at least 10m ²) with one length or width 3m (min) and directly accessible from an internal living area. Decks cannot be located more than 500mm above NGL	No
	5	Private open space located at the rear of the property.	Yes
<i>Fencing</i>			
	1	Fencing designed to be compatible and sympathetic to the style of the dwelling, adjoining properties and the streetscape	Yes
.4.	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	Yes
	7	Front fences visually permeable	Yes
	14	Stormwater flows through or under fencing on sloping sites	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 rear boundary of the neighbouring property relative to the proposed swimming pool. Due to time constraints and in order to avoid the requirement for this report, the applicant subsequently deleted the swimming pool from the proposal. The 9.m rear setback provides ample opportunity for deep soil landscaping including screen planting along the rear boundary resulting in a total of 42.58% (266.575m²) of the site being deep soil landscaping and in excess of the 41.5% (259.79m²) minimum requirement.

In addition to the dwelling, the proposal seeks to construct an open form front fence with a 1.2m maximum height. The design of the fence with vertically orientated infill is consistent with the streetscape and appropriately stepped in response to the slope of the land. The fence has also been designed to ensure that it does not obstruct the natural flow of flood waters.

Contrary to Section 5.2.3 above, the rear alfresco is located 915mm above the natural ground level. This issue is discussed later in the assessment against the privacy provisions of the SCDCP 2005.

6: Solar Access

6.1	Objectives	Satisfactory
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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 subject site has an east-west orientation with the dwelling facing east, resulting in largely unavoidable overshadowing onto the adjoining single storey dwelling at No. 57 Myrna Road to the south of the site. As illustrated in Figure 5 at 9am in mid-winter the proposed development will cast a shadow to the south-west, shading the rear portion of the northern walls of the adjoining dwelling and its rear private open space. By noon the shadow has moved south, continuing to overshadow the northern wall of the adjacent dwelling and providing some solar access to the western facing windows and a reasonable portion of the private open space. At 3pm, the proposed dwelling will continue to cast a shadow on the northern wall of the adjoining dwelling at No. 57 Myrna Road, with the rear windows and private open space receiving solar access.

It is noted that there is some overshadowing as a result of the existing detached carport and garage of the dwelling at No. 57 Myrna Road. As the front portion of the northern side wall and the private open space of the adjoining property receive a minimum of three hours of solar access and the proposal at 7.95m building height is well within the 9.5m maximum building height limit. The objectives of Section 6 of the SCDP 2005 are considered to be reasonably satisfied.

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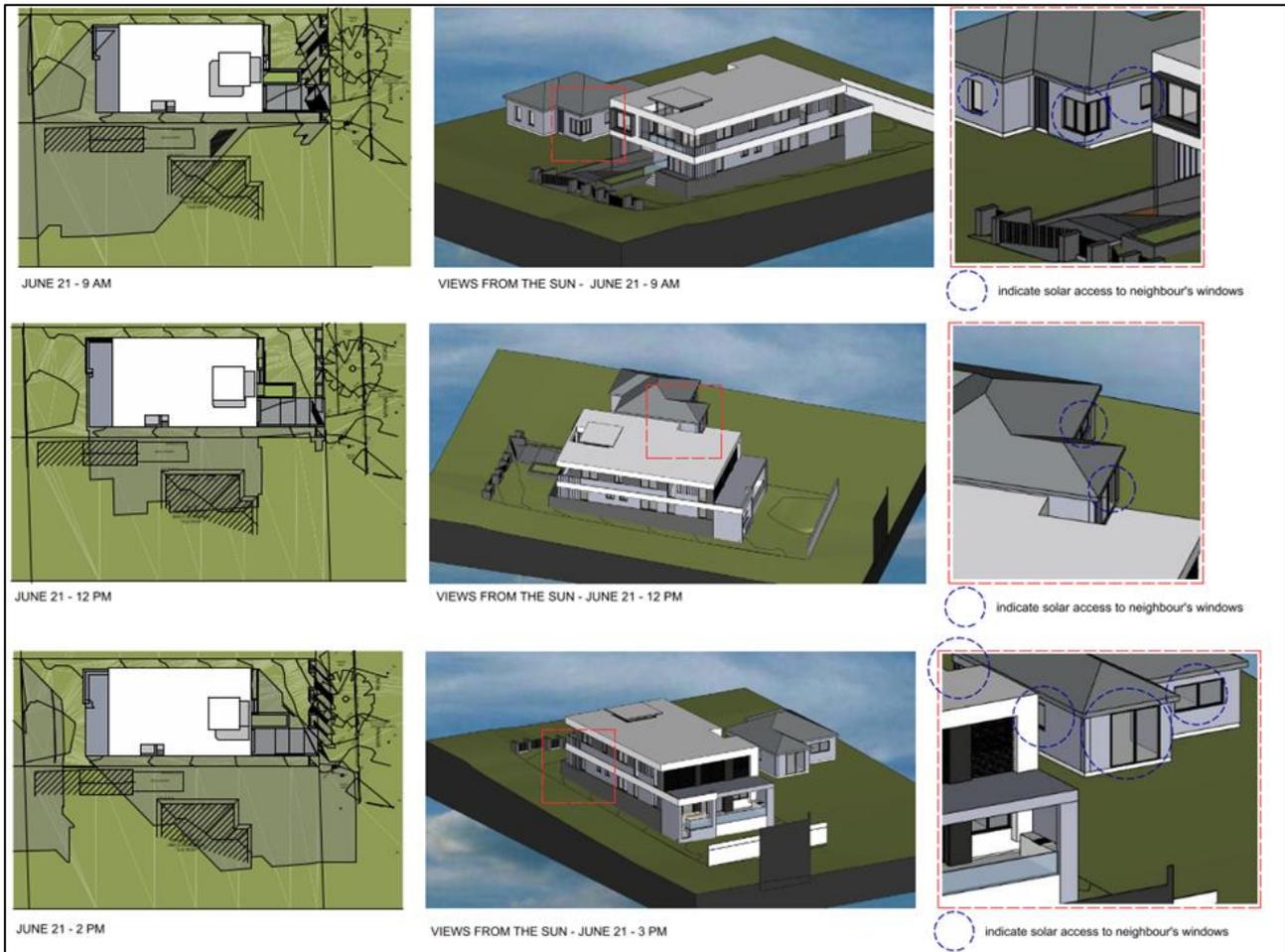


Figure 5: Mid-winter shadow and sun's eye diagrams of the proposed dwelling showing its impacts on the adjoining property to the south.

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
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	Conditioned
	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
.2.	Windows	

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 Lot 46 DP 14613 (Cont'd)

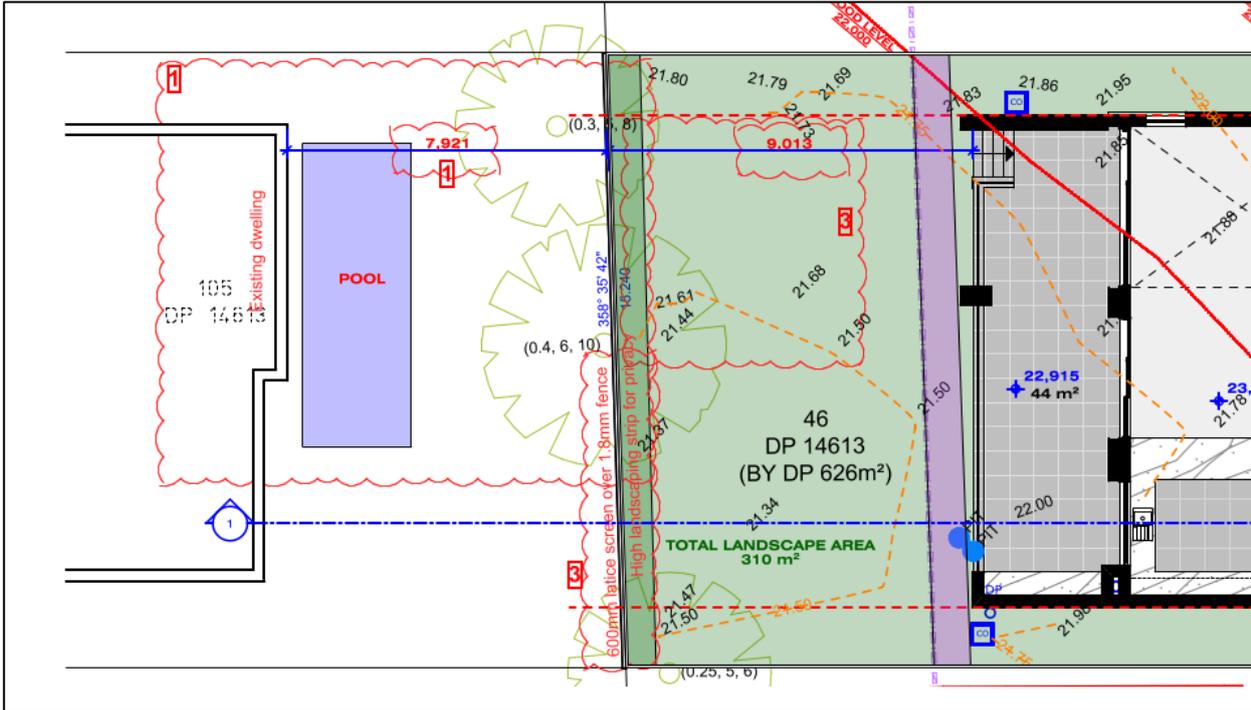


Figure 7: Proposed site plan illustrating the rear alfresco and its relationship to the rear (western) boundary.

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
.1.	Driveway and Grades	
	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
	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

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	5	One (1) vehicular crossing (max) to any public road (exceptions apply)	Yes
	6	Vehicles accessing sites which front main roads shall be capable of entering and exiting in a forward direction	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
	11	Driveways incorporate unit paving into the design	Yes
	12	Areas of concrete visible from a public road are to be minimal and coloured charcoal, grey or brown	Yes
	13	Coloured concrete is not permitted in the driveway crossing outside the property boundary	Yes
.2.	<i>Garages, Carports and Car Spaces</i>		
	1	Two (2) car parking spaces required behind the FBL of all new dwellings (exceptions apply)	Yes
.3.	<i>Basements</i>		
	1	The area of a basement shall be limited to and contained within the ground level footprint of the dwelling	No
	2	Excavation not permitted within the minimum side setbacks.	Yes
	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	Yes
	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
	9	Basements are discretionary on flood affected sites	Yes
	10	Pump-out systems and stormwater prevention in accordance with Council's Stormwater Management Code	Yes
	11	Basements are not to be used for habitable purposes	Yes

Comments: The proposal seeks to re-locate the existing driveway 1.37m north of its current location so as to integrate with the basement design of the proposed dwelling. Whilst the re-location of the driveway is acceptable, the proposed 3.65m driveway width at the property boundary exceeding the 3m maximum is not acceptable. A condition of consent has been recommended for the width of the driveway to be reduced to 3m at the property boundary with the redundant component of the vehicular crossing made good. The driveway will provide vehicular access to the basement with a 2.3m internal clearance accommodating three (3) cars with sufficient maneuvering space so as to enter and exit the basement in a forward direction.

Contrary to Section 8.2.3 of the SCDP 2005, the basement is not contained within the building footprint of the dwelling as illustrated in the Figure below. The non-compliance can be partly attributed to the gradient and considerable length of the driveway ramp required to accommodate a crest to prevent flood waters entering the basement. Proportionally, the basement is less than the dwelling footprint and not excessive in size. Given the flood planning constraints of the site and their influence on the design of the basement in terms of necessitating a lengthened driveway, the variation to the basement footprint control is considered acceptable.

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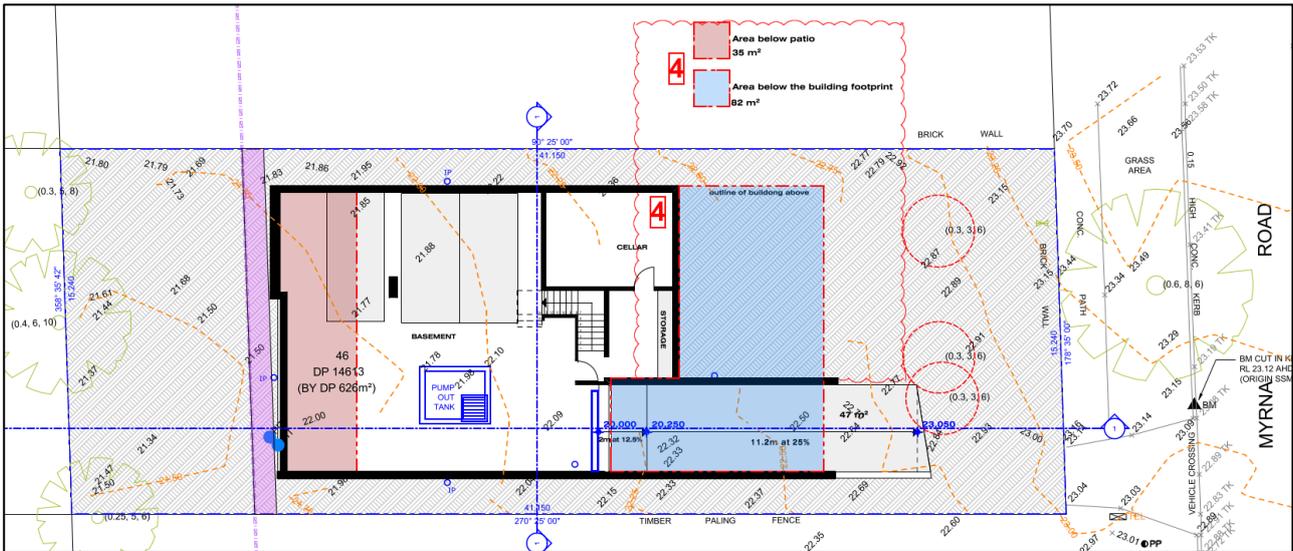


Figure 8: Basement plan overlaid with building footprint.

9: Altering Natural Ground Level (Cut and Fill)

9.1 Objectives		Satisfactory
A.	To maintain existing ground levels and minimise cut and fill to reduce site disturbance.	Yes
B.	To ensure existing trees and shrubs are undisturbed, ground water tables are maintained and impacts on overland flow/drainage are minimised.	Yes
9.2 Development Controls		Complies
1	Fill limited to 1m (max) above NGL	Yes
2	Clean fill used only	Yes
3	Cut and fill batters stabilised consistent with the soil properties	Yes
4	Vegetation or structural measures are implemented when the site is disturbed.	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
7	A dilapidation report for all buildings which adjoin proposed excavation areas as required	Yes
8	Avoid excessive fill that creates the potential for overlooking of adjoining properties	Yes

Comments: As previously discussed, the subject site is affected by overland flows and subsequently assessed against Clause 6.3 Flood Planning of the SLEP 2012. Conditions of consent are recommended for a dilapidation report on adjoining properties to be undertaken prior to the commencement of works.

10: Water and Soil Management

10.1 Objectives		Satisfactory
B.	To ensure compliance with Council's Stormwater Management Code	Yes

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C.	To ensure compliance with the NSW State Government's Flood Prone Lands Policy.	Yes	
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	
10.2 Development Controls		Complies	
<i>Stormwater Management and Flood Prone areas</i>			
.1.	1	Applicant contacted Council regarding site being flood prone land	Yes
	2	Compliance with Council's Stormwater Management Code	Yes
	3	Flood affected properties comply with Council's Interim Flood Prone Lands Policy (Flood Prone Areas & Through Site Drainage)	Yes
	4	Minimum habitable floor height advice obtained for flood affected sites	Yes
	5	A drainage/flood report prepared by a hydraulics engineer submitted for sites affected by overland flows	Yes
	6	Stormwater Management Code compliance	Yes
<i>Acid Sulfate Soils</i>			
.2.	1	Site managed consistent with the provisions contained in Clause 6.1 SLEP 2012	Yes
	<i>Soil Erosion and Sediment Control</i>		
.3.	1	Soil erosion and sediment control measures detailed and implemented prior to the commencement of work.	Yes
	2	Sediment control measures applied	Yes
	3	Plans provided detailing stormwater quality treatment	Yes

Comments: The application was accompanied by a Flood Impact Assessment that adequately addresses Clause 6.3 Flooding Planning of the SLEP 2012. Conditions of consent have been recommended to ensure compliance with the sediment and erosion control plan submitted with the application.

11: Access, Safety and Security

11.1 Objectives	Satisfactory
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

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11.2	Development Controls		Complies
.1.	<i>Address and Entry Sightlines</i>		
	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
	3	External lighting enhance safe access and security and light spill does not adversely impact on adjoining properties.	Yes
.2.	<i>Pedestrian Entries</i>		
	1	Pedestrian entries and vehicular entries suitably separated	Yes
	2	Dwelling entrances easily identifiable	Yes
	3	House numbers are to be clearly visible from the street	Yes

Comments: The vehicular and pedestrian entranceways are suitably separated and clearly distinguishable by way of a raised garden bed. Opportunities for passive surveillance of the street are provided by way of the multiple windows and upper level balcony on the front elevation of the dwelling.

12: Ancillary Development

12.1	Objectives	Satisfactory	
D.	<i>To ensure that the provision of ancillary structures, such as air conditioning units, are considered at the design stage of a proposed development.</i>	Conditioned	
12.2	Development Controls		
.4.	<i>Air-conditioning</i>		
	1	Located away from the habitable rooms of adjoining properties and/or screened by acoustic treatments	Conditioned
	3	Installation of residential grade air conditioners only	Conditioned
	4	Installation to comply with the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control) Regulation 2008	Conditioned

Comments: Insufficient information accompanied the application submitted regarding the location of the air-conditioning unit. Conditions of consent ensuring compliance with Section 12.2.4 of the SDCDP 2005 and relevant pollution control legislation have been recommended.

13: Ecologically Sustainable Development

13.1	Objectives	Satisfactory
A.	<i>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.</i>	Yes
B.	<i>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.</i>	Yes
C.	<i>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 conservation strategies.</i>	Yes
D.	<i>To encourage the use of new technology that reduces energy consumption, minimises greenhouse emissions and results in cost savings</i>	Yes

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E.	<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>		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
	3	Materials used of high thermal mass	Yes
	<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
	<i>Water Tanks</i>		
.3.	1	Located behind the dwelling or behind the front building line and screened from view from the public domain	Yes
	2	Associated support structures and plumbing are a colour that complements the dwelling.	Yes
	3	Above ground water tanks located 450mm (min) from any property boundary	Yes
	4	Above ground water tanks do not exceed 3m in height above NGL	Yes
	5	Overflow piped directly to the approved stormwater drainage system except in cases where stormwater is required to be directed to on-site stormwater detention (OSD) storage	Yes
	6	No part of the water tank or support stand may rest on a wall footing	Yes
	7	Installation does not involve the filling of more than 1m above existing ground level	Yes
	8	The tank not located over or adjacent to a water main or sewer main or installed over any associated structure or fittings	Yes
	9	Support structure installed to the requirements of a qualified practicing structural engineer or to the maker's specifications.	Yes
.4.	<i>Hot Water Heater Units</i>		
	1	Located behind the dwelling or wholly behind the dwelling	Yes

Comments:

The main living areas and bedrooms are appropriately located to optimise solar access and cross ventilation. A BASIX Certificate was submitted as part of the application meeting the designated targets for energy and water reduction. In accordance with the BASIX Certificate, an instantaneous gas hot water system, 1,500L rainwater tank and photovoltaic system with the capacity to generate at least 1.3 peak kilowatts of electricity are to be installed. A condition of consent has been recommended to ensure compliance with the BASIX Certificate. The rainwater tank is suitably located 680mm from the southern side boundary and will be screened from the public domain by a proposed side gate.

PART H - WASTE MANAGEMENT (SCDCP 2005)

A Waste Management Plan prepared in accordance with Part H of the SCDCP 2005 accompanied the architectural plans. Compliance with the waste minimisation strategies of this waste management plan shall be enforced via the conditions of consent.

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

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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. Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with this standard.

(i) any coastal zone management plan

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

The proposed development is located on a site that is affected by the existing 1 in 100 year flood event or is likely to be as a result of the planning benchmarks for sea level rise mentioned above. Accordingly, the proposed development has been assessed against the relevant provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

In accordance with the Cook's River and Cox's Creek Flood Study, the site is identified as being affected by overland flooding in the 1 in 100 year flood event. Accordingly, a Flood Impact Assessment Report accompanied the development application. The proposed development has been appropriately designed, complying with Council's habitable and non-habitable finished floor level requirements for flood affected sites. A condition of consent is to be imposed to ensure the recommendations contained in the Flood Impact Assessment Report are complied with.

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 proposal seeks to construct a contemporary style two (2) storey dwelling house with a flat roof and a raised roof element above clerestory windows. As previously discussed, dwellings along Myrna Road are varied including traditional, modern and contemporary styles with exposed facebrick and rendered masonry. The proposed design has incorporated neutral colour tones in a rendered masonry finish and an articulated front building façade, both are dominant elements in the street. Examples of flat roof dwellings are scattered throughout the wider Myrna Road streetscape (opposite at No. 50 and further up at the road at No. 27 and 17) with the raised roof element resulting in an articulated roof form and a softened streetscape presentation. The proposed 7.95m building height along with ample side setbacks will ensure the development integrates well within the surrounding streetscape and also minimises overshadowing of the adjoining dwelling to the south.

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Figure 9: No. 64, 66 and 68 Myrna Road



Figure 10: Example of flat roof dwelling at No. 50 Myrna Road.

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

The proposed development is considered to be suitable for the site in that the dwelling has been appropriately designed in response to the flood planning constraints of the site and contributes to the streetscape character of Myrna Road.

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 8 November 2018 to 26 November 2018 with no submissions 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.

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SECTION 7.13 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. 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	\$8,660.00
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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. 2018/036/01 for the construction of a two (2) storey dwelling with basement level, and boundary fence at 55 Myrna Road, Strathfield be **APPROVED**, subject to the following conditions:

SPECIAL CONDITIONS (GC)

1. AIR CONDITIONING UNIT (SC)

All air-conditioning units are to be installed as follows:

- a) Only residential grade air conditioners are to be installed;
- b) Installed to comply with the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Noise Control) Regulation 2008; and

Documentation demonstrating compliance with the above measures is to be submitted to and approved by the Principal Certifying Authority prior to the issue of the Occupation Certificate.

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(Reason: Acoustic privacy)

2. PRIVACY MEASURES (SC)

The plans are to be amended to include the following measures:

- a) The southern facing office room on the ground floor shall have a sill height of at least 1.7m above the finished floor levels.

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

(Reason: To maintain visual privacy.)

GENERAL CONDITIONS (GC)

3. 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.2018/036/01:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA1002	Site Plan	Urban Link	Rev B	11 January 2019
DA2001	Basement Plan	Urban Link	Rev B	11 January 2019
DA2002	Ground Floor Plan	Urban Link	Rev B	11 January 2019
DA2003	First Floor Plan	Urban Link	Rev B	11 January 2019
DA3001	Elevations	Urban Link	Rev B	11 January 2019
DA4001	Section	Urban Link	Rev B	11 January 2019
DA6001	External Finishes	Urban Link	Rev B	11 January 2019
1840 DA1	Landscape Concept Plan	Vision Dynamics	Rev A	2 November 2018
DA14	Demolition Plan	Gus Honda Architect	Rev B	2 November 2018
A8361 - Cover	General Notes	Alpha Engineering & Development	Rev A	2 November 2018
A8361 – SW01	Sediment and Erosion Control Plan	Alpha Engineering & Development	Rev A	2 November 2018
A8361 – SW02	Basement Drainage Plan	Alpha Engineering & Development	Rev A	2 November 2018
A8361 – SW03	Ground Floor Drainage Plan	Alpha Engineering & Development	Rev A	2 November 2018
A8361 – SW04	First Floor & Roof Drainage Plan	Alpha Engineering & Development	Rev A	2 November 2018
A8361 – SW05	Stormwater Sections and	Alpha Engineering &	Rev A	2 November 2018

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	Details	Development	
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Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No.2018/036/01:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Flood Impact Report	Alpha Engineering & Development	Rev A	2 November 2018
BASIX Certificate	No. 974446S_02	Issued 11 January 2019	11 January 2019
Waste Management Plan	-	-	2 November 2018

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.)

4. **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) 30.650AHD to the ridge of the skillion skylight feature.

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

5. **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.)

6. **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.)

7. **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

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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.)

8. LANDSCAPING - TREES PERMITTED TO BE REMOVED (GC)

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

Tree	Location
Conifers x 3	Front setback

All trees shown to be removed as submitted on the site plan by Urban Link are permitted to be removed to accommodate the proposed development.

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

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

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

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

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

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

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

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

9. 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

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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 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.)

10. LANDSCAPING - CANOPY TREES IN FRONT YARD (GC)

New development shall provide at least two (2) canopy trees within the front setback adjacent the front boundary. New canopy trees shall be planted from 200 litre containers at the time of planting and capable of reaching a potential mature height of 10m.

The new trees must not be planted closer than 1.5 metres from a structure or property

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boundary.

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.

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

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

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

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

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

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

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

11. **LANDSCAPING - CANOPY TREES IN REAR YARD (GC)**

New development shall provide at least two (2) canopy trees within the rear yard New canopy trees shall be planted from 200 litre containers at the time of planting and capable of reaching a potential mature height of 10 m.

The new trees must not be planted closer than 1.5 metres from a structure or property boundary.

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.

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.

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

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

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

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

12. 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.)

13. 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.)

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

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

(Reason: To maintain privacy amenity to neighbouring residences.)

15. 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.

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- 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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16. 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.)

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

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

For Quick Check agent details please refer to the web site www.sydneywater.com.au (see Building Developing and Plumbing then Quick Check) or telephone 13 20 92. The consent authority or a Certifying Authority must ensure that a Quick Check agent/Sydney Water has stamped the plans before the commencement of work.

(Reason: Compliance with Sydney Water requirements.)

18. UTILITIES AND SERVICES - PROTECTION OF (GC)

Any footings or excavation to be located or undertaken adjacent to Council's stormwater must be designed to address the following requirements:

- i) all footings and excavation must be located wholly within the site and clear of any easement boundaries;
- ii) all footings and excavation must be located a minimum of 1000mm from the centreline of the pipeline or 500mm from the outside of the pipeline, whichever is the greater distance from the centreline; and
- iii) footings must extend to at least the depth of the invert of the pipeline unless the footings are to be placed on competent bedrock.

If permanent excavation is proposed beneath the obvert of the pipeline, suitable means to protect the excavation and proposed retaining structures from seepage or other water flow from the pipeline and surrounding subsoil, must be provided. The design must be prepared 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.)

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

19. 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.)

20. 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.)

21. 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.)

22. 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:

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

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

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

23. 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.)

24. 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.)

25. 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.)

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26. **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.)

27. **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 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.

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- viii) Asbestos management procedures:
- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from WorkCover NSW. A permit will not be granted without a current WorkCover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - 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.)

28. 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

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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.)

29. **DILAPIDATION REPORT - PRE-COMMENCEMENT (CC)**

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

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical

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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.)

30. 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.)

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

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Lot 46 DP 14613 (Cont'd)

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. FLOODING - COMPLY WITH FLOOD IMPACT REPORT (CC)

The applicant shall comply with the flood recommendations provided in the Flood Impact Report prepared by Alpha Engineering and Development dated 19 October 2018 received by council 2 November 2018. A certificate from a suitably qualified Engineer shall be submitted to the Certifying Authority stating compliance with these recommendations, prior to the issue of a Construction Certificate.

(Reason: To mitigate flood risk and associated damage.)

33. LANDSCAPE PLAN – AMENDED (CC)

The Landscape Concept Plan, drawing no. 18240 DA1, Rev A prepared by Vision Dynamics shall be amended to include the following:

- i) Reflect the approved architectural plans, including the deletion of the swimming pool and landscaping along the rear property boundary;
- ii) The Landscape Plan shall be prepared by qualified landscape architect or landscape consultant to a scale of 1:100 or 1:200, conforming to all relevant conditions of consent;
- iii) location of all existing and proposed landscape features including materials to be used;
- iv) all trees to be retained, removed or transplanted;
- v) existing and proposed finished ground levels;
- vi) top and bottom wall levels for both existing and proposed retaining and free standing walls; and
- vii) a detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity. A minimum of 25% of species shall be locally sourced indigenous species. Species shall be predominantly selected from Council's Recommended Tree List.

Consideration within the design should be given to the scale of planting in proportion to the proposed development, consistency with the existing landscape character of the area, potential views, solar access and privacy for neighbouring development.

The amended Landscape Plan is to be submitted and approved by the Principal Certifying Authority prior to the issue of the Construction Certificate.

(Reason: Landscape quality.)

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34. **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.)

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	\$8,660.00
--------------------------------	-------------------

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 received 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.)

36. **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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Lot 46 DP 14613 (Cont'd)

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.)

37. 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.)

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. TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)

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

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

- i) description of the demolition, excavation and construction works;
- ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);

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Lot 46 DP 14613 (Cont'd)

- vii) proposed hours of construction related activities and vehicular movements to and from the site;
- viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
- x) measures to maintain public safety and convenience;
- xi) any proposed road and/or footpath closures;
- xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
- xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

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

40. **TREE BONDS (CC)**

A tree bond of **\$6,600.00** (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.)

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Lot 46 DP 14613 (Cont'd)

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

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the footpath at the entrance(s) and/or exit(s) to the site and designed in accordance with Council's guidelines and specifications. In this regard, a Works Permit is to be obtained (available from Council's Customer Services Centre or downloaded from Council's website), and the appropriate fees and charges paid, prior to the lodgement of a Construction Certificate.

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

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.

(Reason: To maintain streetscape character.)

44. WORKS WITHIN THE ROAD RESERVE (CC)

Detailed drawings including long and short sections and specifications of all works within existing roads (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage) shall be submitted to and approved by Council under Section 138 of the Roads Act 1993 and all fees and charges paid, prior to the issue of a Construction Certificate.

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer. Pruning of the branches and roots of Council trees is prohibited unless approved by Council in writing. All Council trees are to be protected in accordance with Australian Standard AS4970 - 2009 , Protection of Trees on Development Sites.

Upon completion of the works, the Applicant is to provide to Council with electronic copies of 'Work as Executed Plans'. The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor.

The Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works.

All civil engineering works adjacent/near/outside 55 Myrna Road, Strathfield are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work, after

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Lot 46 DP 14613 (Cont'd)

it has been completed and approved. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

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

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (CW)

45. 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.)

46. 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

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 Lot 46 DP 14613 (Cont'd)

- entered into and in force, where such a contract is required under that Act (this is a prescribed condition of consent pursuant to clause 981(b) Environmental Planning and Assessment Regulation 2000.
- ii) The PCA is satisfied that the principal contractor for the work is the holder of the appropriate licence and is covered by the appropriate insurance, in each case if required by the Home Building Act 1989 (unless the work is to be carried out by an owner-builder).
 - iii) If the work is to be carried out by an owner builder, that the owner builder is the holder of any owner -builder permit required under the Home Building Act 1989.
 - iv) Written notice of the following information has been provided to Council (this is a prescribed condition of consent pursuant to clause 98B of the Environmental Planning and Assessment Regulation 2000):
 - In the case of work for which a principal contractor is required to be appointed:
 - the name and licence number of the principal contractor; and
 - the name of the insurer by which the work is insured under Part 6 of the Home Building Act 1989.
 - In the case of work to be done by an owner-builder:
 - the name of the owner-builder; and
 - if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989, the number of the owner-builder permits.

Where Council is not the PCA, the PCA is responsible for notifying Council of the above matters.

Note: Where arrangements for doing residential building work change while the work is in progress so that the above information becomes out of date, the PCA (where not the Council) must provide Council with written notice of the updated information.

(Reason: Statutory requirement.)

47. NOTICE OF COMMENCEMENT (CW)

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

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

(Reason: Statutory requirement.)

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

48. 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.

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Lot 46 DP 14613 (Cont'd)

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

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

49. **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.)

50. **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.)

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

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

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

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

(Reason: To ensure compliance with the approved plans.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE (OC)

52. **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.)

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Lot 46 DP 14613 (Cont'd)

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. 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.)

55. 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

DA2018/036/01 - 55 Myrna Road, Strathfield
Lot 46 DP 14613 (Cont'd)

Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: To protect public health and amenity.)

56. **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.)

57. **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.

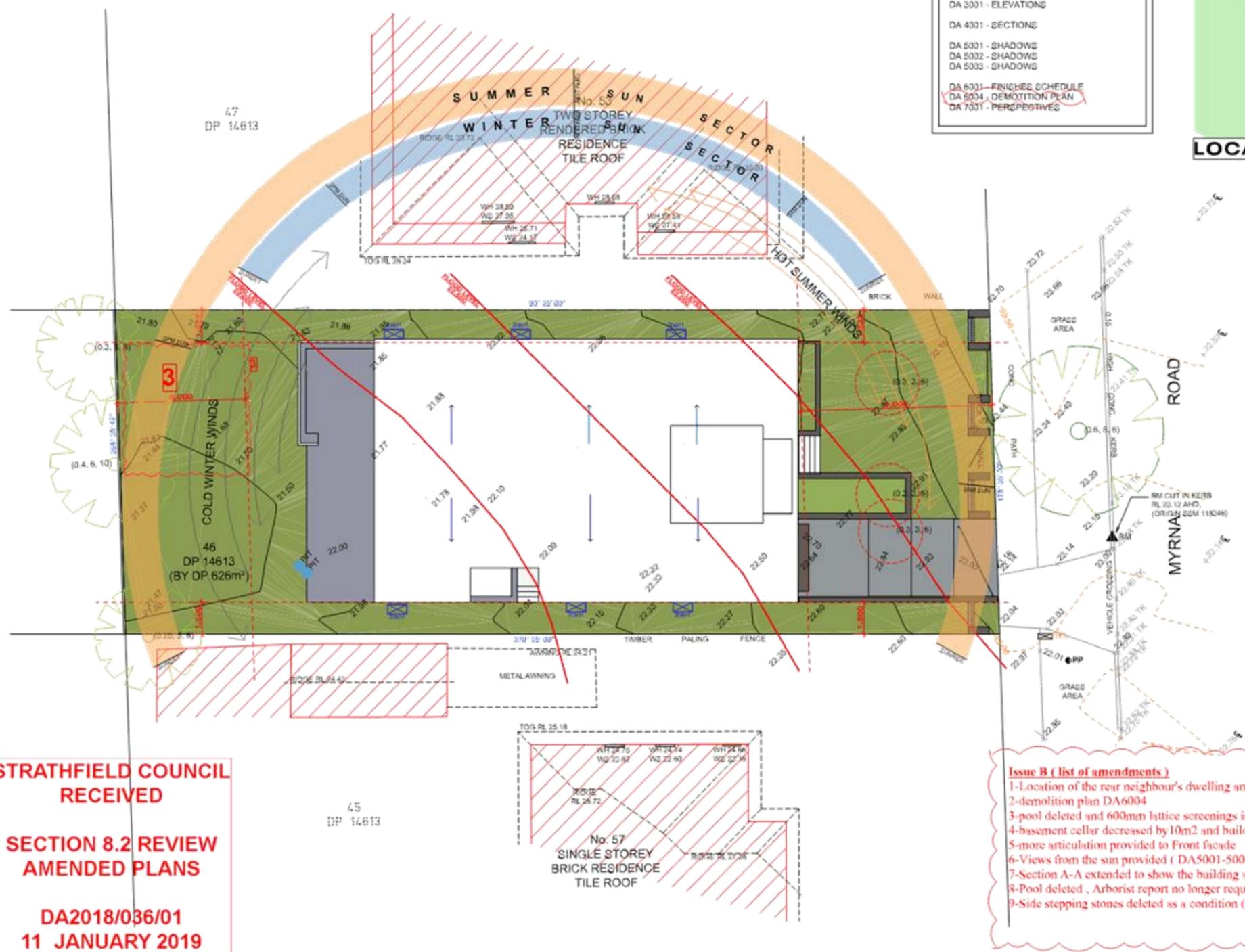
(Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard.)

ATTACHMENTS

1. [↓](#) Architectural plans

PROPOSED TWO STOREY DWELLING @ 55 MYRNA STREET, STRATHFIELD, NSW FOR SECTION 82A REVIEW

- DEVELOPMENT APPLICATION**
 2 STOREY DWELLING
 55 MYRNA ST, STRATHFIELD
- DRAWING INDEX**
- DA 1001 - COVER SHEET/ SITE ANALYSIS
 - DA 2001 - SITE PLAN
 - DA 2002 - BASEMENT PLAN
 - DA 2003 - GROUND FLOOR
 - DA 2004 - FIRST FLOOR
 - DA 3001 - ELEVATIONS
 - DA 4001 - SECTIONS
 - DA 5001 - SHADOWS
 - DA 5002 - SHADOWS
 - DA 5003 - SHADOWS
 - DA 6001 - FINISHES SCHEDULE
 - DA 6004 - DEMOLITION PLAN
 - DA 7001 - PERSPECTIVES



DEVELOPMENT STANDARDS RELATING TO LOT AREA

REQUIREMENT	PROPOSED	COMPLY	
HEIGHT	9.5m	<9.5m	YES
FSR	0.60 :1 = 375.5m ²	349m ²	YES
LANDSCAPING AREA FORWARD OF THE BUILDING LINE	MIN. 50% DEEP SOIL 50% OF 170m ² = 85m ²	125m ²	YES
TOTAL LANDSCAPE	49% = 309m ²	FRONT LDC = 103m ² REAR LDC = 153m ² side > 1.5m wide = 63m ²	YES
PRIV. OP. SPACE	24m ²	198m ²	YES
LANDSCAPE AREA FRONT SETBACK	50% OF THE AREA FORWARD OF THE BUILDING LINE MUST CONTAIN LANDSCAPED AREA	FRONT AREA = 140m ² 50% OF 140 = 70.00m ² PROPOSED 103m ²	YES
FRONT SET BACK	9.0m	9.0m	YES
SIDE SET BACK	20% OF BLOCK WIDTH = 3.046m	NORTH SET BACK = 1.55m SOUTH SET BACK = 1.60m TOTAL = 3.055m	YES
REAR SET BACK	6.0m	6.5m	YES

STRATHFIELD COUNCIL RECEIVED

SECTION 8.2 REVIEW AMENDED PLANS

DA2018/036/01
11 JANUARY 2019

- Issue B (list of amendments)**
- 1-Location of the rear neighbour's dwelling and pool.
 - 2-demolition plan DA6004
 - 3-pool deleted and 600mm lattice screenings is proposed over the rear fence
 - 4-basement cellar decreased by 10m² and building footprint noted on the basement plan
 - 5-more articulation provided to Front facade
 - 6-Views from the sun provided (DA5001-5002-5003)
 - 7-Section A-A extended to show the building at the rear of the site
 - 8-Pool deleted , Arborist report no longer required
 - 9-Side stepping stones deleted as a condition (if required)

General revision (to address letter from council) | 19/01/19 | 2.8M
 A 287 DUMMEDIUM | 03/11/2018 | ZB

Rev Description Date Appr

Project
#Project Name
 TWO STOREY DWELLING
 55 Myrna Road
 Strathfield NSW 2135 Australia

URBANLINK
 Business Address: Level 10, 11-15 Dixon Street, Burwood NSW 2134
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 29745 2014
 Nominated Architects:
 Zaid Baumeister Reg no 8038
 Youssef El Khawaja Reg no 8032

Drawing Title
SITE ANALYSIS

Drafted AP Approved ZB

Date 1/200, 1:162.85 Date of Issue 11/01/2019

Project Number 18-130 Drawing Number Revision DA1001 B

DEVELOPMENT APPLICATION

SITE ANALYSIS

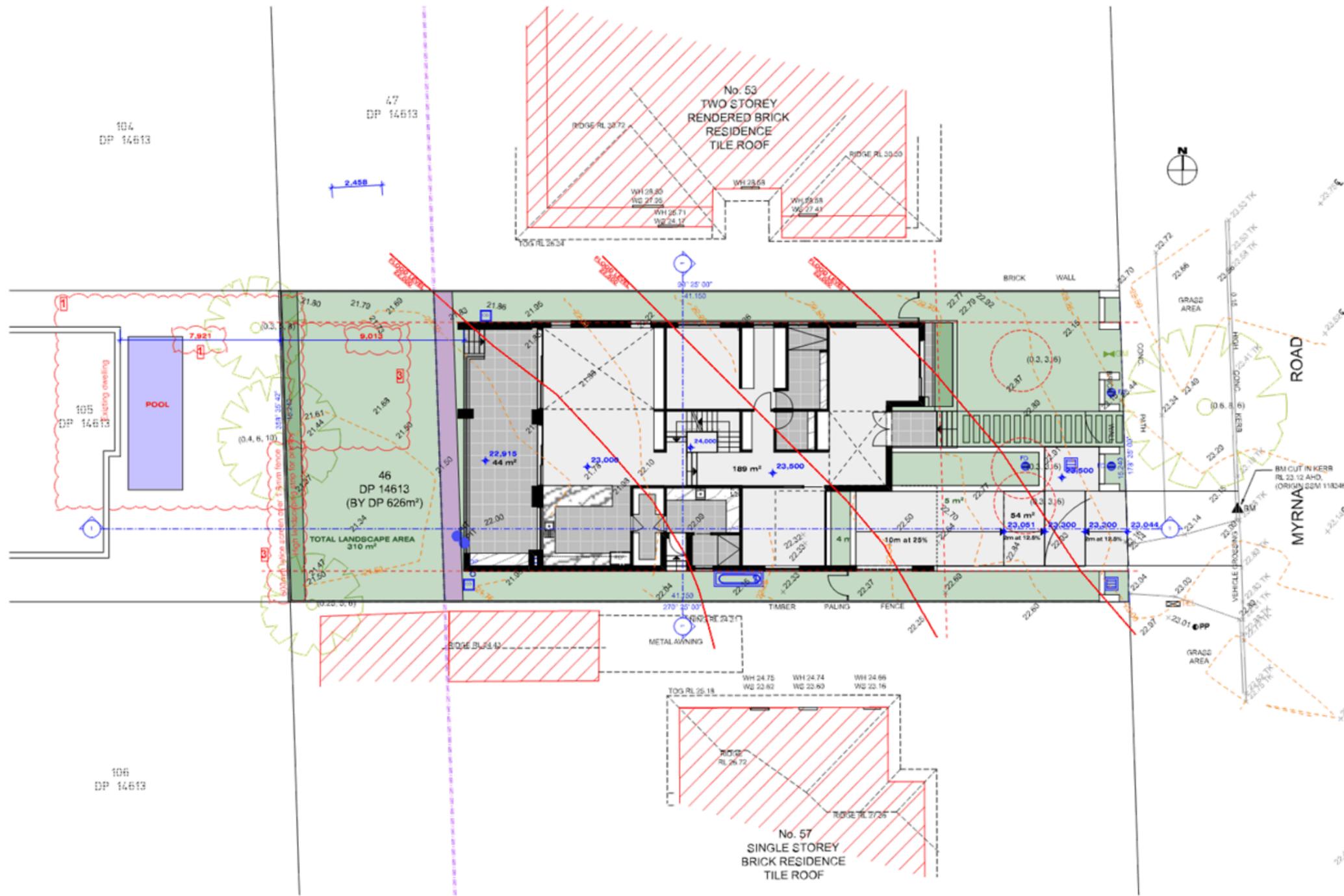
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NOTE: CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWING.

**STRATHFIELD COUNCIL
RECEIVED**

**SECTION 8.2 REVIEW
AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**



1

SITE PLAN

1:200

Revised	General revision (by address letter from council)	19/01/19	ZB
A	DRY DURATION	03/11/2018	ZB

Rev Description Date Appr

Project

#Project Name
TWO STOREY DWELLING
55 Myrna Road
Strathfield NSW 2135 Australia

URBANLINK
Business Address: Level 10, 11-15 Dixon Street, Burwood NSW 2134
Postal Address: PO BOX 2222 Burwood North NSW 2134
Phone Number: +61 29745 2014

Nominated Architects:
Ziad Baumeister Reg no 8008
Youssef El Khawaja Reg no 8033

Drawing Title
**SITE
SITE PLAN**

Drafted AP	Approved ZB
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Date
1:200
g4201810n

Date of Issue
11/01/2019

Project Number
18-130

Drawing Number Revision
DA1002 B

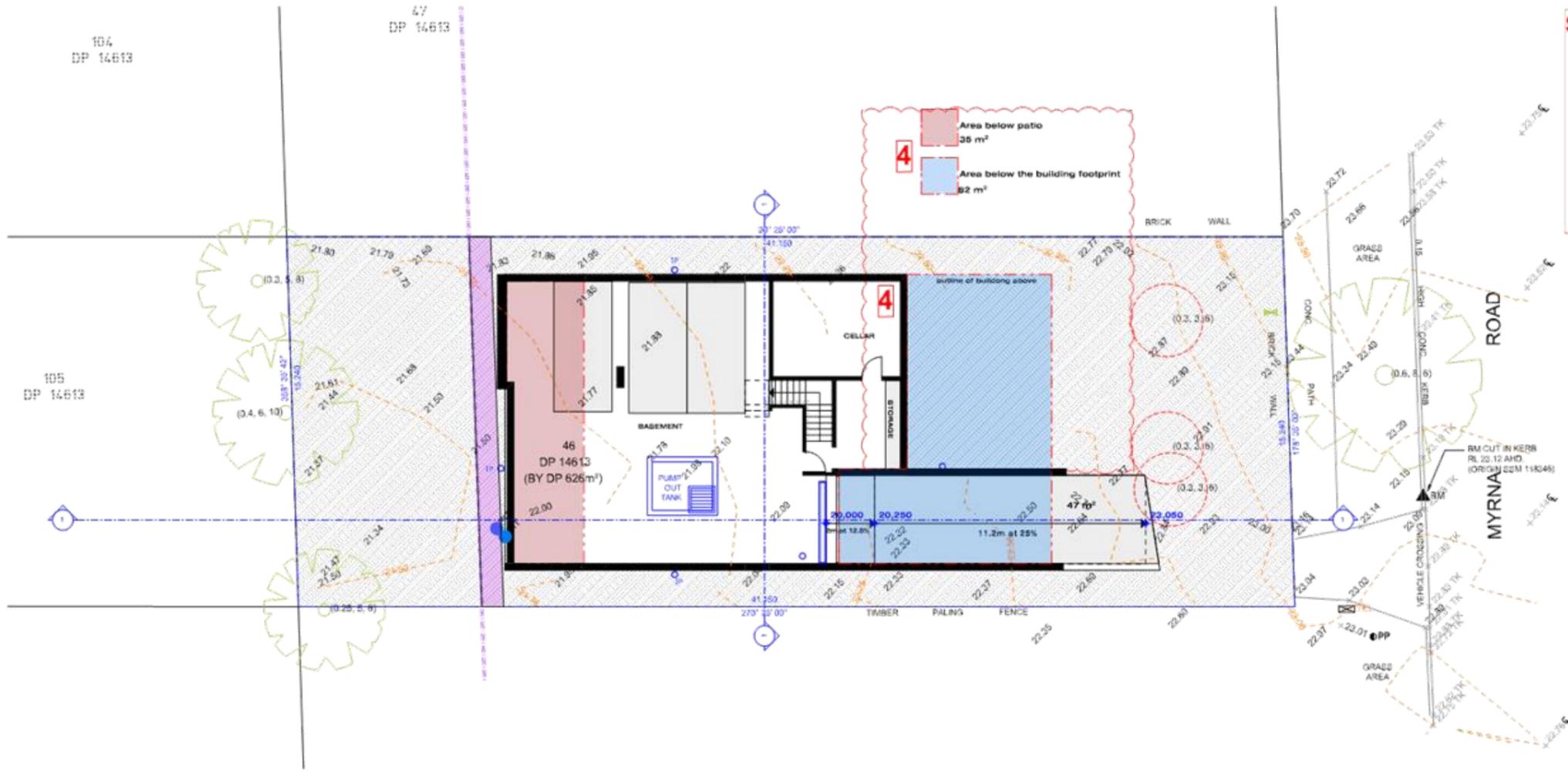
DEVELOPMENT APPLICATION

NO CONSTRUCTION SHALL BE UNDERTAKEN UNTIL ALL SHEDDING IS COMPLETE AND ALL PREPARATION WORK IS COMPLETE TO THE SATISFACTION OF THE COUNCIL.

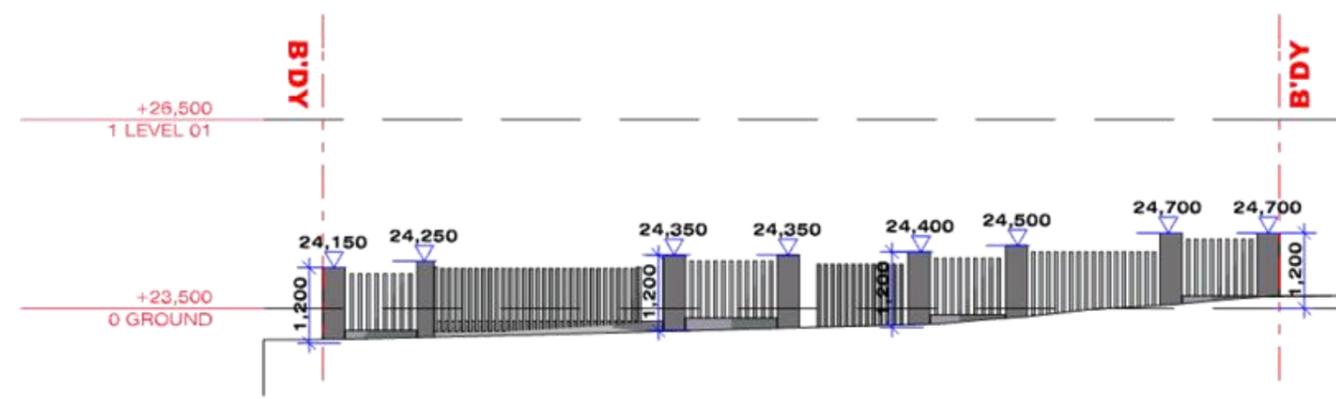
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**SECTION 8.2 REVIEW
AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**



1 BASEMENT 1:200



1 FENCE DETAIL 1:100

Revis	General revision (to address letter from council)	18/01/19	2.8M
A	DR 2 SUBMISSION	02/11/2018	ZB

Rev Description Date Appr

Project
#Project Name
TWO STOREY DWELLING
65 Myrna Road
Strathfield NSW 2135 Australia

URBANLINK
Business Address: Level 10, 11-15 Dixon Street, Burwood NSW 2134
Postal Address: PO BOX 2222 Burwood North NSW 2134
Phone Number: +61 29745 2014

Nominated Architects:
Ziad Baumeister Reg no 8038
Youssef El Khawaja Reg no 8032

Drawing Title
**FLOOR PLANS
BASEMENT PLAN**

Drafted AP Approved ZB

Date 1:200, 1:100 gnd/1:200 Date of Issue 11/01/2019

Project Number 18-130 Drawing Number Revision DA2001 B

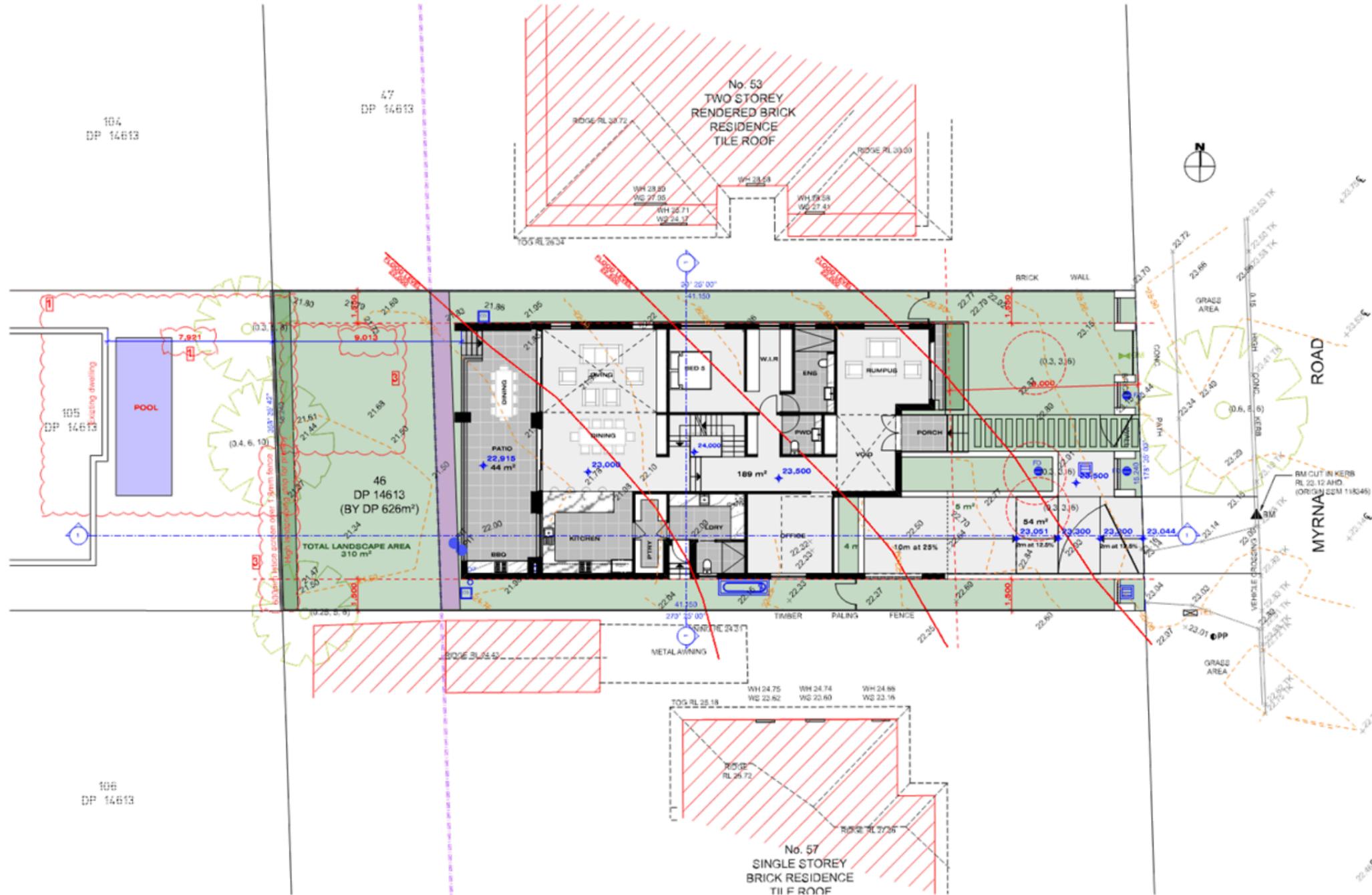
DEVELOPMENT APPLICATION

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AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**



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GROUND FLOOR PLAN

1:200

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A	General revision (to address letter from council)	19/01/19	ZBN
A	DRY SUBMISSION	03/11/2018	ZB

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Youssef El Khawaja Reg no 8033

Drawing Title:
**FLOOR PLANS
GROUND FLOOR PLAN**

Drafted: AP Approved: ZB

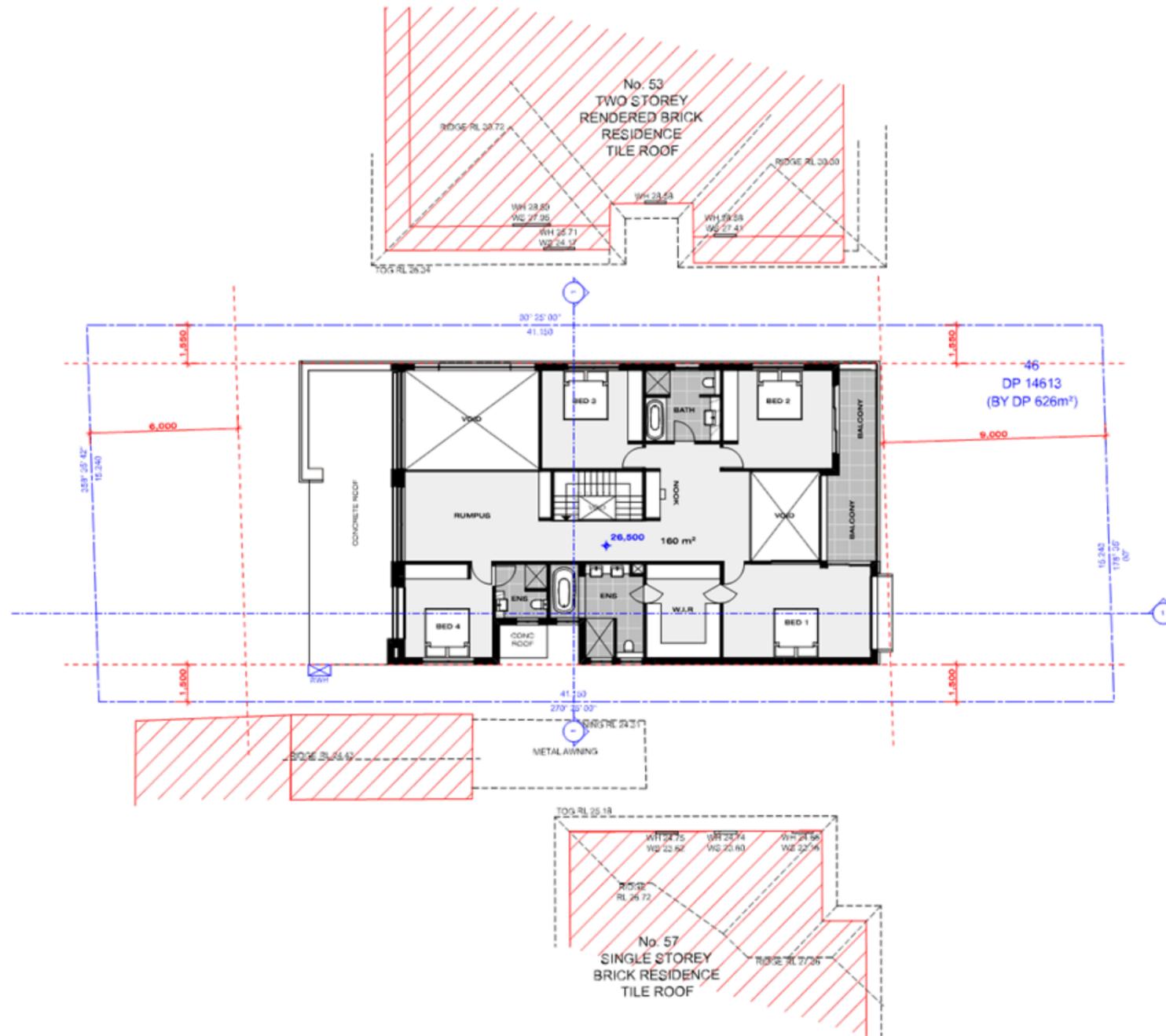
Date: 1:200 Date of Issue: 11/01/2019

Project Number: 18-130 Drawing Number/Revision: DA2002 B

DEVELOPMENT APPLICATION



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AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**

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A 08/2 DIRM/EG/ON 03/11/2018 ZB

Rev Description Date Appr

Project

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TWO STOREY DWELLING
55 Myra Road
Strathfield NSW 2135 Australia

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Phone Number: +61 29745 2014

Nominated Architects:
Ziad Baumeister Reg no 8008
Youssef El Khawaja Reg no 8033

Drawing Title
**FLOOR PLANS
FIRST FLOOR PLAN**

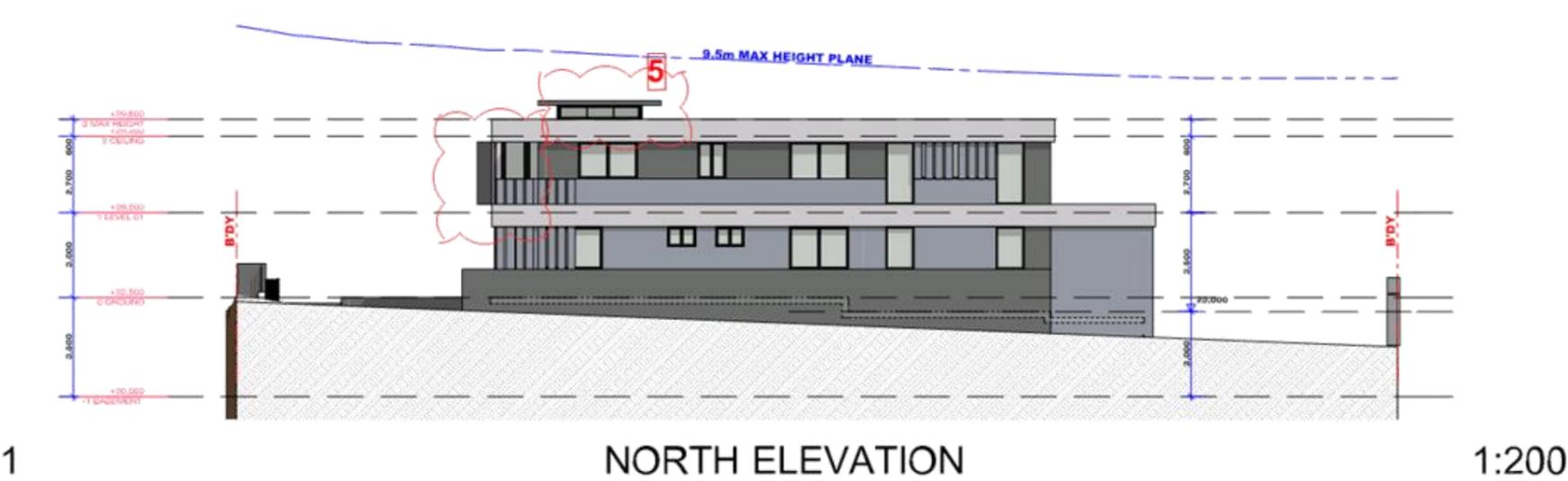
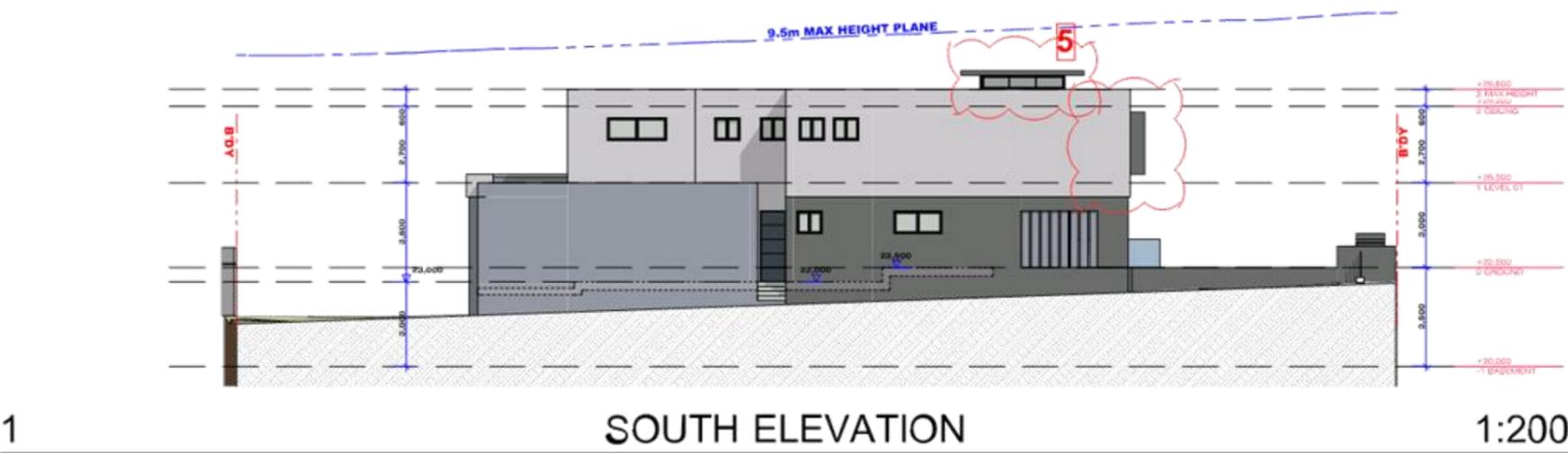
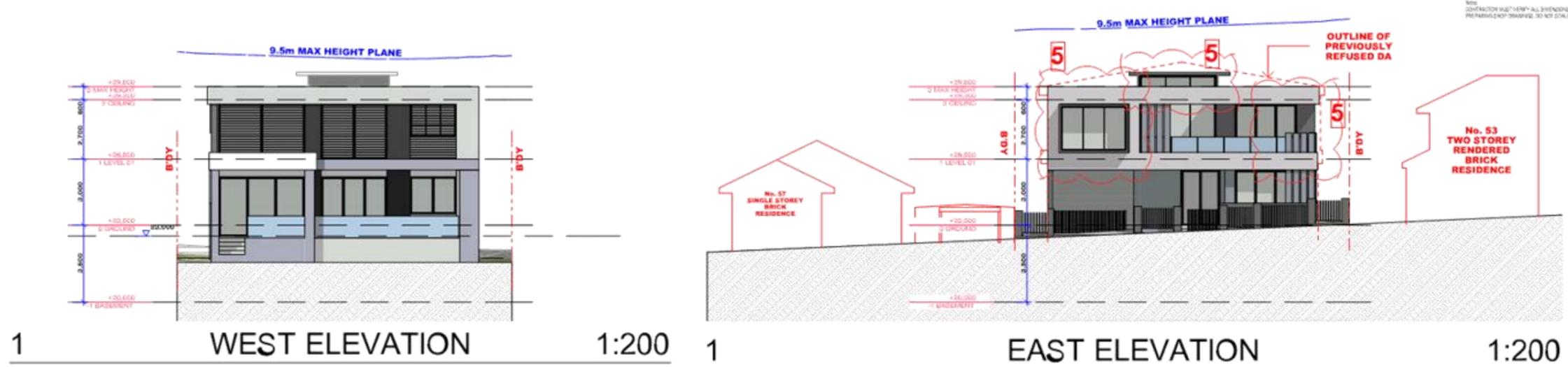
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Project Number 18-130 Drawing Number Revison DA2003 B

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AMENDED PLANS**

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11 JANUARY 2019**

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Project
#Project Name
TWO STOREY DWELLING
65 Myra Road
Strathfield NSW 2135 Australia

URBANLINK
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Phone Number: +61 29745 2014

Nominated Architects:
Ziad Baumeister Reg no 8038
Youssef El Khawaja Reg no 8033

Drawing Title
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ELEVATIONS**

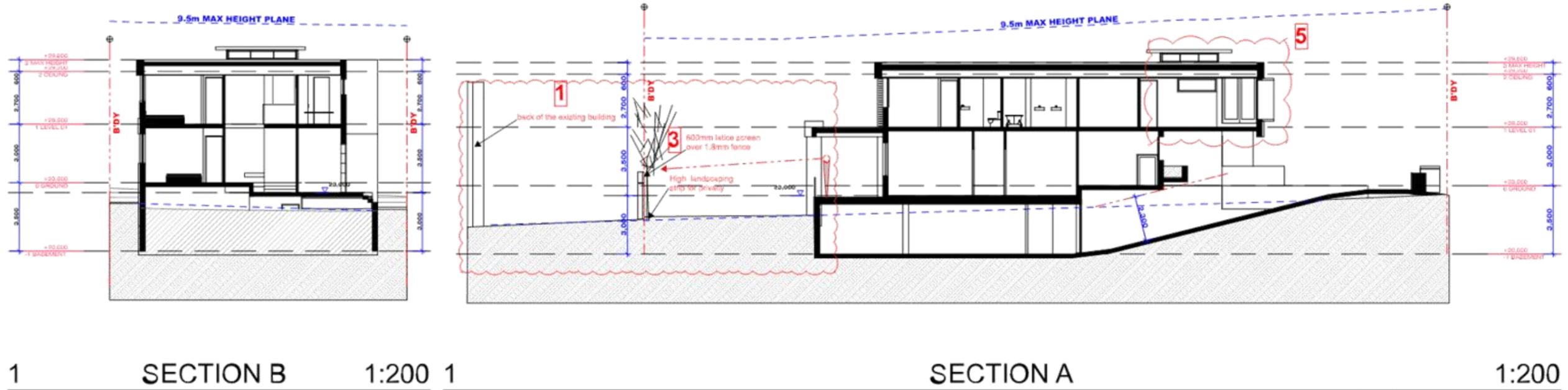
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Date: 1:200 Date of Issue: 11/01/2019

Project Number: **18-130** Drawing Number Revision: **DA3001 B**

DEVELOPMENT APPLICATION

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AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**



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Nominated Architects:
Ziad Baouneh Reg no 8008
Youssef El Khawaja Reg no 8033

Drawing Title:
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SECTIONS

Drafted: AP Approved: ZB

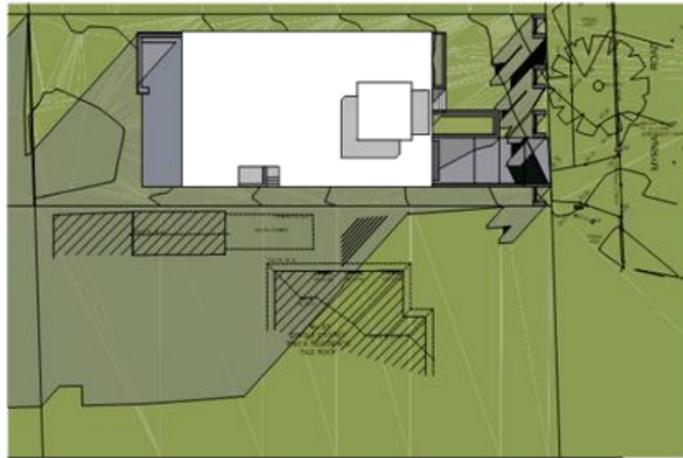
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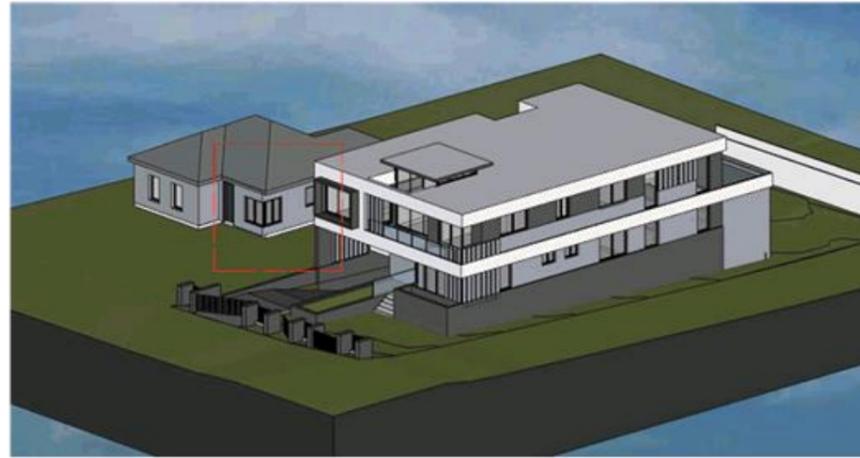
DEVELOPMENT APPLICATION



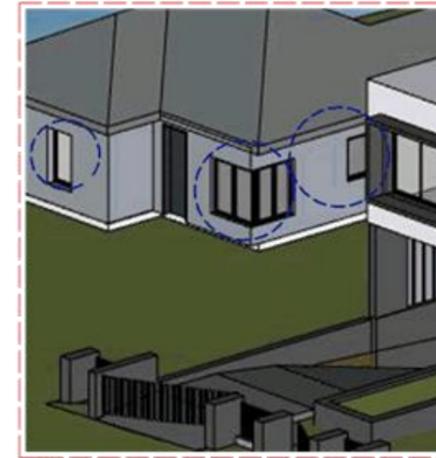
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JUNE 21 - 9 AM



VIEWS FROM THE SUN - JUNE 21 - 9 AM

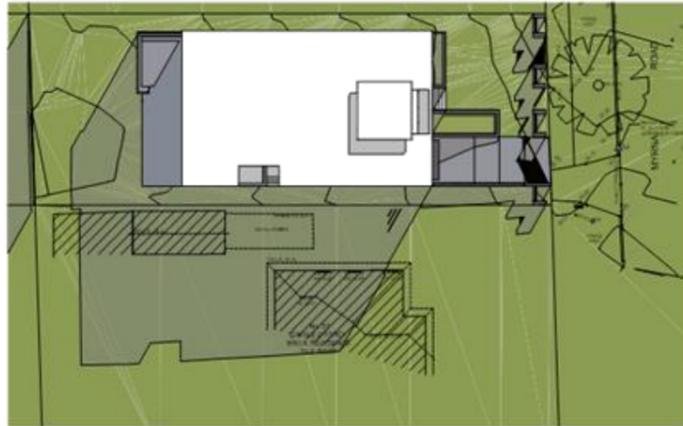


○ indicate solar access to neighbour's windows

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AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**



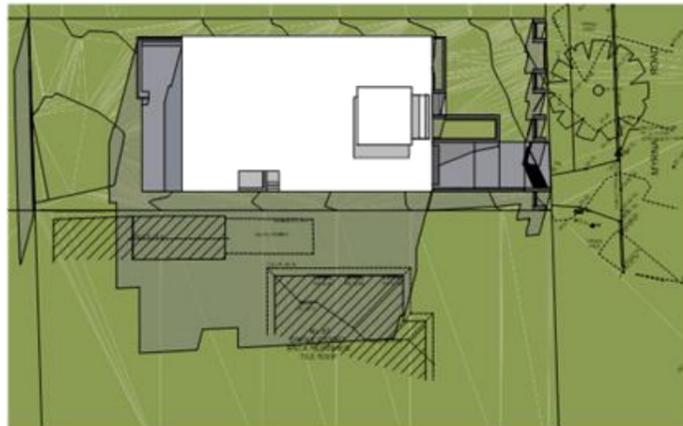
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VIEWS FROM THE SUN - JUNE 21 - 10 AM



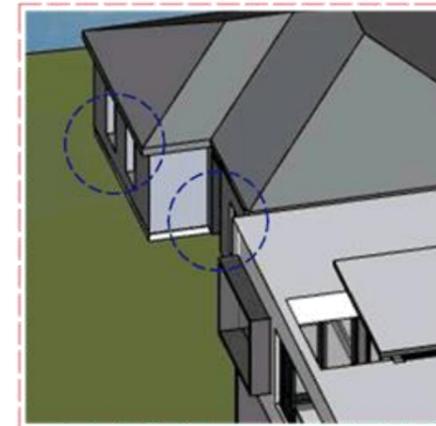
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JUNE 21 - 11 AM



VIEWS FROM THE SUN - JUNE 21 - 11 AM



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Revison Description Date Appr

B General revision (to address letter from council) 18/01/19 ZB

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Project

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TWO STOREY DWELLING

55 Myra Road

Strathfield NSW 2135 Australia

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Phone Number: +61 29745 2014

Nominated Architects:

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Youssef El Khawaja Reg no 8033

Drawing Title

OPTIONS - COMPLIANCE

SHADOW STUDIES

Drafted

AP

Approved

ZB

Project Number

18-130

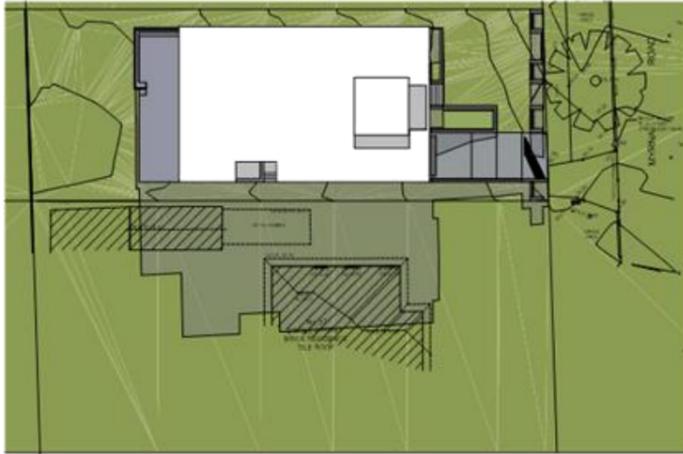
Drawing Number Revision

DA5001 B

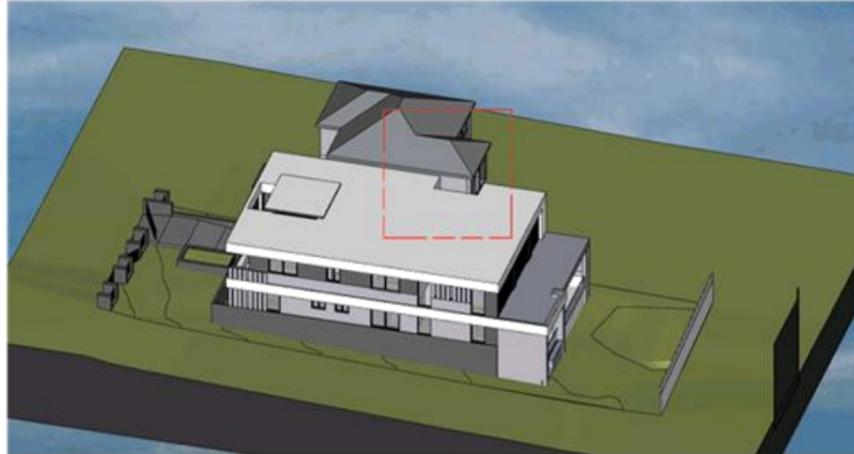
DEVELOPMENT APPLICATION



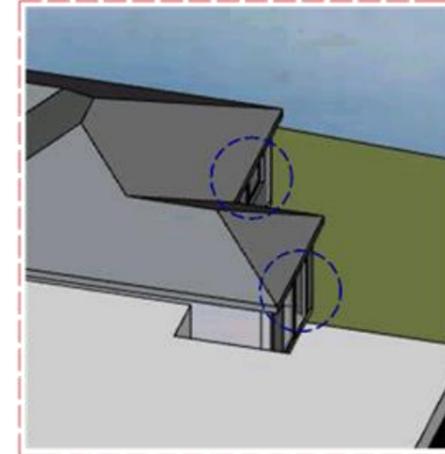
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JUNE 21 - 12 PM



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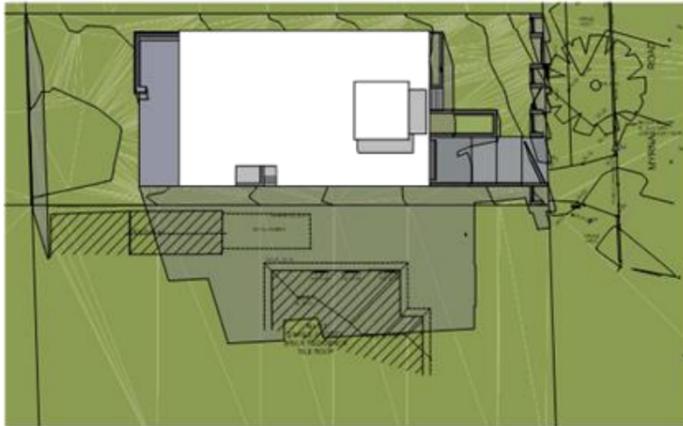


○ indicate solar access to neighbour's windows

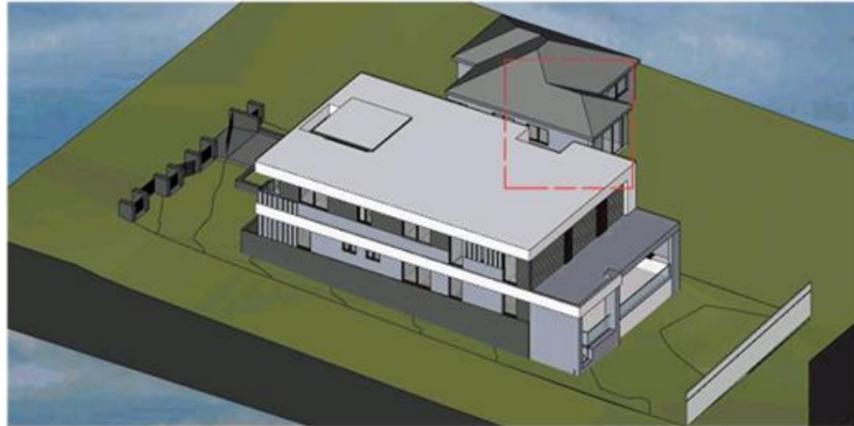
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**SECTION 8.2 REVIEW
AMENDED PLANS**

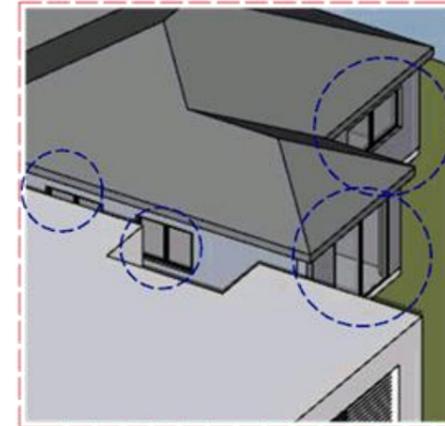
**DA2018/036/01
11 JANUARY 2019**



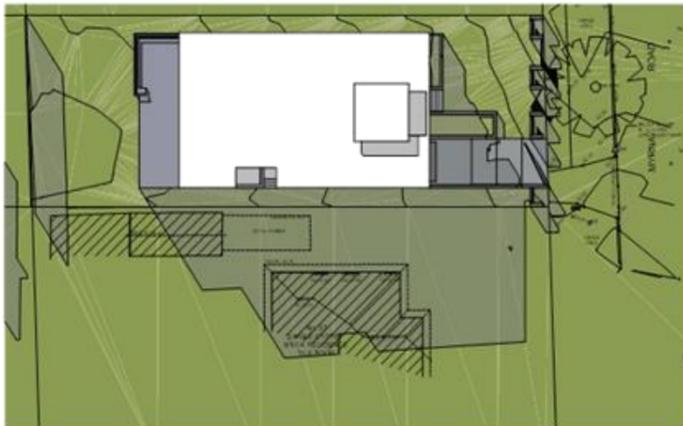
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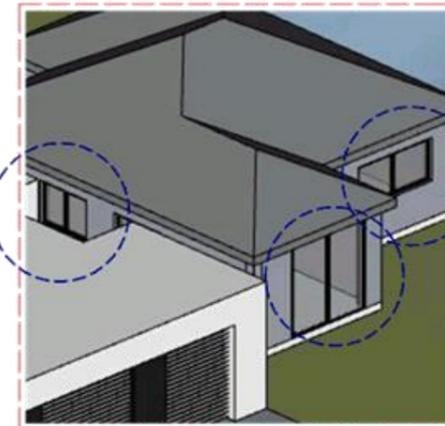
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○ indicate solar access to neighbour's windows

B General revision / to address letter from council / 19/01/19 / 2.390
A 28.2 DURMEE/CON / 03/11/2018 / 28

Rev Description Date Appr

Project

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TWO STOREY DWELLING
55 Myra Road
Strathfield NSW 2135 Australia

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Nominated Architects:
Ziad Baumeister Reg no 8008
Youssef El Khawaja Reg no 8033

Drawing Title
**OPTIONS - COMPLIANCE
SHADOW STUDIES**

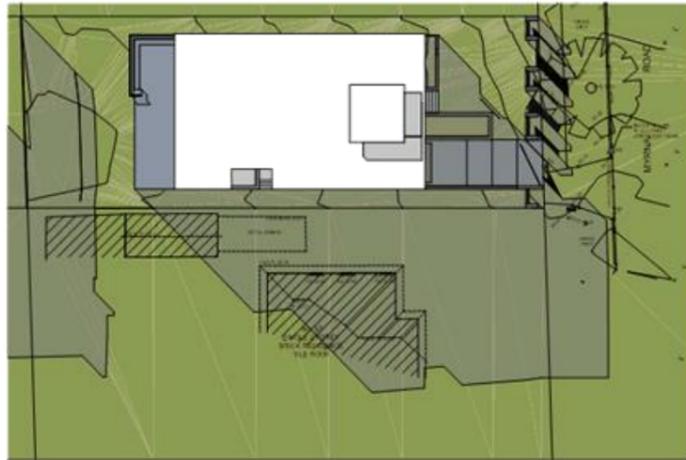
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Scale 1:142.86 Date of Issue 11/01/2019

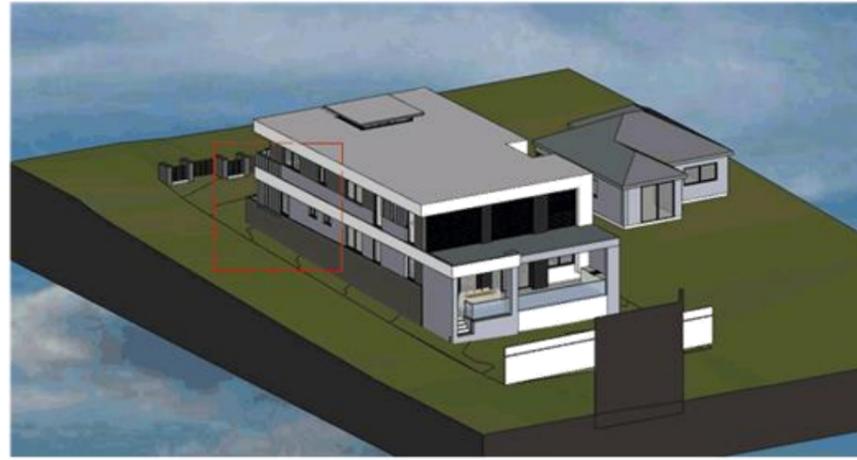
Project Number **18-130** Drawing Number Revision **DA5002 B**

DEVELOPMENT APPLICATION

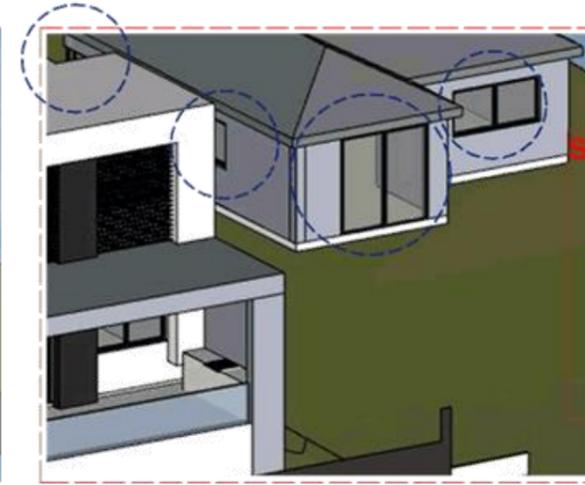




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VIEWS FROM THE SUN - JUNE 21 - 3 PM



○ indicate solar access to neighbour's windows

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DA2018/036/01
11 JANUARY 2019

SINGLE STOREY BRICK DWELLING
@ 57 MYRNA STREET

TWO STOREY BRICK DWELLING
@ 55 MYRNA STREET

TWO STOREY BRICK DWELLING
@ 53 MYRNA STREET



STREET VIEW SHOWING LEFT TO RIGHT 57 , 55 53 MYRNA STREET

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A 28.2 DURMEEG-ON 18/01/19 2.000 03/11/2018 ZB

Rev Description Date Appr

Project

#Project Name
TWO STOREY DWELLING
55 Myrna Road
Strathfield NSW 2135 Australia

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Youssef El Khawaja Reg no 8033

Drawing Title
**OPTIONS - COMPLIANCE
SHADOW STUDIES**

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Project Number: 18-130 Drawing Number Revision: DA5003 B

DEVELOPMENT APPLICATION



-  ARCHCLAD GREY ALUMINIUM CLADDING OR SIMILAR
-  DULUX SG607 GRID OR SIMILAR
-  DULUX GR24 ENDLESS DUSK OR SIMILAR
-  DULUX SN4F1 TERRACE WHITE OR SIMILAR
-  BLACK POWDERCOATED WINDOW/DOOR FRAMES OR SIMILAR

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**SECTION 8.2 REVIEW
AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**

Rev	Description	Date	Appr
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Drawing Title
**EXTERNAL FINISHES
FINISHES SCHEDULE**

Drafted: AP Approved: ZB

Scale: 1:200 Date of Issue: 11/01/2019

Project Number: **18-130** Drawing Number Revision: **DA6001 B**

DEVELOPMENT APPLICATION

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EXAMPLE OF FLAT ROOF DWELLINGS IN THE STREET



NO.50 MYRNA ROAD



NO.27 MYRNA ROAD



NO.17 MYRNA ROAD



NO.45 NEWTON RD. (intersection with Myrna Rd.)

3D VIEWS OF THE PROPOSED DWELLING



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**SECTION 8.2 REVIEW
AMENDED PLANS**

**DA2018/036/01
11 JANUARY 2019**

A General revision (by address letter from council) 18/01/19 2.86
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Rev	Description	Date	Appr

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Drawing Title
**EXTERNAL FINISHES
PERSPECTIVES**

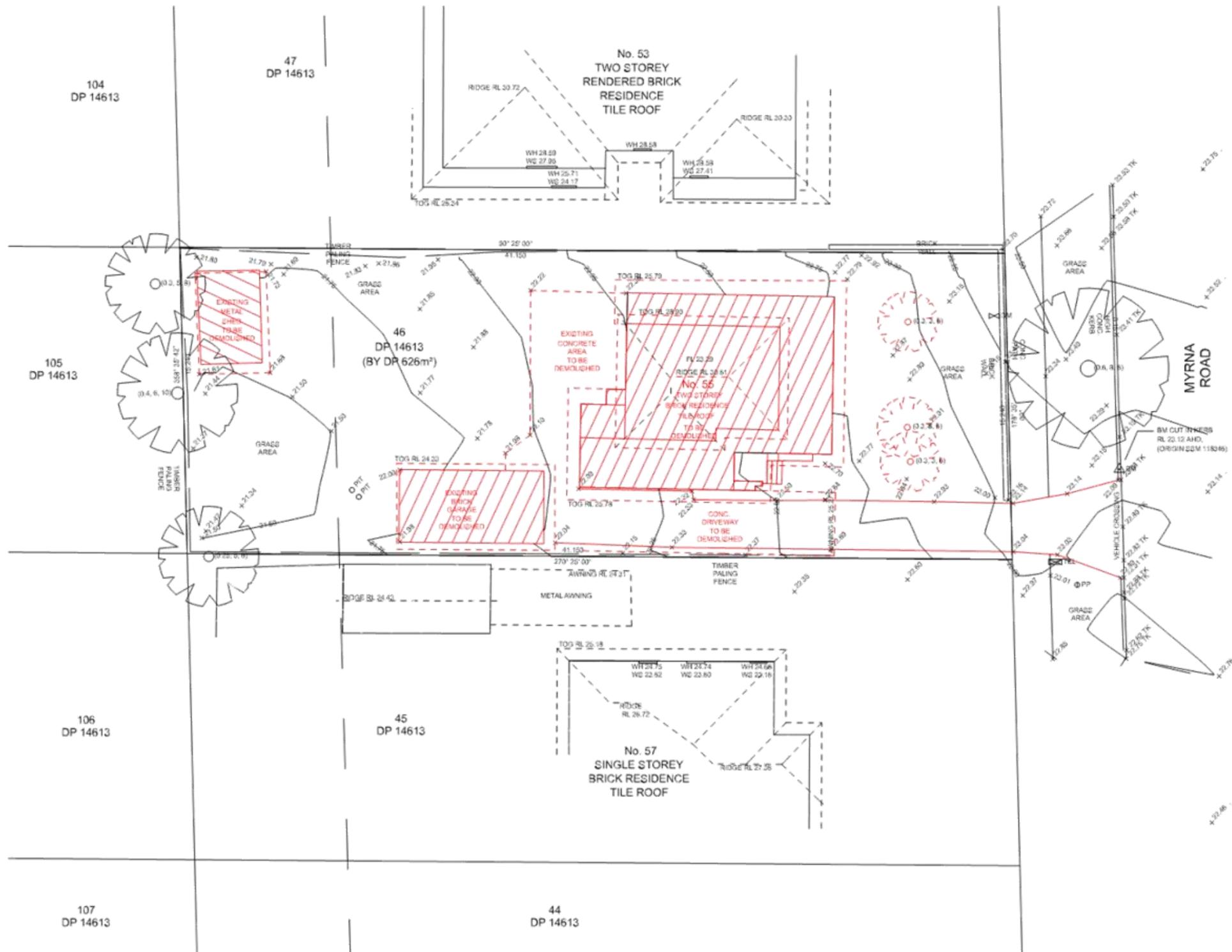
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AP	ZB

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Project Number	Drawing Number Revision
18-130	DA6002 B

DEVELOPMENT APPLICATION





LEGEND

- EXISTING TREES/SHRUBS TO BE REMOVED
- EXISTING STRUCTURES TO BE DEMOLISHED

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SECTION 8.2 REVIEW

**DA2018/036/01
2 NOVEMBER 2018**

Demolition Plan
1:200

- NOTES**
- Drawings are subject to copyright and may not be copied, used or reproduced in any way without the express permission of the architect.
 - All dimensions to be confirmed on site prior to commencement of work.
 - All construction to comply with Building Code of Australia/National Construction Code & Australian Standards requirements.
 - Drawings are not for construction.
 - Do not scale from drawing.
 - Larger scale drawings and written dimensions take precedence.
 - All dimensions to be furnished to the satisfaction of the author.



Issue	Description	Date	By
B	For Development Application	11/03/18	GH

ADDRESS
55 Myrna Road, Strathfield NSW 2135

PROJECT
Proposed New Dwelling

FOR ... **JOB No** ... **DATE** ...

GUS HONDA ARCHITECT

DRAWING TITLE
Demolition Plan

SCALE
1:200

DRAWING NUMBER
DA14

DRAWN ... **ISSUE** ...

TO: Strathfield Local Planning Panel Meeting - 7 February 2019
REPORT: SLPP – Report No. 2
SUBJECT: DA2018/138 - 1-9 SMALLWOOD AVENUE, HOMEBUSH
LOT 103 DP 1246774
DA NO. DA2018/138

SUMMARY

Proposal: Alterations and additions to an approved mixed use development to add an additional storey comprising 10 additional units

Applicant: Urbanlink Pty Ltd

Owner: The Loft III Pty Ltd

Date of lodgement: 8 October 2018

Notification period: 16 October 2018 to 6 November 2018

Submissions received: Nil

Assessment officer: GH

Estimated cost of works: \$1,808,608

Zoning: B4 Mixed Use - SLEP 2012

Heritage: N/A

Flood affected: No
Yes –

Is a Clause 4.6 variation proposed? Building Height (27%) and Floor Space Ratio (9.7%)

Extent of the variations supported? No

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

RECOMMENDATION OF OFFICER: **REFUSAL**

EXECUTIVE SUMMARY

This application seeks council approval for alterations and additions to the approved mixed use development including, most significantly, an additional level of residential apartments including eight (8) x two (2) bedroom dwellings and two (2) x one (1) bedroom dwellings on top of the approved building and relocation of the rooftop communal open space to the rooftop of the additional level including a reduction in its size.

The application was publicly notified from 16 October 2018 to 6 November 2018 in accordance with the provisions of Part L of the Strathfield Consolidated Development Control Plan 2005. No submissions were received as a result.

The currently approved development complies with the prescribed maximum floor space ratio for the site and only exceeds the prescribed maximum building height (by up to 18.65%) with respect

**DA2018/138 - 1-9 Smallwood Avenue, Homebush
Lot 103 DP 1246774 (Cont'd)**

to minor rooftop elements including fire stairs and lift overrun structures providing access to rooftop communal open space. The proposed additional level of residential apartments, together with the fire stairs and lift overrun providing access to the rooftop communal open space above, results in contraventions of both the prescribed maximum building height (by up to 27%) and the prescribed maximum floor space ratio (by 9.7%).

The application is accompanied by written requests pursuant to clause 4.6(3) of Strathfield Local Environmental Plan 2012 that seek to justify the contraventions of the building height and floor space ratio development standards. These requests have been reviewed and it is considered that they have not adequately addressed the matters required to be demonstrated by that sub-clause and more particularly the matter of sufficient environmental planning grounds.

Accordingly, the proposal is recommended for refusal.

BACKGROUND

On 15 June 2017, the Sydney Central Planning Panel approved Development Application No. DA2016/196 for the demolition of existing structures and construction of a new six (6) storey mixed use development containing 447m² commercial area and 102 residential units over two (2) levels of basement car parking.

On 11 April 2018, the Strathfield Internal Development Assessment Panel approved modifications to the above development consent via an application under Section 4.55(1A) of the Environmental Planning & Assessment Act 1979 (DA2016/196/01) involving one (1) additional residential unit to the corner of the approved development, amendments to the ground floor units, an additional 12 car parking spaces to the basement car park and conversion of the corner residential unit facing Parramatta road to a three (3) bedroom unit.

The current application was submitted to council on 8 October 2018.

DESCRIPTION OF THE SITE AND LOCALITY

The site is located off the southwestern corner of Smallwood Avenue and Parramatta Road. It comprises of a single allotment legally described as Lot 103 DP1246774 and is commonly known as 1-9 Smallwood Avenue, Homebush. It is generally rectangular shaped, having street frontages of 60.96m and 50.305m to Parramatta Road and Smallwood Avenue respectively and an overall area of approximately 3027m².

Up until the latter half of 2018, the site was occupied by a car sales yard. Since then, excavation works associated with the approved mixed use development have commenced and are now well advanced.

Immediately to the west of the site is a warehouse building associated with Sydney Markets in the early stages of construction. Immediately to the south are two (2) public roads (Dalton Avenue and Hudson Street) divided by a guard rail and beyond these roads is a single storey dwelling house. Across the main road to the north is a car sales yard. Across the road to east is a multi-storey mixed use development including residential apartments and ground floor commercial space that is under construction and nearing completion.

The wider locality is characterised by a varied mix of land uses including multi-storey mixed commercial/residential buildings, multi-storey residential apartment buildings, detached dwelling houses, car sales yards and various commercial activities including the major warehousing and distribution centre of Sydney Markets. The site is located approximately 1km from Homebush railway station and the adjacent retail/commercial strip in Rochester Road.

DA2018/138 - 1-9 Smallwood Avenue, Homebush
Lot 103 DP 1246774 (Cont'd)

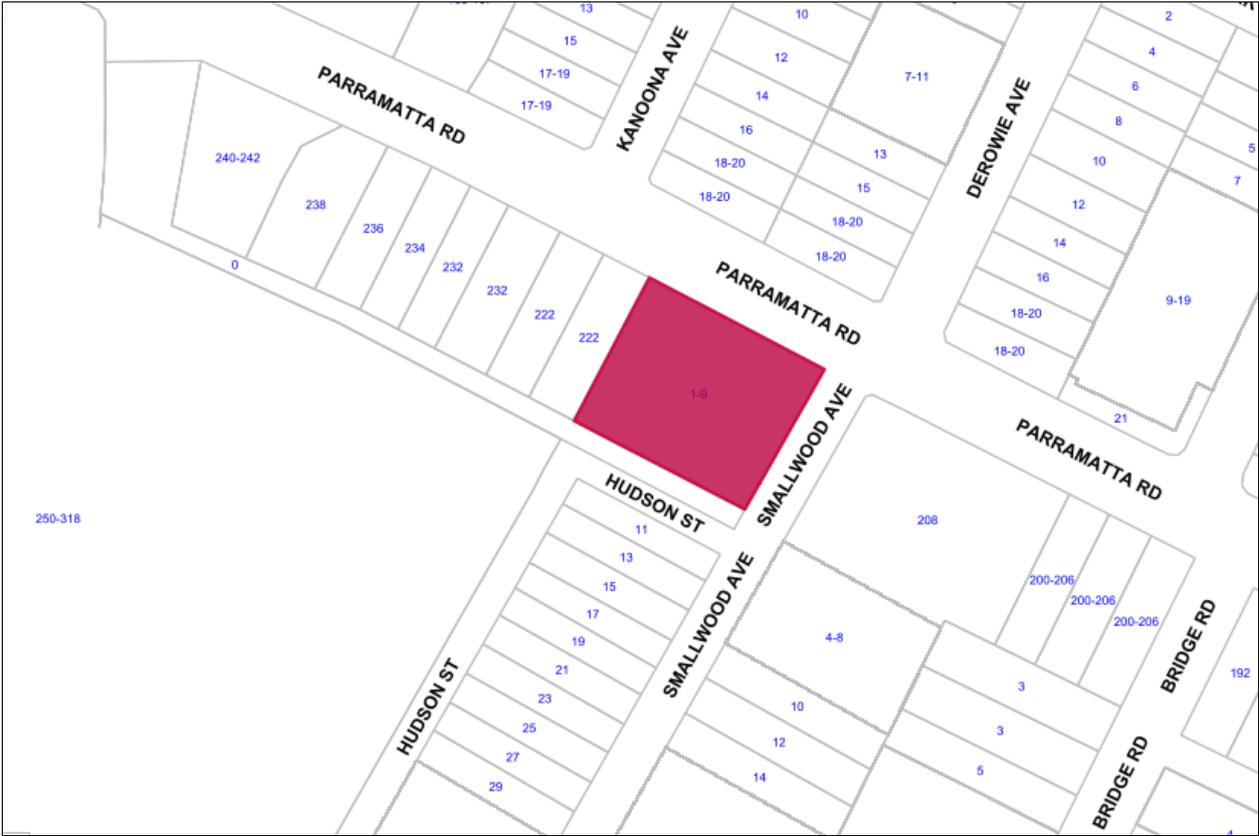


Figure 1: Locality plan (subject site highlighted in purple)



Figure 2: Aerial photograph of the site (at centre of image) and immediate locality

DA2018/138 - 1-9 Smallwood Avenue, Homebush
Lot 103 DP 1246774 (Cont'd)



Figure 3: South westerly view of the site from across Parramatta Road



Figure 4: North westerly view of the site from across Smallwood Avenue

DA2018/138 - 1-9 Smallwood Avenue, Homebush
Lot 103 DP 1246774 (Cont'd)



Figure 5: Westerly view of Dalton Avenue (adjacent to the southern boundary of the site)



Figure 6: Easterly view of Dalton Avenue (adjacent to the southern boundary of the site)

DA2018/138 - 1-9 Smallwood Avenue, Homebush
Lot 103 DP 1246774 (Cont'd)



Figure 7: South easterly view of the intersection of Parramatta Road and Smallwood Avenue

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

This application seeks council approval for alterations and additions to the approved mixed use development including the following elements:

- An additional level of residential apartments including eight (8) x two (2) bedroom dwellings and two (2) x one (1) bedroom dwellings on top of the approved building;
- Relocation of the rooftop communal open space to the rooftop of the additional level including a reduction in its size;
- Additional storage cages within the lower basement parking level;
- Conversion of two (2) apartments on levels 3 & 4 to silver level liveable dwellings; and
- Removal of the skylights from 14 dwellings on level 5.

The application has also nominated seven (7) dwellings on the first floor level of the building and one (1) dwelling on the third floor level of the building for the purposes of affordable housing. This equates to approximately 5% of the total number of dwellings in the building.

DA2018/138 - 1-9 Smallwood Avenue, Homebush
 Lot 103 DP 1246774 (Cont'd)



Figure 8: Elevation of proposal to Parramatta Road



Figure 9: Photomontage of the overall development including the additional floor level

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Control Engineer raises no issues with the proposal from a stormwater management perspective.

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EXTERNAL REFERRALS

Roads and Maritime Services (RMS) NSW

The application was referred to RMS for comment based on the scale of the overall development constituting 'traffic generating development' and location of the site having frontage to a 'classified road'. The following advisory comments were received in response:

The subject site is located within the Homebush Precinct identified in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). As part of the PRCUTS Implementation Plan 2016-2023, it is understood that the required Traffic and Transport Study is currently being undertaken for the Homebush Precinct.

The Study would assess suggested transport infrastructure upgrades and initiatives, as well as any road improvements required to support the strategy. Within this strategy, it has identified that building setbacks could be required along Parramatta Road to accommodate for the outcomes of the study.

It is noted that the proposed alterations and additions seeks variation to the Local Environmental Plan (LEP) height limits (using a clause 4.6 variation) which would result in additional units over and above what is permissible under existing controls.

Roads and Maritime is of the view that Council should give consideration to not supporting such applications until the outcome of the broader strategy, determination of any transport mitigation works (including road widening for the corridor) and funding mechanisms are finalised.

The written requests from the applicant that seek to justify the contraventions of the development standards relating to building height and floor space ratio are considered later in this report. Whilst the concerns raised by the RMS are acknowledged, there are limitations (prescribed in clause 4.6 of SLEP 2012) as to the matters that council may consider when deciding on whether to grant consent to development that contravenes a development standard.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters within Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 as relevant to the application.

4.15(1)(a)(i) The provisions of any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004 (BASIX SEPP)

In accordance with the BASIX SEPP, all new housing in NSW is required to meet designated targets for thermal comfort and reduced energy and water consumption. A BASIX certificate was submitted with the application indicating that the proposal meets the designated targets.

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

SEPP 55 requires Council to consider whether the site is suitable in its current state or following the completion of remediation works if required, for the purposes for which development consent is being sought. This matter was thoroughly addressed in the assessment and approval of the parent development application (DA2016/196) for the construction of the mixed use development on the site. The current proposal does not raise any significant implications in terms of the provisions of SEPP 55, as it is confined to the footprint of the approved building and involves no excavation works.

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

This state policy replaces the provisions of clause 5.9 of Strathfield Local Environmental Plan 2012 relating to the preservation of trees and vegetation. The intent of this policy is consistent with the objectives of the repealed local provisions, whereby the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation. In this instance, there are no trees or other vegetation on the site or in its immediate vicinity.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The provisions of clause 101 relating to development fronting classified roads are relevant to the proposal as Parramatta Road adjacent to the site is a classified road. No significant issues are raised in terms of the matters for consideration as prescribed in this particular clause.

The approved vehicular access arrangements via Dalton Avenue adjoining the southern boundary of the site are not being altered. Given these circumstances and the relatively small number of additional dwellings proposed, the effective and ongoing operation and function of Parramatta Road adjoining the site will not be unduly compromised.

Overall, there is likely to be no adverse traffic safety, road congestion or car parking implications as a result of the proposal and its traffic generation and car parking demands.

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

SEPP 65 aims to improve the design quality of residential apartment development in New South Wales. It also recognises that the design of residential apartments is of significance due to the economic, environmental, cultural and social benefits of high quality design.

An assessment of the design quality of the proposal against the design principles of SEPP 65 and the relevant design criteria of the Apartment Design Guide is as follows.

Design Quality Principles

Principle	Criteria	Comment
Context and neighbourhood character	<i>Responding to context involves identifying the desirable elements of an area's existing or future character.</i>	Satisfactory
	<i>Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i>	Satisfactory
	<i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i>	Satisfactory
Built form and scale	<i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and</i>	Unsatisfactory – the scale, bulk and height of the proposal does align with the desired future

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Principle	Criteria	Comment
	<p><i>surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>character of the street, as envisaged by the 'key sites' and other provisions of SLEP 2012. The proposal exceeds both the height and FSR limits.</p> <p>Satisfactory</p> <p>Satisfactory</p>
Density	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>Satisfactory</p> <p>Satisfactory</p>
Sustainability	<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>Satisfactory</p> <p>Satisfactory</p>

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Principle	Criteria	Comment
Landscape	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i>	Satisfactory
	<i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i>	Not applicable
	<i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i>	Satisfactory
Amenity	<i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i>	Satisfactory
	<i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i>	Satisfactory
Safety	<i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the</i>	Satisfactory

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Principle	Criteria	Comment
	<p><i>intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</i></p> <p><i>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	Satisfactory
Housing diversity and social interaction	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p> <p><i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>
Aesthetics	<p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</i></p> <p><i>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>Satisfactory</p> <p>Satisfactory</p>

Apartment Design Guide

Design Criteria	Required	Proposed	Compliance
3D – Communal Open Space	Min. 25% (757m ²)	29.6% (895m ²)	Yes
	Min 2 hours of sunlight	The shadow diagrams	Yes

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Design Criteria	Required	Proposed	Compliance
	to 50% communal open space at mid-winter	submitted demonstrate that more than 50% of the communal open space receives a minimum of 2 hours of solar access.	
3F – Visual Privacy	Min. 9m separation distance from habitable rooms and balconies to side boundary Min. 18m separation distance between habitable rooms and balconies in different building on-site	1m to balcony & 6m to habitable room 18.2m	No – but acceptable on merit as the adjoining site is on enterprise corridor zoned land and being redeveloped for commercial purposes Yes
4A – Solar and Daylight Access	Min. 70% (79 units) receive 2 hours solar access Max. 15% (17 units) have no solar access	88.5% (100 units) receive 2 or more hours of solar access 4.4% (5 units) of units receive no solar access	Yes Yes
4B – Natural Ventilation	Min. 60% (68 units) are naturally cross ventilated Max. 18m depth for cross-over/through unit	79.6% (90 units) are naturally cross ventilated Max. depth of 13m	Yes Yes
4C – Ceiling Heights	Habitable: 2.7m Non-habitable: 2.4m	2.8m	Yes
4D – Apartment Size and Layout	1 bed: 50m ² min. 2 bed: 70m ² min. Additional bathrooms +5m ² Each habitable room must have a window > 10% floor area of the room. Max. 8m depth from a window for open plan layouts Master bed: min. 10m ² Other bed: min. 9m ² Dimension: min. 3m Living room width: 1 bed: min. 3.6m 2 bed: min. 4m	50m ² - 58m ² 75m ² - 85m ² All units with a second bathroom provide an additional 5m ² . Each habitable room has windows of sufficient size for light and ventilation 8m max. 10m ² + 9m ² + 3m+ 3.6m+	Yes Yes Yes Yes Yes Yes Yes Yes Yes

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Design Criteria	Required	Proposed	Compliance
	Cross-over/through apartment width: min. 4m	4m+ >4m	Yes
4E – Private Open Space and Balconies	1 bed: 8m ² 2 bed: 10m ² 2m min. depth	22m ² – 79m ² 10m ² – 91m ² All balconies > 2m depth	Yes Yes Yes
4F – Common Circulation and Spaces	Max. 8 apartments off a circulation core on a single level	Max. 6 apartments off a single core	Yes
4G – Storage	1 bed: 6m ³ 2 bed: 8m ³ At least 50% within the apartment	7m ³ 8m ³ 50%	Yes Yes Yes

STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012 (SLEP 2012)

An assessment of the proposal against the aims of SLEP 2012 is as follows:

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

Permissibility

The approved development including the current proposal may be characterised as a 'mixed use development' meaning a *building or place comprising 2 or more different land uses* (in this case comprising 'commercial premises' and a 'residential flat building').

The subject site is zoned B4 Mixed Use under Strathfield Local Environmental Plan 2012. Development for the purpose of a 'mixed use development', 'commercial premises' and 'residential flat building' is permissible with consent in the mixed use zone. Accordingly, the current proposal is permissible with consent.

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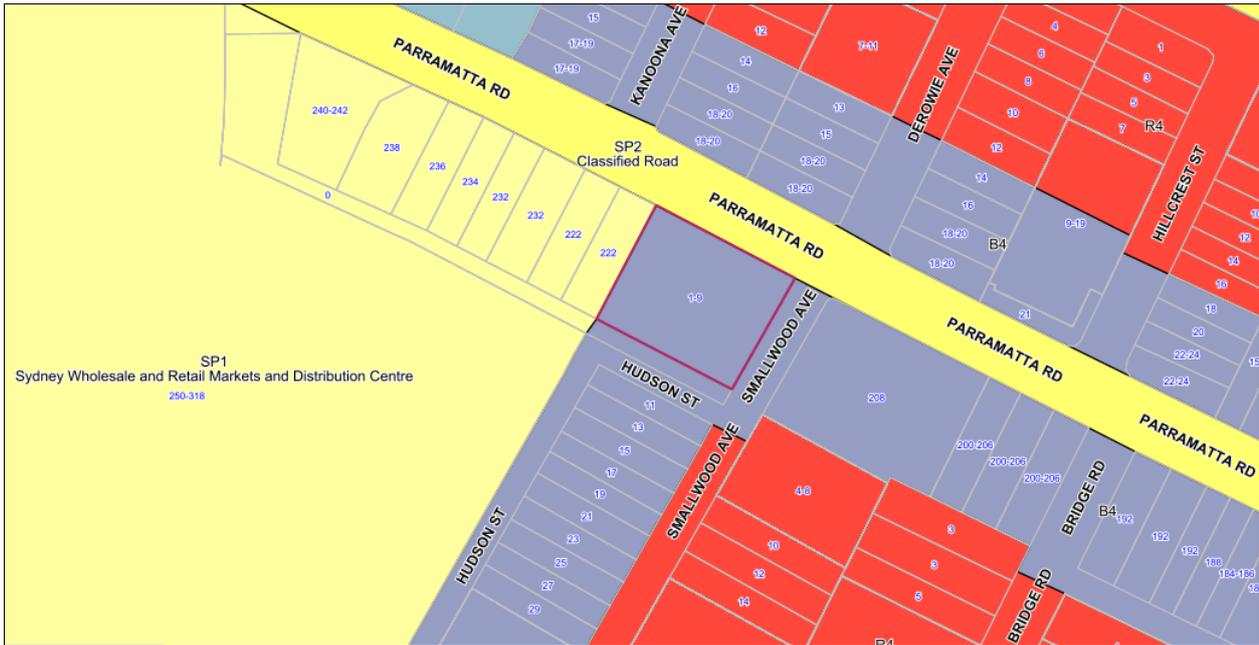


Figure 10: Zoning map of site (as highlighted) and locality

Zone Objectives

An assessment of the proposal against the objectives of the B4 Mixed Use zone is as follows.

Objectives	Complies
➤ To provide a mixture of compatible land uses.	Yes
➤ To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.	Yes
➤ To facilitate mixed use urban growth around railway stations and transport nodes and corridors, commercial centres and open space.	Yes
➤ To provide local and regional employment and live and work opportunities.	N/A

Part 4: Principal development standards

An assessment of the proposal against the applicable development standards is as follows.

4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Cl.	Standard	Required	Proposed	Complies
4.1A	Lot Size for Residential Flat Building	1,000m ² (min)	3,027m ²	Yes

Objectives	Complies
(a) To achieve planned residential density in certain zones.	Yes

4.3 Height of buildings

Cl.	Standard	Required	Proposed	Complies
4.3	Height of building	20m (max)	25.4m	No

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

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

Comments:

The application is accompanied by a written request pursuant to clause 4.6(3) of SLEP 2012 that seeks to justify the contravention of the building height development standard. This written request along with the other matters for consideration as prescribed in clause 4.6(4) of SLEP 2012 are addressed later in this report.

4.4A Exceptions to floor space ratio (Parramatta Road Corridor)

Cl.	Standard	Required	Proposed	Complies
4.4A	<i>Floor space ratio</i>	<i>2.5:1 (max) (7,567.5m²)</i>	<i>2.74:1 (8,307m²)</i>	No

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

Comments:

The application is accompanied by a written request pursuant to clause 4.6(3) of SLEP 2012 that seeks to justify the contravention of the floor space ratio development standard. This written request along with the other matters for consideration as prescribed in clause 4.6(4) of SLEP 2012 are addressed as follows.

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:*

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- (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...*

As outlined above, the proposal contravenes the development standards relating to building height and floor space ratio, as prescribed in clauses 4.3 and 4.4A respectively. The applicant's written requests in accordance with sub-clause (3) along with the other matters for consideration outlined in sub-clause (4) are addressed as follows.

Height of Buildings

A maximum building height of 20m is prescribed for the site. The roofing above the proposed additional floor level exceeds this height limit by up to 2.9m (14.5%). The lift overrun providing access to the rooftop communal open space exceeds the height limit by up to 5.4m (27%).



Figure 11: Height plane diagram showing the building elements that exceed the height limit

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Figure 12: Height plane diagram showing the building elements that exceed the height limit

Whilst the proposal may arguably be consistent with the objectives of the development standard and the objectives for development within the 'mixed use' zoning of the site, the applicant's written request does not 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 some topographical challenge or other site constraint, but rather arises because of the applicant's desire to increase the residential density of the site by way of adding another floor level of residential accommodation on top of the roof of the building.

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

- *The additional shadowing that will be caused by the height non-compliance is negligible;*
- *Despite the minor non-compliance, the objectives of the building height clause have been achieved as demonstrated above;*
- *It is considered that the height is massed across the development to ensure a positive streetscape outcome at each frontage. The non-compliance provides a suitable transition to the adjoining properties likely to undergo a similar transition to higher density development in the future;*
- *The variation to building height does not impact on views or outlook, the streetscape appearance is not adversely impacted by the variation and does not result in any adverse impacts to neighbouring properties; and*
- *The proposal assists in meeting the objectives of the Parramatta Road Corridor Urban Transformation Strategy by providing a high quality mixed use development and increasing the housing stock in the Homebush Precinct to meet the growing demand. Additionally, the development proposes to provide 5.32% of units as Affordable Housing (8 units), in accordance with the Strategic Actions for Affordable Housing in the Strategy.*

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

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- The shadow diagrams submitted indicate that the additional overshadowing is more significant than negligible. The fact that there is additional overshadowing does not assist the applicant's case for contravening the standard.
- Satisfaction of the objectives of the standard is not sufficient justification alone, given that this threshold test is a separate matter for council's consideration.
- The basis for the applicant's argument that the building massing ensures a positive streetscape outcome is not explained in any detail. The height of the currently approved building already provides for a suitable transition to adjoining properties.
- The basis for the applicant's argument that the building height variation will not adversely affect the streetscape appearance or amenity of adjoining properties is not explained in any detail.
- It is not necessary for the building to be increased in height in order to enable the provision of affordable housing. This can be accommodated within the currently approved development.
- The currently approved development will contribute significantly to available housing stock in the locality. It represents an optimal outcome considering that it maximises the available height and floor space ratio as prescribed in SLEP 2012.
- The proposal will have greater overshadowing, visual bulk and traffic impacts when compared to the currently approved development such that adjoining residents and the general public would actually benefit from insisting upon strict compliance with the building height standard.
- The Parramatta Road Urban Transformation Strategy is a strategic document that is intended to provide direction on future planning proposals within the Parramatta Road corridor, rather than a guide in the assessment of individual development proposals.

Floor Space Ratio

A maximum floor space ratio of 2.5:1 is prescribed for the site. The proposal in conjunction with the currently approved development exceeds this floor space ratio limit, being 2.74:1 and representing a 9.7% variation.

Whilst the proposal may arguably be consistent with the objectives of the development standard and the objectives for development within the 'mixed use' zoning of the site, the applicant's written request does not adequately demonstrate that there are sufficient environmental planning grounds to justify contravening the standard.

The proposed additional floor space appears to have been 'tacked on' to the building without any consideration of revisiting the overall built form. As a result, it appears more or less incongruous with the remainder of the building, rather than as an integral part of the building's architecture.

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

- *The additional shadowing that will be caused by the FSR non-compliance is negligible;*
- *Despite the minor non-compliance, the objectives of the FSR clause have been achieved as demonstrated above;*
- *The non-compliance provides a suitable transition to the adjoining properties likely to undergo a similar transition to higher density development in the future;*
- *The variation to FSR does not impact on views or outlook, the streetscape appearance is not adversely impacted by the variation and does not result in any adverse impacts to neighbouring properties; and*
- *The proposal assists in meeting the objectives of the Parramatta Road Corridor Urban Transformation Strategy by providing a high quality mixed use development and increasing the housing stock in the Homebush Precinct to meet the growing demand. Additionally, the development proposes to provide 5.32% of units as Affordable Housing (8 units), in accordance with the Strategic Actions for Affordable Housing in the Strategy.*

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

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- The shadow diagrams submitted indicate that the additional overshadowing is more significant than negligible. The fact that there is additional overshadowing does not assist the applicant's case for contravening the standard.
- Satisfaction of the objectives of the standard is not sufficient justification alone, given that this threshold test is a separate matter for council's consideration.
- The floor space ratio of the currently approved building already provides for a suitable transition to adjoining properties.
- The basis for the applicant's argument that the floor space ratio variation will not adversely affect the streetscape appearance or amenity of adjoining properties is not explained in any detail.
- It is not necessary for the floor space ratio of the building to be increased in order to enable the provision of affordable housing. This can be accommodated within the currently approved development.
- The currently approved development will contribute significantly to available housing stock in the locality. It represents an optimal outcome considering that it maximises the available height and floor space ratio as prescribed in SLEP 2012.
- The proposal will have greater overshadowing, visual bulk and traffic impacts when compared to the currently approved development such that adjoining residents and the general public would actually benefit from insisting upon strict compliance with the floor space ratio standard.
- The Parramatta Road Urban Transformation Strategy is a strategic document that is intended to provide direction on future planning proposals within the Parramatta Road corridor, rather than a guide in the assessment of individual development proposals.

Part 5: Miscellaneous Provisions

There are no relevant provisions in this part.

Part 6: Local Provisions

The relevant provisions of this part are addressed as follows.

6.1 Acid sulfate soils

The site is identified as being located within class 5 acid sulfate soils and approximately 100m distance from class 3 acid sulfate soils. As the proposal does not include any earthworks, the provisions of this clause are not triggered in this case. An acid sulfate soils management plan is not required.

6.2 Earthworks

As the current application does not propose any earthworks, the matters for consideration under this clause are not relevant.

6.3 Flood Planning

As the site is not at or below the flood planning level, the matters for consideration under this clause are not relevant.

6.4 Essential Services

Essential services including water and electricity supply, sewage disposal and management, waste disposal and recycling, stormwater drainage and suitable vehicular access are available to the site.

6.5 Additional Provisions for Development in Parramatta Road Corridor

The site is identified as a 'key sites area' within the Parramatta Road Corridor. The approved development including the current proposal contributes to the general mix and vertical and horizontal integration of residential and non-residential land uses, having regard to its mixture of uses including residential apartments and ground floor commercial tenancies.

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4.15(1)(a)(ii) The provisions of any exhibited draft environmental planning instrument

Not applicable.

4.15(1)(a)(iii) The provisions of any development control plan

DEVELOPMENT CONTROL PLAN NO. 20 - PARRAMATTA ROAD CORRIDOR (DCP 20)

An assessment of the proposal against the relevant provisions of DCP 20 (excluding those provisions that are overridden by SEPP 65) is as follows.

Section	Development Control	Required	Proposed	Compliance
2.2	Building Footprint	<i>Proposal to conform generally with the building footprint as illustrated on the relevant map</i>	The additional floor level falls outside the relevant building footprint.	No – however the currently approved development falls outside the nominated footprint
2.3	Building Height	<i>Four (4) storeys (max)</i>	Seven (7) storeys	No – however the currently approved development exceeds the maximum no. of storeys
2.12	Adaptable Housing	<i>15% of units (17 units) designed to allow for 'aging in place'</i>	13.3% or 15 units are designated as adaptable housing.	No – but acceptable on merit given it is minor and eight (8) silver level liveable units are to be provided
2.13	Car Parking	<i>1 space per 1 & 2 bedroom unit = 110 spaces</i> <i>1.5 spaces per 3 bedroom unit = 4.5 spaces</i> <i>1 visitor space per 5 units = 22.6 spaces</i> <i>1 space per 50m² commercial floor area = 9 spaces</i> Total Required = 146.1	108 spaces 6 spaces 23 spaces 9 spaces Total = 146 spaces	Yes

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Section	Development Control	Required	Proposed	Compliance
		<i>spaces</i>		

4.15(1)(iia) The provisions of any planning agreement or draft planning agreement

Not applicable.

4.15(1)(iv) The provisions of the regulations

Not applicable.

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 proposal will result in increased overshadowing impacts on adjacent residential apartment buildings and detached dwelling houses across the roads to the east and south respectively. The proposed additional floor level will also contribute to the perceived visual bulk and scale of the building, particularly when viewed from longer distance vantage points to the east and west along Parramatta Road. The increased density of dwellings on the site will also generate additional traffic flows throughout the surrounding road system. These increased environmental impacts can be attributed to the excessive floor space ratio and building height proposed.

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

The site is suitable for the proposal in that it is appropriately zoned for residential purposes and not subject to any major environmental constraints.

4.15(1)(d) Any submissions made in accordance with this Act or the regulations

The application was publicly notified from 16 October 2018 to 6 November 2018 in accordance with the provisions of Part L of the Strathfield Consolidated Development Control Plan 2005. No submissions were received as a result.

4.15(1)(e) The public interest

The proposal does not give rise to any issues of significance to the public interest.

SECTION 7.13 CONTRIBUTIONS

Section 7.13 of the EP&A Act 1979 provides the mechanisms for the collection of monetary contributions from applicants for use in developing key local infrastructure. As the proposal is recommended for refusal, Section 7.11 Contributions have not been calculated.

CONCLUSION

The application has been assessed having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. The written requests pursuant to clause 4.6(3) of SLEP 2012 that seek to justify the contraventions of the building height and floor space ratio development standards have not adequately addressed the matters required to be demonstrated by that sub-clause and more particularly the matter of sufficient environmental planning grounds. The proposal is unacceptable on its merits and recommended for refusal.

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RECOMMENDATION

In consideration of the written request made by the applicant pursuant to Clause 4.6(3) of the Strathfield Local Environmental Plan 2012 (SLEP 2012), the consent authority is not satisfied that the non-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.

In consideration of the written request made by the applicant pursuant to Clause 4.6(3) of the Strathfield Local Environmental Plan 2012 (SLEP 2012), the consent authority is not satisfied that the non-compliance with the development standard contained in Clause 4.4A (Exceptions to floor space ratio - Parramatta Road Corridor) 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. 2018/138 for alterations and additions to an approved mixed use development to add an additional storey comprising 10 additional units at 1-9 Smallwood Avenue, Homebush be **REFUSED** for the following reasons:

1. The proposed development does not comply with the development standard contained in Clause 4.3 (Height of Buildings) of the Strathfield Local Environmental Plan 2012. In this regard, a maximum building height of 20m is prescribed, whereas the proposed development has a building height of up to 25.4m (*Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979*).
2. The proposed development does not comply with the development standard contained in Clause 4.4A (Exceptions to floor space ratio - Parramatta Road Corridor) of the Strathfield Local Environmental Plan 2012. In this regard, a maximum floor space ratio of 2.5:1 is prescribed, whereas the proposed development has a floor space ratio of 2.74:1 (*Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979*).

ATTACHMENTS

1. [↓](#) DA2018.138 - Architecturals - 1-9 Smallwood Avenue, Homebush

NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DAL BEFORE YOU DIG. IF DAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

DRWAING NUMBER	DRAWING NAME	REV.	AMENDMENT
DA000	COVER	C	REVISED
DA001	COMPLIANCE TABLE	C	REVISED
DA002	SITE PLAN	A	NO CHANGES
DA004	SITE ANALYSIS PLAN	A	NO CHANGES
DA005	DEMOLITION PLAN	A	NO CHANGES
DA006	UNITS SUMMARY SHEET - BUILDING A	C	REVISED
DA007	UNITS SUMMARY SHEET - BUILDING B	C	REVISED
DA008	UNITS SUMMARY SHEET - BUILDING C	C	REVISED
DA100	BASEMENT LEVEL 2 FLOOR PLAN	C	REVISED
DA101	BASEMENT LEVEL 1 FLOOR PLAN	B	NO CHANGES
DA102	GROUND FLOOR PLAN	B	NO CHANGES
DA103	LEVEL 01 FLOOR PLAN	B	NO CHANGES
DA104	LEVEL 02 FLOOR PLAN	B	NO CHANGES
DA105	LEVEL 03 FLOOR PLAN	A	NO CHANGES
DA106	LEVEL 04 FLOOR PLAN	A	NO CHANGES
DA107	LEVEL 05 FLOOR PLAN	B	REVISED
DA108	LEVEL 06 FLOOR PLAN	A	REVISED
DA109	ROOF TERRACE FLOOR PLAN	B	REVISED
DA110	ROOF LEVEL PLAN	B	REVISED
DA200	NORTH EAST ELEVATION	B	REVISED
DA201	EAST SOUTH ELEVATION	C	REVISED
DA202	SOUTH WEST ELEVATION	C	REVISED
DA203	WEST ELEVATION	C	REVISED
DA301	SECTION A	C	REVISED
DA310	SECTION B	B	REVISED
DA400	CARPARK DRIVEWAY SECTION	B	NO CHANGES
DA600	PRE + POST ADAPTABLE UNIT LAYOUT	B	REVISED
DA601	SHADOW DIAGRAM2 9am-12pm	B	REVISED
DA602	SHADOW DIAGRAM2 1pm-3pm	B	REVISED
DA603	BLOCK C SOLAR ACCESS - SHEET 1	A	ADDITIONAL
DA604	BLOCK C SOLAR ACCESS - SHEET 2	A	ADDITIONAL
DA700	BLOCK C SOLAR ACCESS - SHEET 3	A	ADDITIONAL
DA701	GFA CALCULATION	C	§4.55
DA702	SOLAR ACCESS PLAN	C	§4.55
DA703	CROSS FLOW DIAGRAM2	C	§4.55
DA704	3D PERSPECTIVE		

**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

LIST OF AMENDMENT
 Drawing List updated

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (2012)

SITE AREA	3028m ²
ZONING	CLASS B4
RELEVANT CONTROLS	Strathfield Local Environmental Plan 2012
COUNCIL	Strathfield
LOT / DP No.	DP12065 & 420656 / LOT 1-3,6-7, A&B
FSR	2.5:1
HEIGHT OF BUILDING	20m
HERITAGE	N/A
ACID SULPHATE SOILS	CLASS 5
KEY SITE	37
FLOOD PLANNING AREA	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FORESHORE BUILDING LINE	N/A



A DA Submission 18-00-001
 Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 11, 11-15 Darnley Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2044

Nominated Architects:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8323
 Nicolas Touba Reg no 1

Drawing Title
COVER

Checked Approved

Scale 1:2, 1:1
 Date of Issue 18/02/2018

Project Number 2018-086
 Drawing Number R/ DA000
 Status S4.55

PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue Homebush

SEPP 65 Apartment Design Guide (ADG) Compliance Table

ADG RULES OF THUMB	%	DESCRIPTION	TARGET	PROPOSED	COMPLY
Overall Sunlight Access to Living Rooms & Private Open Space	70%	70% min. 2 hour direct sunlight between 9 am and 3 pm at mid-winter Sydney Metropolitan Area and in the Newcastle and Wollongong LGA	79.1 apartments out of 113	112 out of 113 units (99%) receiving 2 hours of solar access	Yes
	15%	Maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	16.35 apartments out of 113	8 out of 113 units (7.1%)	Yes
Natural Cross Ventilation	60%	60% of units should be naturally cross ventilated	67.8 apartments out of 113	82 out of 113 units (73.5%)	Yes
		Units at 10 storeys and above with balcony which allows adequate natural ventilation: Wollongong LGA			
Accessibility	20%	Min. 20% of units require incorporating the Livable Housing Guideline's silver level universal design features	22.6 apartments out of 113	22 out of 113 units (20.2%)	Yes
		Cross-Over & Cross-Through units			
Minimum Apartment Sizes	100%	Studio	20m ²	Studio > 25 m ²	Yes
		1 Bed	50m ²	1 Bed > 50 m ²	
		2 Bed	70m ² + 5m ² per extra bath	2 Bed > 75 m ²	
		3 Bed	90m ² + 5m ² per extra bath	3 Bed > 95 m ²	
Habitable room depth	-	Maximum 2.5 x the ceiling height	Max. 8m	Max. 8m	Yes
		Open plan layout: 8m from a window		Max. 8m	
Living rooms internal width	100%	Studio and 1 Bed units	3.6m	All living rooms internal width comply	Yes
		2 Bed and 3 Bed units	4.0m		
		Cross-Over/Through units	4.0m		
Bedroom Dimension/Area (excluding wardrobe)	100%	Min. Dimension	3.0m	All bedrooms dimension/ Area comply	Yes
		Master Bed Minimum Area	10m ²		
Minimum Ceiling Heights	100%	Habitable rooms	2.7m	min. 2.7m	Yes
		Non-habitable rooms	2.4m	min. 2.4m	
		Mixed use Ground Floor	3.0m	min. 3.0m	
Primary Balcony/Private Open Space Minimum Area & Dimension	100%	Studio	4.0m ²	All balconies and P.O.S. to be provided with min requirements	Yes
		1 Bed	8.0m ² (min. 2m Dimension)		
		2 Bed	10.0m ² (min. 2m Dimension)		
		3+ Bed	12.0m ² (min. 2.4m Dimension)		
		Private Open Space on Ground Floor or on a podium	15.0m ² (min. 3.0m Dimension)		
Minimum Storage Requirements	-	Studio	4.0m ²	Min. 50% inside of Unit	Yes
		1 Bed	6.0m ²		
		2 Bed	8.0m ²		
		3 Bed	10.0m ²		
Common circulation	-	Max. units off a circulation core on a single level	8 Units / Core	Max 8 Units / Core	Yes
		Min. units sharing a single lift for building 10 storeys and over	40 Units per Lift	40 units	
Building Depth	-	Max. 18m Building Depth Glass Line to Glass Line	12-18m Prof.	12-18m	Yes
Building Separation	-	Up to 4 storeys (approx. 12m): 12m hab. and non-hab. (8m to side & rear boundary) 9m hab. and non-hab.	To Comply	Adequate building separation	Yes
		5 to 8 storeys (approx. 20m): 12m hab. and non-hab. (8m to side & rear boundary) 9m non-hab. rooms. (4.5m to side & rear boundary)			
		9 storeys and above (over 25m): 18m hab. and non-hab. (12m to side & rear boundary) 18m hab. and non-hab. 12m non-hab. rooms. (8m to side & rear boundary)			
		Lower density at next door			
Deep Soil Zone	7%	7% of site area on site	Recommended DQZ = 211.96m ²	238.6m ² has been proposed as deep soil zone	Yes
		Minimum dimensions			
Communal Open Space (C.O.S.)	25%	25% of site area	Recommended C.O.S. = 757m ² (25%)	800m ² has been proposed on lot 1 (500m ²) and lot 2 (300m ²)	Yes
		50% of C.O.S. should receive sunlight access for a 2 hours between 9 am and 3 pm on 21 June			
RMC Car parking rates are applied for development on sites:	-	Within 800m of a railway station or light rail stop in the Sydney Metropolitan Area	Within 800m radius of railway station	Distance from Fernington station and northern boundary = 750m RMC calculation possible	Not used
		On land zoned, and within 400m of land zoned, B3, B4 or equivalent in a nominated Regional Centre			

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (2012)

EITE AREA	3008m ²
ZONING	CLASE B4
RELEVANT CONTROLS	Strathfield Local Environmental Plan 2012
COUNCIL	Strathfield
LOT / DP No.	DP12065 & 42066 / LOT 1-3-6-7, A&B
FSR	2.5:1
HEIGHT OF BUILDING	20m
HERITAGE	N/A
ACID SULPHATE SOILS	CLASE 5
KEY SITE	37
FLOOD PLANNING AREA	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FORESHORE BUILDING LINE	N/A

CAR PARKING SCHEDULE

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (113 UNITS)			
STUDIO (4)	1 SPACE / 1 UNIT	4	2
1 BED (31)	1 SPACE / 1 UNIT	31	31
2 BED (75)	1 SPACE / 1 UNIT	75	75
3 BED (3)	1.5 SPACE / 1 UNIT	4.5	6
VISITORS	1 SPACE / 5 UNITS	22.6	23
TOTAL		137.1	137
COMMERCIAL			
FOR < 500 m ²	1 SPACE / 50 m ²	0	0
TOTAL		136.1	136

GFA Schedule

Name	Area
BUILDING A	
BUILDING A LEVEL G	485 m ²
BUILDING A LEVEL 1	426 m ²
BUILDING A LEVEL 2	405 m ²
BUILDING A LEVEL 3	405 m ²
BUILDING A LEVEL 4	405 m ²
BUILDING A LEVEL 5	405 m ²
BUILDING A LEVEL 6	201 m ²
BUILDING A ROOF	5 m ²
TOTAL B	2827 m²
BUILDING B	
BUILDING B LEVEL 1	523 m ²
BUILDING B LEVEL 2	490 m ²
BUILDING B LEVEL 3	494 m ²
BUILDING B LEVEL 4	492 m ²
BUILDING B LEVEL 5	495 m ²
BUILDING B LEVEL 6	448 m ²
BUILDING B LEVEL G	373 m ²
TOTAL C	3216 m²
BUILDING C	
BUILDING C LEVEL G	132 m ²
BUILDING C LEVEL 1	406 m ²
BUILDING C LEVEL 2	406 m ²
BUILDING C LEVEL 3	406 m ²
BUILDING C LEVEL 4	406 m ²
BUILDING C LEVEL 5	406 m ²
TOTAL GFA	8307 m²

Energy Rating Certificate Number: 152131521

Single-dwelling rating: **6.0** stars

Multi-unit development (attach listing of ratings): Heating: 37.2 stars, Cooling: 21.0 stars

Revised daylight certification: Rated with, Rated without

Assessor Name/Number: Ved Baheti VIC604131521

Assessor Signature: [Signature] Date: 08/10/2018

WASTE CALCULATION

	RATE OF WASTE	TOTAL WASTE	BIN SIZE	PROPOSED
RESIDENTIAL (113 UNITS)				
WASTE	120L/UNIT/WEEK	13680L/UNIT/WEEK	660L/WEEK	21
RECYCLE	60L/UNIT/WEEK	6780L/UNIT/WEEK	240L/WEEK	29
PROPOSED TOTAL				50
COMMERCIAL (447m²)				
WASTE	50L/100m ² /DAY	1575L/WEEK	240L/WEEK	6.6
RECYCLE	50L/100m ² /DAY	1575L/WEEK	240L/WEEK	6.6
PROPOSED TOTAL				13

RESIDENTIAL UNIT MIX

ROOM TYPE	Count
1 BED	31
2 BED	75
3 BED	3
STUDIO	4
Grand total:	113

PROPOSED AREA CALCULATIONS - FLOOR SPACE RATIO

DA APPROVED GFA	7568m ²
PROPOSED ADDITIONAL GFA	730m ² (9.7%)
AFFORDABLE HOUSING UNITS	442m ² = 5.22% OF TOTAL GFA
TOTAL PROPOSED GFA	8307m²
TOTAL PROPOSED FSR	2.74:1

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)

Assessor # BDAV131521 BASIX Certificate # 762921M_03 Assessor's Certificate # 152131521

Assessor's name: Ved Baheti m: 6421 530 876 e: ved@outsourceideas.com.au

WATER	Hot water reticulation required	Hot water reticulation	Hot water reticulation	Hot water reticulation
Fixtures	All shower heads	All toilets	All kitchen taps	All bathroom taps
Rating	3 star = 5 litres/min	3 star	3 star	3 star
Appliances	Dishwasher	Cloth Washer		
Rating	3 star	Not required		
Common area	Taps	All toilets	Common kitchen taps	Common bath taps
Rating	3 star	na	na	na
Alternate water source	Type	Control	Roof area connected	Connections
	na	na	na	na
ENERGY				
Hot water	Type	Rating		
	Indirect gas instantaneous	5 star		
Mech. Ventilation	System	Operation Control		
Bath	Indic. fan, ducted to facade or roof	Manual Switch ON/OFF		
L.dry	Indic. fan, ducted to facade or roof	Manual Switch ON/OFF		
Kitchen	Indic. fan, not ducted	Manual Switch ON/OFF		
Cooling System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning, Day / Night Zoned	BER 3.5 - 4.0		
Heating System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning, Day / Night Zoned	BER 3.5 - 4.0		
Artificial Lighting	Primary type of artificial lighting is fluorescent or night emitting diode (LED)			
	No. of Bed rms	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
	1	1	Yes	Yes
Others	Indoor private Cloth Line	Not Required		
	Outdoor or sheltered common Cloth Line	No		
	UVB ventilated Fridge space	Yes		
Appliances	Washers Dishwasher	Cloth Dryer	Gas Cook top + Electric Oven	Refrigerator
Rating	4 star	2 star		
Control System	Type	Service Levels	Lighting	
	Lift, Gearless Traction with VVVF Motor	7	As nominated below	
Common areas	Ventilation system	Ventilation Efficiency measure	Primary type of artificial lighting	Lighting Efficiency measure
Basement Car parking	areas	ventilation exhaust only	Compact fluorescent	Daylight sensor and motion sensor
Waste bin rooms	ventilation exhaust only	compact fluorescent	motion sensors	
Service rooms	no mech. ventilation	na	compact fluorescent	motion sensors
Accessible Circulation	lobbies	no mech. ventilation	na	compact fluorescent
Ground floor hallways	lobbies	no mech. ventilation	na	compact fluorescent
Upper floor hallways	lobbies	no mech. ventilation	na	compact fluorescent
Lift car	no mech. ventilation	na	compact fluorescent	LED
THERMAL				
No on thermal simulation carried out by assessor				
Refer assessor's stamped drawings with NABERS Commitments for Wall Insulation, Ceiling Insulation, Glazing details etc.				

NOTE:
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LEGEND

DA AMENDMENT

PROPOSED ELEMENT

STRATHFIELD COUN RECEIVED

DA2018/138

8 October 2018

- LIST OF AMENDMENT**
- <GFA / Waste / Car Parking schedule
 - <Residential Unit Mix revised
 - <Compliance Table Calculation for Sunlight access / Nature Ventilation / Commercial open space
 - <Affordable Housing Unit Calculations added

A DA Submission 18-00-201

Rev. Description Date

PROPOSED MIXED USE DEVELOPMENT

218-220 Parramatta Road & 3-0 Smallwood Avenue Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 10, 11-15 Deane Street, Burwood NSW
Postal Address: PO BOX 2022 Burwood North NSW 2134
Phone Number: +61 29746 2044

Nominated Architects:
Ziad Bouniehem Reg no 8008
Youssef El Khawaj Reg no 8333
Nicolas Toube Reg no 1

COMPLIANCE TABLE

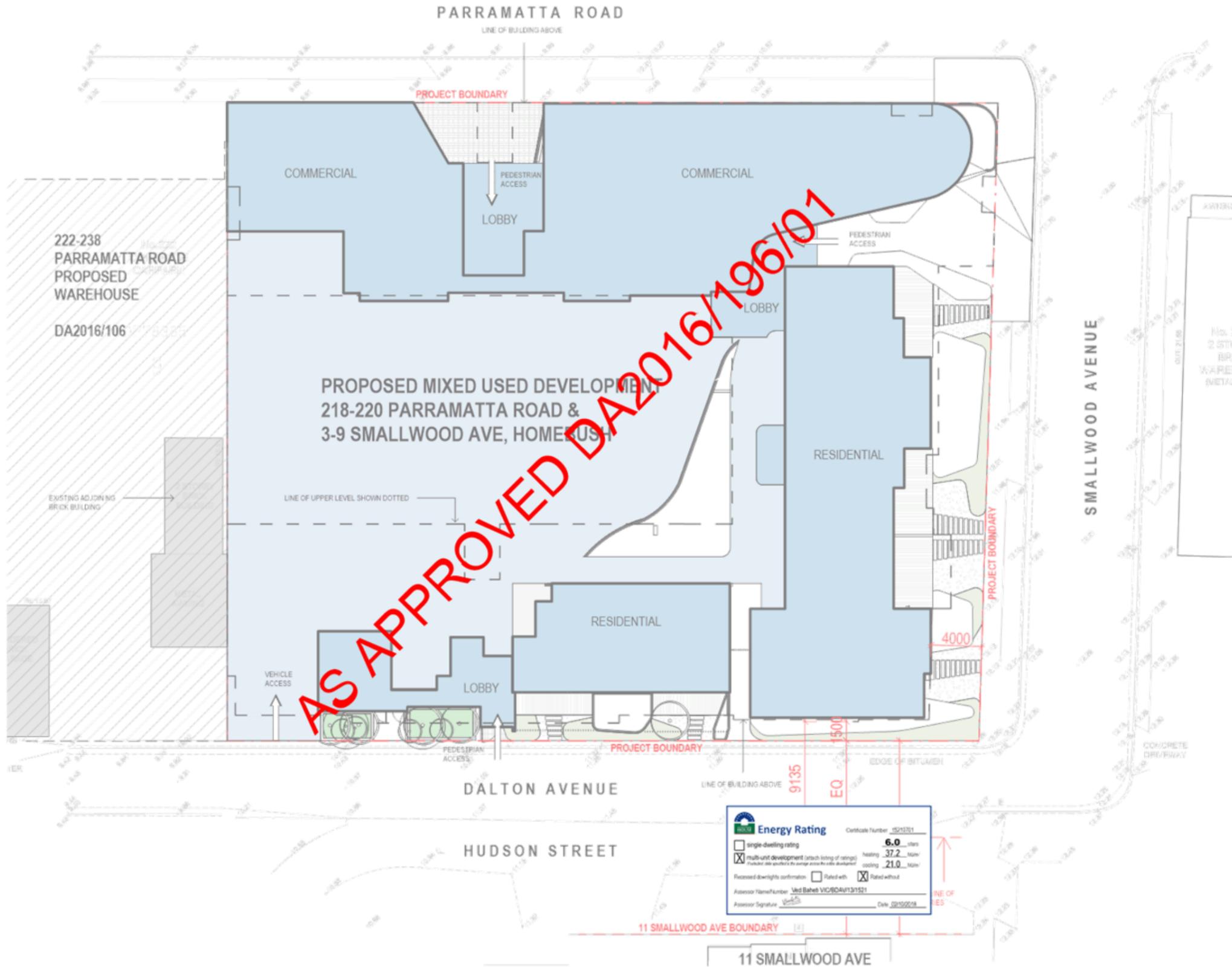
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Scale: 1:100 Date of issue: 18/03/2018

Project Number: 2018-086
DWG: S4.55

Drawing Number: DA001

NOTE:
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**STRATHFIELD COUNCIL
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**DA2018/138
 8 October 2018**

AS APPROVED DA2016/196107

Energy Rating Certificate Number: 1521321

Single-dwelling rating

Multi-unit development (attach listing of ratings)
 Heating: 37.2 Stars
 Cooling: 21.0 Stars

Received discounts confirmation: Rated with Rated without

Assessor Name/Number: Ved Baheti VIC604131521
 Assessor Signature: [Signature] Date: 02/10/2018

A DA Submission 18-00-201

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deans Street, Burwood NSW
 Postal Address: PO BOX 2022 Burwood North NSW 2124
 Phone Number: +61 29746 2014

Nominated Architect:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8323
 Nicolas Touba Reg no 1

Drawing Title

SITE PLAN

Checked: [Signature] Approved: [Signature]

Scale: 1:1
 Date of Issue: 19/03/2018

Project Number: 2018-086
 Drawing Number: DA002

Price: \$4.55

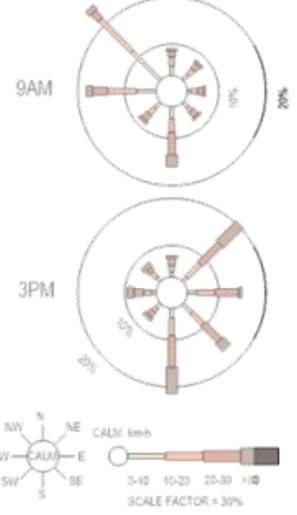
1 SITE PLAN

NOTES
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STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

WIND SPEED & WIND ROSE (ANNUAL)



Energy Rating		Certificate Number	15210201
<input type="checkbox"/>	single-dwelling rating	6.0	stars
<input checked="" type="checkbox"/>	multi-unit development (attach listing of ratings)	37.2	stars
	heating	21.0	stars
	cooling	21.0	stars
Revised dwg/light confirmation		<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number		Wed Baheti USC/DAW/131521	
Assessor Signature			Date: 22/10/2018

A DA Submission 18-00-201

Rev. Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Davies Street, Bankwood NSW
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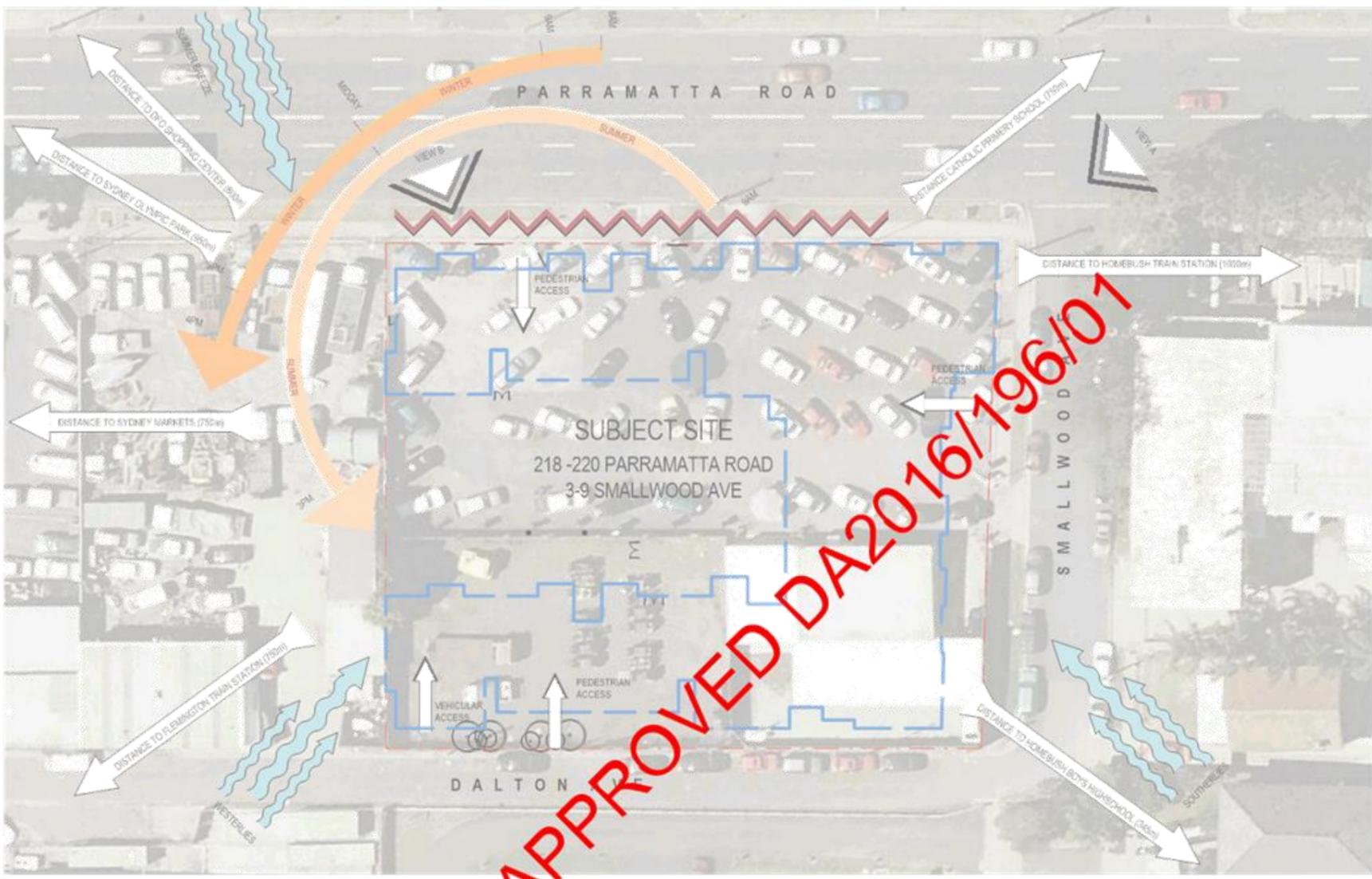
Nominated Architect:
 Zaid Baoumehem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

SITE ANALYSIS PLAN

Checked: Approved:

Scale: 1:1
 Date of Issue: 18/02/2018

Project Number: 2018-086
 Status: S4.55
 Drawing Number: DA003



2 AERIAL VIEW



3 STREET VIEW A - SMALLWOOD AVE



4 STREET VIEW B - PARRAMATTA ROAD

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

NOTE:
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

BUILDING A - UNIT DATA

UNIT NUMBER	ROOM TYPE	UNIT AREA	BALCONY AREA	TOTAL AREA	UNIVERSAL DESIGN	NATURAL VENTILATION	SOLAR ACCESS	NO DIRECT SUNLIGHT	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE	NUMBER OF PARKING
A101	2 BEDS	26 m²	12 m²	38 m²	No	Yes	Over 2Hrs		3.5 m³	8.5 m³	12.01 m³	1
A102	1 BED ADAPTABLE UNIT	50 m²	11 m²	61 m²	Yes	No	Over 2Hrs		2.2 m³	7.1 m³	9.30 m³	1
A103	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		5.6 m³	10.6 m³	16.20 m³	1
A104	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		3.7 m³	10.6 m³	14.30 m³	1
A105	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	No	Over 2Hrs		2.2 m³	0.7 m³	2.91 m³	1
A106	2 BEDS	75 m²	10 m²	84 m²	No	Yes	Over 2Hrs		4.2 m³	7.2 m³	11.40 m³	1
A201	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		0.0 m³	11.5 m³	11.50 m³	1
A202	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	No	Over 2Hrs		2.2 m³	5.5 m³	7.70 m³	1
A203	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		5.6 m³	5.4 m³	11.06 m³	1
A204	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		3.7 m³	5.4 m³	9.15 m³	1
A205	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	No	Over 2Hrs		2.2 m³	5.4 m³	7.64 m³	1
A206	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		4.2 m³	5.4 m³	9.64 m³	1
A301	2 BEDS	75 m²	12 m²	87 m²	No	Yes	Over 2Hrs		0.0 m³	10.6 m³	10.60 m³	1
A302	1 BED ADAPTABLE UNIT	50 m²	8 m²	58 m²	Yes	No	Over 2Hrs		2.2 m³	7.2 m³	9.40 m³	1
A303	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		5.6 m³	6.5 m³	12.08 m³	1
A304	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		3.7 m³	7.6 m³	11.30 m³	1
A305	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	No	Over 2Hrs		2.2 m³	8.5 m³	10.74 m³	1
A306	2 BEDS	75 m²	10 m²	84 m²	No	Yes	Over 2Hrs		4.2 m³	12.1 m³	16.30 m³	1
A401	2 BEDS	75 m²	11 m²	86 m²	No	Yes	Over 2Hrs		0.0 m³	8.6 m³	8.60 m³	1
A402	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	No	Over 2Hrs		2.2 m³	5.2 m³	7.53 m³	1
A403	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		5.6 m³	8.0 m³	13.58 m³	1
A404	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		3.7 m³	9.6 m³	13.36 m³	1
A405	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	No	Over 2Hrs		2.2 m³	9.6 m³	11.76 m³	1
A406	2 BEDS	75 m²	10 m²	84 m²	No	Yes	Over 2Hrs		4.2 m³	7.2 m³	11.40 m³	1
A501	2 BEDS	75 m²	12 m²	87 m²	No	Yes	Over 2Hrs		0.0 m³	10.8 m³	10.76 m³	1
A502	1 BED ADAPTABLE UNIT	50 m²	8 m²	58 m²	Yes	Yes	Over 2Hrs		2.2 m³	0.4 m³	2.61 m³	1
A503	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		5.6 m³	5.2 m³	10.80 m³	1
A504	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		3.7 m³	4.7 m³	8.44 m³	2
A505	1 BED ADAPTABLE UNIT	50 m²	0 m²	50 m²	Yes	Yes	Over 2Hrs		2.2 m³	4.7 m³	6.93 m³	1
A506	2 BEDS	75 m²	10 m²	84 m²	No	Yes	Over 2Hrs		4.2 m³	7.6 m³	11.79 m³	2
A601	1 BED	58 m²	42 m²	100 m²	No	Yes	Over 2Hrs		3.0 m³	4.0 m³	7.0 m³	1
A602	2 BEDS	75 m²	17 m²	92 m²	No	Yes	Over 2Hrs		4.0 m³	4.0 m³	8.0 m³	1
A603	2 BEDS	80 m²	20 m²	100 m²	No	Yes	Over 2Hrs		4.0 m³	4.0 m³	8.0 m³	1
A604	2 BEDS	75 m²	10 m²	85 m²	No	Yes	Over 2Hrs		4.0 m³	4.0 m³	8.0 m³	1

LIST OF AMENDMENT
*A601, A602, A603, A604 added

A DA Submission 18-00-201

Rev Description Date
Project
PROPOSED MIXED USE DEVELOPMENT
218-220 Parramatta Road & 3-0 Smallwood Avenue
Homebush NSW 2140 Australia

URBAN LIN
Business Address: Level 11, 11-15 Darnley Street, Burwood NSW
Postal Address: PO BOX 2222 Burwood North NSW 2134
Phone Number: +61 29746 2044

Nominated Architect:
Zaid Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8323
Nicola Touba Reg no 1

Drawing Title
UNITS SUMMARY SHEET - BUILDING A

Checked Approved

Scale 1:100
Date of Issue 18/02/2018

Project Number 2018-086
Drawing Number R1 DA005
S4.55

Energy Rating Certificate Number: 1521321

single-dwelling rating **6.0** stars

multi-unit development (attach listing of ratings)
heating **37.2** stars
cooling **21.0** stars

Received discounts confirmation Rated with Rated without

Assessor Name/Number: **Ued Bahet VIC604/131521**

Assessor Signature: _____ Date: 02/10/2018

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

NOTES
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

BUILDING B - UNIT DATA

UNIT NUMBER	ROOM TYPE	UNIT AREA	UNIT AREA	Total Area	UNIVERSAL DESIGN	NATURAL VENTILATION	SOLAR ACCESS	NO DIRECT SUNLIGHT	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE	NUMBER OF PARKING
B101	STUDIO	37 m²	4 m²	20m²	No	No	Over 2hrs		1.2 m²	10.6 m²	11.75 m²	1
B102	STUDIO	35 m²	7 m²	42m²	No	No	Over 2hrs		1.4 m²	9.5 m²	10.21 m²	1
B103	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		3.1 m²	16.4 m²	19.49 m²	1
B104	2 BED	75 m²	10 m²	85m²	No	Yes	Over 2hrs		1.8 m²	9.0 m²	10.73 m²	1
B105	2 BED	75 m²	10 m²	85m²	No	Yes	Over 2hrs		2.6 m²	6.9 m²	9.49 m²	1
B106	2 BED	75 m²	10 m²	85m²	No	Yes	Over 2hrs		4.1 m²	9.5 m²	13.56 m²	1
B107	2 BED	75 m²	11 m²	86m²	No	Yes	Over 2hrs		5.7 m²	10.1 m²	15.76 m²	1
B108	STUDIO	35 m²	5 m²	40m²	No	No	None	Yes	1.1 m²	6.7 m²	7.79 m²	1
B201	1 BED	50 m²	15 m²	67m²	No	Yes	Over 2hrs		4.2 m²	4.7 m²	8.98 m²	1
B202	1 BED	51 m²	16 m²	67m²	No	Yes	Over 2hrs		1.2 m²	7.2 m²	8.49 m²	1
B203	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		1.7 m²	6.5 m²	8.26 m²	1
B204	2 BED	75 m²	10 m²	85m²	No	Yes	Over 2hrs		1.8 m²	6.5 m²	8.28 m²	1
B205	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		2.6 m²	10.0 m²	12.64 m²	1
B206	2 BED	75 m²	10 m²	85m²	No	Yes	Over 2hrs		4.1 m²	6.5 m²	10.61 m²	1
B207	2 BED	75 m²	10 m²	86m²	No	Yes	Over 2hrs		5.7 m²	4.7 m²	10.44 m²	1
B208	1 BED	54 m²	14 m²	68m²	No	Yes	None	Yes	4.1 m²	7.6 m²	11.74 m²	1
B301	STUDIO	35 m²	4 m²	20m²	No	No	Over 2hrs		6.2 m²	9.0 m²	6.48 m²	1
B302	1 BED	50 m²	17 m²	68m²	No	Yes	Over 2hrs		1.2 m²	7.6 m²	8.75 m²	1
B303	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		1.7 m²	8.5 m²	10.28 m²	1
B304	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		1.8 m²	7.6 m²	9.35 m²	1
B305	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		2.6 m²	10.4 m²	13.03 m²	1
B306	2 BED	75 m²	10 m²	85m²	No	Yes	Over 2hrs		4.1 m²	6.7 m²	10.81 m²	1
B307	2 BED	75 m²	10 m²	86m²	No	Yes	Over 2hrs		5.7 m²	6.7 m²	12.42 m²	1
B401	1 BED	50 m²	15 m²	66m²	No	Yes	Over 2hrs		4.2 m²	7.6 m²	11.81 m²	1
B402	1 BED	51 m²	18 m²	69m²	No	Yes	Over 2hrs		1.5 m²	7.5 m²	9.02 m²	1
B403	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		1.7 m²	8.5 m²	10.21 m²	1
B404	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		1.8 m²	6.7 m²	8.48 m²	1
B405	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		2.6 m²	6.7 m²	9.31 m²	1
B406	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		4.1 m²	7.6 m²	11.65 m²	1
B407	2 BED	75 m²	10 m²	86m²	No	Yes	Over 2hrs		5.7 m²	7.6 m²	13.29 m²	1
B501	1 BED	50 m²	13 m²	68m²	No	Yes	Over 2hrs		1.2 m²	4.9 m²	6.09 m²	1
B502	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		1.7 m²	7.1 m²	8.84 m²	1
B503	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		1.8 m²	8.6 m²	10.28 m²	1
B504	2 BED	75 m²	12 m²	85m²	No	Yes	Over 2hrs		2.6 m²	9.5 m²	12.06 m²	1
B505	2 BED	75 m²	11 m²	85m²	No	Yes	Over 2hrs		4.1 m²	20.4 m²	24.49 m²	2
B506	2 BED	75 m²	10 m²	86m²	No	Yes	Over 2hrs		5.7 m²	7.6 m²	13.29 m²	1
B507	2 BED	75 m²	14 m²	21m²	No	Yes	Over 2hrs		2.5 m²	6.6 m²	16.89 m²	1
B601	2 BED	76 m²	50 m²	71m²	No	Yes	Over 2hrs		4.0 m²	4.0 m²	8.0 m²	1
B602	2 BED	77 m²	17 m²	34m²	No	Yes	Over 2hrs		4.0 m²	4.0 m²	8.0 m²	1
B603	1 BED	50 m²	14 m²	64m²	No	Yes	Over 2hrs		3.0 m²	4.0 m²	7.0 m²	1
B604	2 BED	75 m²	35 m²	109m²	No	Yes	Over 2hrs		4.0 m²	4.0 m²	8.0 m²	1
B605	2 BED	75 m²	50 m²	125m²	No	Yes	Over 2hrs		4.0 m²	4.0 m²	8.0 m²	1
B606	2 BED	73 m²	26 m²	104m²	No	Yes	Over 2hrs		4.0 m²	4.0 m²	8.0 m²	1
B301	1 BED	35 m²	36 m²	121m²	No	Yes	Over 2hrs		5.6 m²	7.6 m²	12.17 m²	2
B302	2 BED	35 m²	40 m²	125m²	No	Yes	Over 2hrs		5.6 m²	5.5 m²	11.07 m²	2
B303	2 BED	77 m²	35 m²	112m²	No	Yes	Over 2hrs		2.6 m²	19.6 m²	13.29 m²	2
B304	2 BED	75 m²	21 m²	96m²	No	Yes	Over 2hrs		7.1 m²	5.2 m²	12.42 m²	2

LIST OF AMENDMENT
#9601, #9602, #9603, #9604, #9605 added

A DA Submission 18-00-001

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
218-220 Parramatta Road & 3-9 Smallwood Avenue
Homebush NSW 2140 Australia

URBAN LIN
Business Address: Level 15, 11-15 Davies Street, Burwood NSW
Postal Address: PO BOX 2222 Burwood North NSW 2124
Phone Number: +61 29746 0014

Nominated Architect:
Zaid Bounathem Reg no 8008
Youssef El Khawaja Reg no 8323
Nicolas Toubin Reg no 1

Drawing Title
UNITS SUMMARY SHEET - BUILDING B

Created Approved

Scale 1:100
Date of Issue 18/02/2018

Project Number 2018-086
Drawing Number DA006
Scale S4.55

Energy Rating Certificate Number: 15213121

single-dwelling rating

multi-unit development (attach listing of ratings)
Ratings are applied to the average across the units development

Recessed downlights confirmation Rated with Rated without

Assessor Name/Number: **Ued Bahet VIC6049131521**

Assessor Signature: _____ Date: 08/10/2018

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

BUILDING C - UNIT DATA

UNIT NUMBER	ROOM TYPE	UNIT AREA	BALCON Y AREA	Total Area	UNIVERSAL DESIGN	NATURAL VENTILATION	SOLAR ACCESS	NO DIRECT SUNLIGHT	UNIT STORAGE	BASEMENT STORAGE	TOTAL STORAGE	NUMBER OF PARKING
C101	2 BEDS	75m²	38m²	113m²	No	Yes	Over 2Hrs		1.8m³	11.1m³	12.87m³	1
C102	1 BED SILVER LIVABLE HOUSING	50m²	30m²	80m²	Yes	No	Over 2Hrs		2.1m³	6.7m³	8.8m³	1
C103	2 BEDS	75m²	54m²	129m²	No	Yes	Over 2Hrs		4.2m³	9.5m³	13.82m³	1
C104	2 BEDS	75m²	54m²	129m²	No	Yes	Over 2Hrs		7.2m³	6.7m³	13.92m³	1
C105	1 BED ADAPTABLE UNIT	50m²	32m²	82m²	Yes	No	Over 2Hrs		3.0m³	7.6m³	10.56m³	1
C106	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		3.2m³	6.7m³	9.92m³	1
C201	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		1.8m³	11.0m³	12.76m³	1
C202	1 BED SILVER LIVABLE HOUSING	50m²	8m²	58m²	Yes	No	Over 2Hrs		2.1m³	11.0m³	13.00m³	1
C203	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		4.2m³	6.3m³	10.62m³	1
C204	2 BEDS SILVER LIVABLE HOUSING	75m²	10m²	85m²	No	Yes	Over 2Hrs		7.2m³	4.7m³	11.95m³	1
C205	1 BED ADAPTABLE UNIT	50m²	8m²	58m²	Yes	No	Over 2Hrs		3.0m³	5.3m³	8.33m³	1
C206	2 BEDS	75m²	11m²	86m²	No	Yes	Over 2Hrs		3.2m³	5.9m³	9.14m³	1
C301	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		1.8m³	7.6m³	9.33m³	1
C302	1 BED SILVER LIVABLE HOUSING	50m²	8m²	58m²	Yes	No	Over 2Hrs		2.1m³	10.7m³	12.86m³	1
C303	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		3.6m³	7.6m³	11.22m³	1
C304	2 BEDS SILVER LIVABLE HOUSING	75m²	10m²	85m²	No	Yes	Over 2Hrs		7.2m³	6.7m³	13.92m³	1
C305	1 BED ADAPTABLE UNIT	50m²	8m²	58m²	Yes	No	Over 2Hrs		3.0m³	12.4m³	15.44m³	1
C306	2 BEDS	75m²	11m²	86m²	No	Yes	Over 2Hrs		3.2m³	7.6m³	10.77m³	1
C401	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		1.8m³	21.1m³	22.84m³	1
C402	1 BED SILVER LIVABLE HOUSING	50m²	8m²	58m²	Yes	No	Over 2Hrs		2.1m³	10.0m³	12.11m³	1
C403	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		4.2m³	10.3m³	14.60m³	1
C404	2 BEDS SILVER LIVABLE HOUSING	75m²	10m²	85m²	No	Yes	Over 2Hrs		7.2m³	6.0m³	13.26m³	1
C405	1 BED ADAPTABLE UNIT	50m²	8m²	58m²	Yes	No	Over 2Hrs		3.0m³	3.8m³	6.82m³	1
C406	2 BEDS	75m²	11m²	86m²	No	Yes	Over 2Hrs		3.2m³	11.2m³	14.42m³	1
C501	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		1.8m³	7.8m³	9.61m³	2
C502	1 BED SILVER LIVABLE HOUSING	50m²	8m²	58m²	Yes	Yes	Over 2Hrs		2.1m³	3.8m³	5.96m³	1
C503	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		4.2m³	7.5m³	11.80m³	2
C504	2 BEDS	75m²	10m²	85m²	No	Yes	Over 2Hrs		7.2m³	3.0m³	10.20m³	2
C505	1 BED ADAPTABLE UNIT	50m²	8m²	58m²	Yes	Yes	Over 2Hrs		3.0m³	4.5m³	7.55m³	1
C506	2 BEDS	75m²	11m²	86m²	No	Yes	Over 2Hrs		3.2m³	5.8m³	9.06m³	2
C601	1 BED	50m²	24m²	74m²	No	Yes	None	Yes	5.6m³	4.0m³	9.52m³	1
C602	2 BEDS	75m²	25m²	100m²	No	Yes	None	Yes	2.5m³	10.5m³	13.06m³	2



Notes:
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Unit No.	Proposed Unit	Existing Unit	Star Rating
C01	48	20	5.1
C02	43	33	5.2
B01	33	22	5.0
B02	30	26	5.7
B03	40	30	5.0
B04	46	29	5.3
A101	33	27	5.0
A102	31	18	5.4
A103	33	20	5.3
A104	34	21	5.3
A105	34	21	5.2
A106	28	15	5.0
B101	31	17	5.0
B102	31	21	5.9
B103	47	18	5.0
B104	43	11	5.0
B105	19	18	7.2
B106	19	14	7.2
B107	28	14	6.9
B108	26	15	6.9
C101	26	16	6.8
C102	25	15	6.9
C103	21	19	7.1
C104	21	19	7.1
C105	29	17	6.4
C106	12	25	7.1
A201	36	23	5.0
A202	31	18	5.4
A203	33	20	5.3
A204	34	21	5.3
A205	34	21	5.2
A206	28	15	5.0
B201	31	17	5.0
B202	31	21	5.9
B203	47	18	5.0
B204	43	11	5.0
B205	31	20	5.0
B206	30	18	5.0
B207	28	14	6.7
B208	26	15	6.9
C201	26	16	6.9
C202	25	15	6.9
C203	21	19	7.1
C204	21	19	7.1
C205	29	17	6.4
C206	12	25	7.1
A301	37	23	5.0
A302	37	23	5.0
A303	32	18	5.4
A304	34	20	5.3
A305	35	21	5.3
A306	35	21	5.2
A307	29	15	5.0
B301	32	17	6.0
B302	52	21	5.0
B303	48	18	6.0
B304	44	11	5.0
B305	31	20	6.0
B306	30	18	5.0
B307	29	14	6.7
C301	27	17	6.4
C302	26	16	6.9
C303	22	20	7.1
C304	28	30	6.9
C305	30	18	6.4
C306	13	26	7.1
A401	38	25	5.0
A402	33	20	5.3
A403	35	22	5.2
A404	36	23	5.2
A405	31	20	5.0
A406	30	18	5.0
B401	33	20	5.5
B402	53	24	5.0
B403	46	22	5.0
B404	45	15	5.0
B405	21	21	7.1
B406	22	18	7.2
B407	31	18	6.5
C401	39	21	6.8
C402	25	20	6.9
C403	24	25	7.1
C404	18	29	6.9
C405	32	22	6.2
C406	16	32	6.9
A501	66	11	4.4
A502	49	16	5.0
A503	47	14	5.3
A504	52	39	5.2
A505	60	21	4.0
A506	52	34	4.1
A507	34	18	5.0
A508	42	15	5.7
A509	43	16	5.7
A504	31	17	5.3
B501	41	24	5.0
B502	65	49	4.3
B503	66	39	4.5
B504	60	43	3.9
B505	60	43	3.9
B506	65	48	4.9
B507	66	11	4.4
B508	24	17	6.2
B509	28	12	6.6
B510	33	18	6.1
B604	48	23	4.8
B605	49	24	5
B606	46	23	6.1
C501	61	13	3.1
C502	53	22	4.4
C503	66	21	4.0
C504	65	33	4.0
C506	81	32	4.1
Average	37.24	21.08	6.0

Ceiling insulation: R2.0 only for units with direct roof over
External wall insulation: R1.0
All other Glazing: ALM-001-01 A
Aluminium B 90 Clear U4.75 SHGC=0.78
Roof Type / colour: Concrete Roof, Med. colour SA. 0.475 - 0.7
All External door & window to be weather sealed
Exhaust fans / Downlight to be sealed (if any)
Bases / shading as per drawings

LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

LIST OF AMENDMENT
*C304 & C404 converted to 2 Bed Silver Livable Housing

A DA Submission 18-00-201

Rev Description Date

PROPOSED MIXED USE DEVELOPMENT

218-220 Parramatta Road & 3-0 Smallwood Avenue
Homebush NSW 2140 Australia



Business Address: Level 10, 11-15 Danks Street, Bankwood NSW
Postal Address: PO BOX 2222 Bankwood North NSW 2124
Phone Number: +61 29746 2014

Nominated Architect:
Zaid Bounathem Reg no 8008
Youssef El Khawaja Reg no 8033
Nicolas Toubin Reg no 1

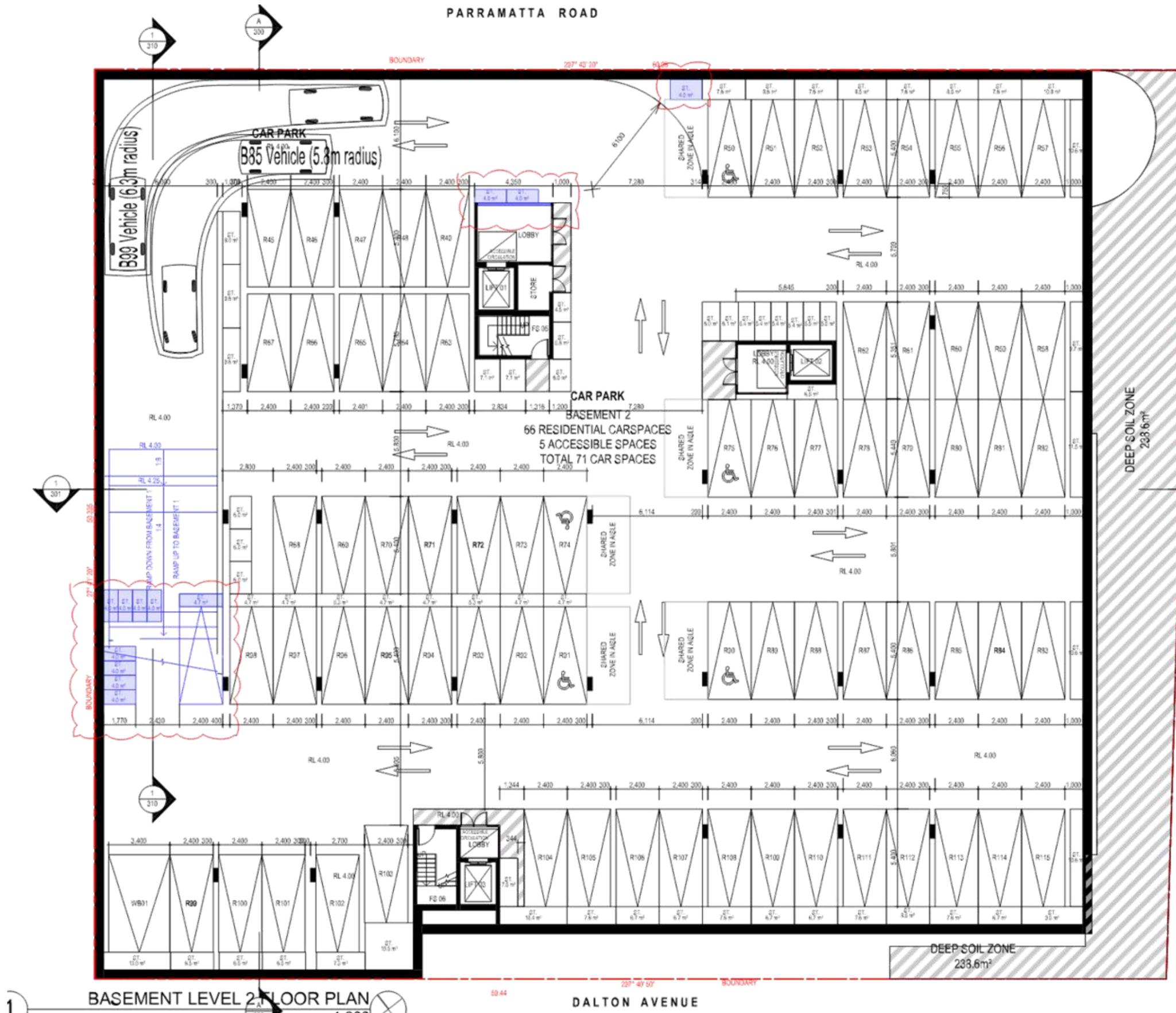
UNITS SUMMARY SHEET - BUILDING C

Created Approved

Scale 1:100
Date of issue 18/02/2018

Project Number 2018-086
Date S4.55

Drawing Number R1
DA007



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

Energy Rating Certificate Number: US21001

single-dwelling rating **6.0** stars
 multi-unit development (except listing of ratings) heating **37.2** stars
 cooling **21.0** stars
 Provided data applied to the average across the whole development

Received & verified coordination: Rated with Rated without
 Assessor Name/Number: **Neil Rahel VICBDAU131521**
 Assessor Signature: Date: 02/10/2018

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

LIST OF AMENDMENT
 +10 additional storage & revised layout
 +1 additional car space provided underneath the ramp
 +pushed the ramp back by 100mm

A	DA Submission	18-00-001
Rev	Description	Date
Project	PROPOSED MIXED USE DEVELOPMENT 218-220 Parramatta Road & 3-0 Goswellwood Avenue Homebush NSW 2140 Australia	

URBAN LIN

Business Address: Level 11, 11-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29742 2014

Nominated Architect:
 Zaid Bouniehem Reg no 8008
 Yousef El Khawaja Reg no 8323
 Nicolas Toubin Reg no 1

Drawing Title

BASEMENT LEVEL 2 FLOOR PLAN

Checked: _____ Approved: _____

Scale: 1:200, 1:100
 Date of Issue: 18/02/2018
 Project Number: 2018-086
 Drawing Number: DA100
 Price: \$4.55

NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

Energy Rating Certificate Number: 15210201

single-dwelling rating
 multi-unit development (attach listing of ratings)
 Heating: 37.2 MJ/m²·h
 Cooling: 21.0 MJ/m²·h
 Required daylight confirmation: Rated with Rated without
 Assessor Name/Number: Val Baheti VICRDAU131521
 Assessor Signature: [Signature] Date: 02/10/2018

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

A DA Submission 18-00-201

Rev. Description Date

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deans Court, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 29746 2044

Nominated Architects:
 Ziad Boumalhem Reg no 8008
 Yousef El Khawaj Reg no 8323
 Nicolas Touba Reg no 1

Drawing Title

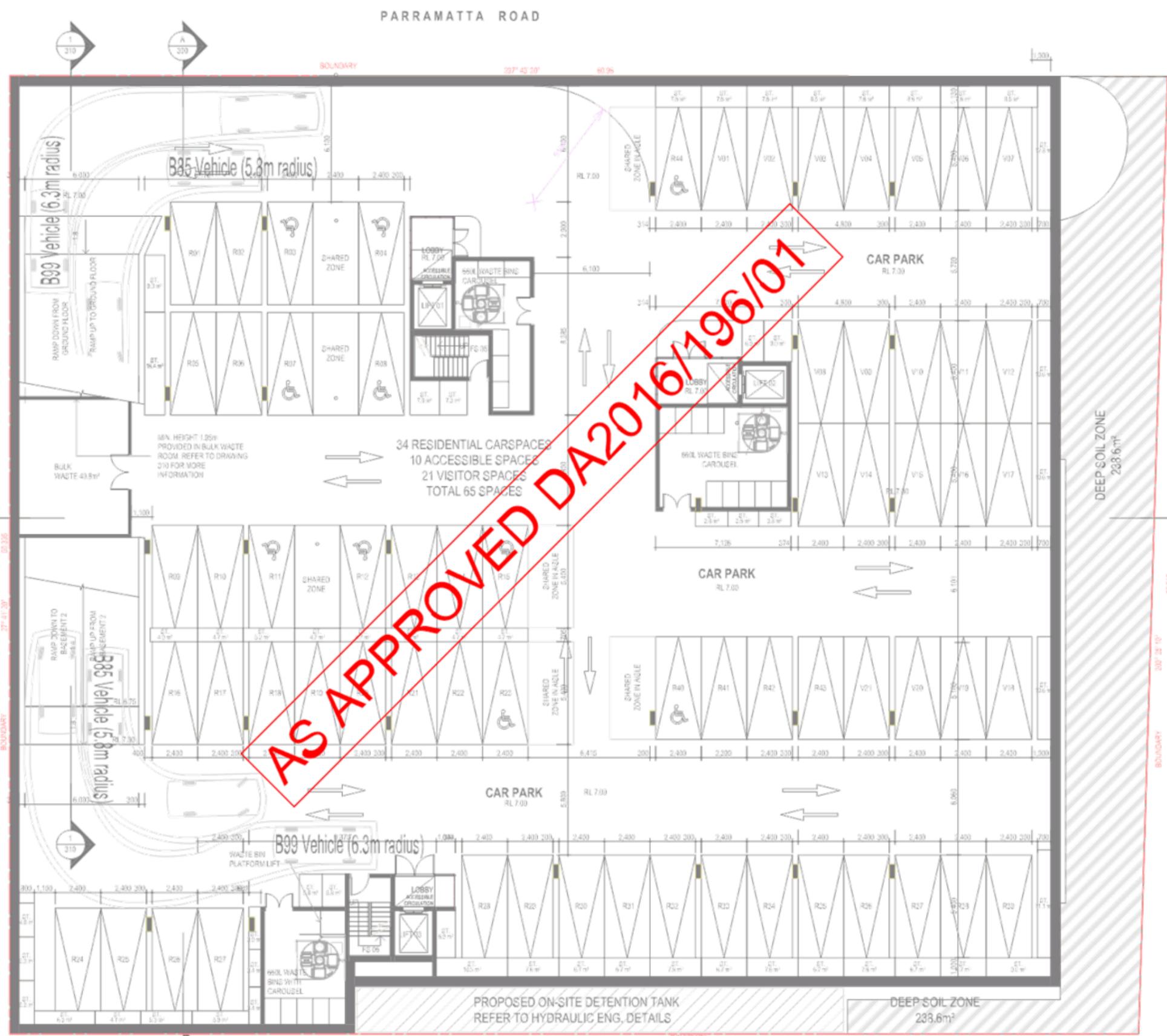
BASEMENT LEVEL 1 FLOOR PLAN

Checked: [Signature] Approved: [Signature]

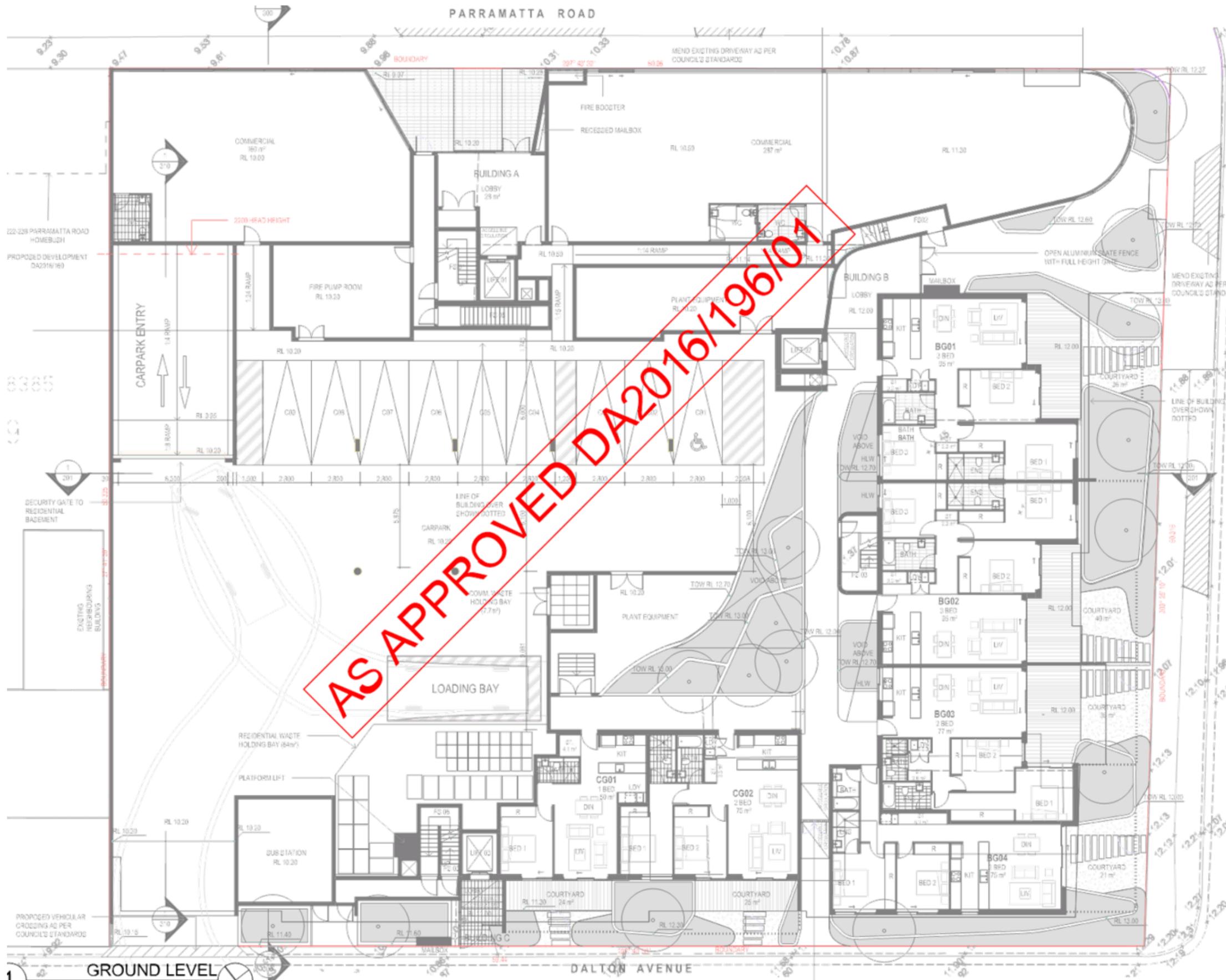
Scale: 1:200, 1:100
 Date of Issue: 19/02/2018

Project Number: **2018-086**
 Scale: **S4.55**

Drawing Number: **DA101**



BASEMENT LEVEL FLOOR PLAN



NOTE:
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

Energy Rating Certificate Number: HSP15071

<input type="checkbox"/> single-dwelling rating	6.0 stars
<input checked="" type="checkbox"/> multi-unit development (which listing of ratings)	heating 37.2 stars
	cooling 21.0 stars

Revised drawings confirmation: Rated with Rated without

Assessor Name/Number: Ved Baheti VICRDAW131521
 Assessor Signature: [Signature] Date: 08/10/2018

Rev	Description	Date
A	DA Submission	18-09-2018

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deans Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 29746 2044

Nominated Architect:
 Ziad Bouniehem Reg no 8008
 Yousef El Khawaj Reg no 8323
 Nicola Touba Reg no 1

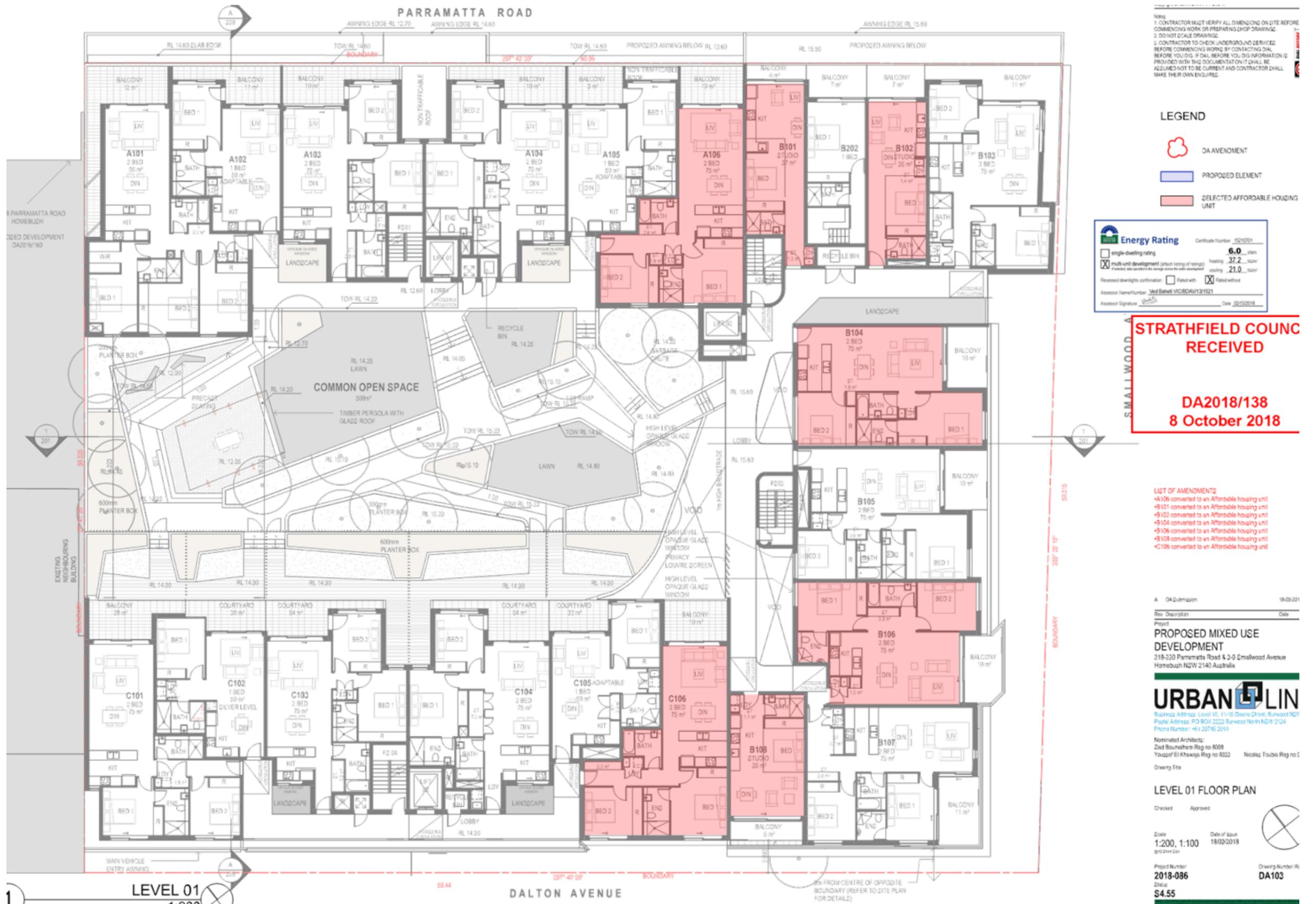
GROUND FLOOR PLAN

Checked: [Signature] Approved: [Signature]

Scale: 1:200, 1:100
 Date of Issue: 19/09/2018

Project Number: **2018-086**
 Drawing Number: **DA102**

Price: **\$4.55**



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT
- SELECTED AFFORDABLE HOUSING UNIT

Energy Rating Certificate Number: 15210201

single-dwelling rating	6.0 stars
multi-unit development (after taking ratings)	37.2 stars
multi-unit development (before taking ratings)	21.0 stars

Reassess daylighting confirmation: Rated with Rated without

Assessor Name/Number: **Wed Baheti VIC/DAU131521**

Assessor Signature: [Signature] Date: 20/10/2018

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

- LIST OF AMENDMENTS**
- +A106 converted to an Affordable housing unit
 - +B101 converted to an Affordable housing unit
 - +B102 converted to an Affordable housing unit
 - +B104 converted to an Affordable housing unit
 - +B106 converted to an Affordable housing unit
 - +B108 converted to an Affordable housing unit
 - +C106 converted to an Affordable housing unit
 - +C108 converted to an Affordable housing unit

A DA Submission 18-00-201

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 1-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 29746 2044

Nominated Architect:
 Zaid Bouamrah Reg no 8008
 Yousef El Khawaja Reg no 8323
 Noora Touba Reg no 1

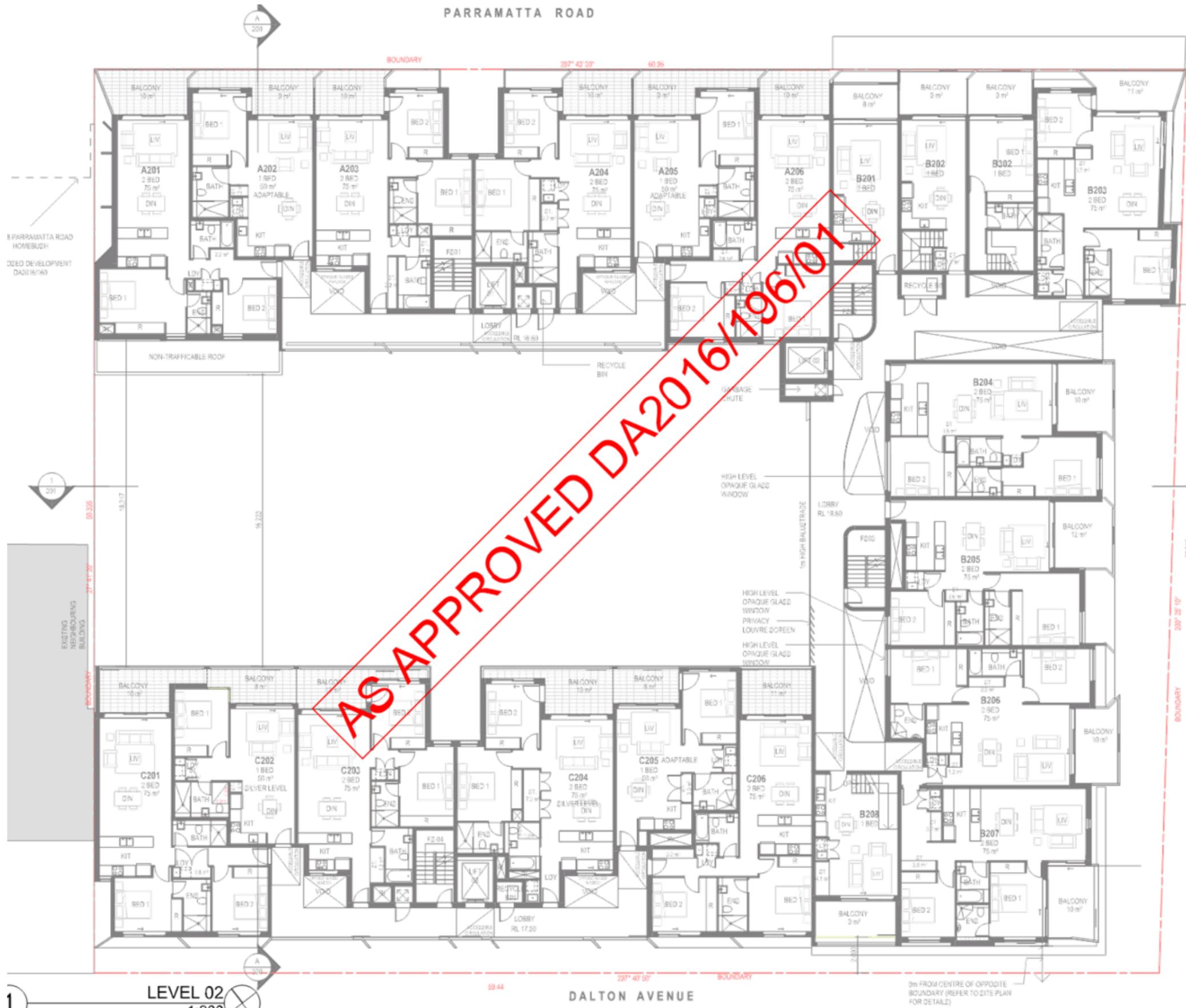
Drawing Title

LEVEL 01 FLOOR PLAN

Checked Approved

Scale 1:200, 1:100
 Date of Issue 19/03/2018

Project Number **2018-086**
 Drawing Number **DA103**
 S4.55



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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LEGEND
 DA AMENDMENT
 PROPOSED ELEMENT

STRATHFIELD COUNCIL RECEIVED
 DA2018/138
 8 October 2018

Energy Rating Certificate Number: 15210291

<input type="checkbox"/> single-dwelling rating	6.0 stars
<input checked="" type="checkbox"/> multi-unit development (which listing of ratings)	heating 37.2 stars
	cooling 21.0 stars

Relevant daylighting contribution: Rated with Rated without
 Assessor Name/Number: Ved Bahet VIC/DAW131521
 Assessor Signature: [Signature] Date: 09/03/2018

A DA Submission 18-00-201

Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 11, 11-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2014

Nominated Architect:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaj Reg no 8323 Nicosia Toubis Reg no 1

LEVEL 02 FLOOR PLAN

Checked Approved

Scale 1:200, 1:100 Date of Issue 19/03/2018
 ghd dhw cda

Project Number 2018-086 Drawing Number R/ DA104
 S4.55



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL WORKS YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

LEGEND

DA AMENDMENT

PROPOSED ELEMENT

Energy Rating Certificate Number: 15210394

single-dwelling rating: **6.0**

multi-unit development (each lacking of ratings): heating: 37.2, cooling: 21.0

Assessed daylight confirmation: Rated with Rated without

Assessor Name/Number: **Yusef El Khawaja** VICBD/AV131521

Assessor Signature: Date: 09/10/2018

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

LIST OF AMENDMENT
 -C404 converted to 2 Bed Silver Livable Housing

A DA Submission 18-00-201

Rev Description Date

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 11, 11-15 Deane Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2044

Nominated Architect:
 Ziad Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8323 Nicosia Touba Reg no 1

LEVEL 04 FLOOR PLAN

Checked: Approved:

Scale: 1:200, 1:100 Date of Issue: 19/03/2018

Project Number: **2018-086** Drawing Number: **DA106**
 S4.55



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

Energy Rating Certificate Number: 15010702

<input type="checkbox"/> single-dwelling rating	6.0
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating 37.2
	cooling 21.0

Processed drawings confirmation: Rated with Rated without

Assessor Name/Number: Med Baheti VIC/DA01131521

Assessor Signature: [Signature] Date: 09/10/2018

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

LIST OF AMENDMENT
 *Skylights were removed FROM A501, A502, A503, A504, A505, A506, B501, B502, B503, B504, B505, B506/8, B507, C506

Rev	Description	Date
A	DA Submission	18-09-2018

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deane Street, Bankwest NSW
 Postal Address: PO BOX 2222 Bankwest North NSW 2124
 Phone Number: +61 29742 2011

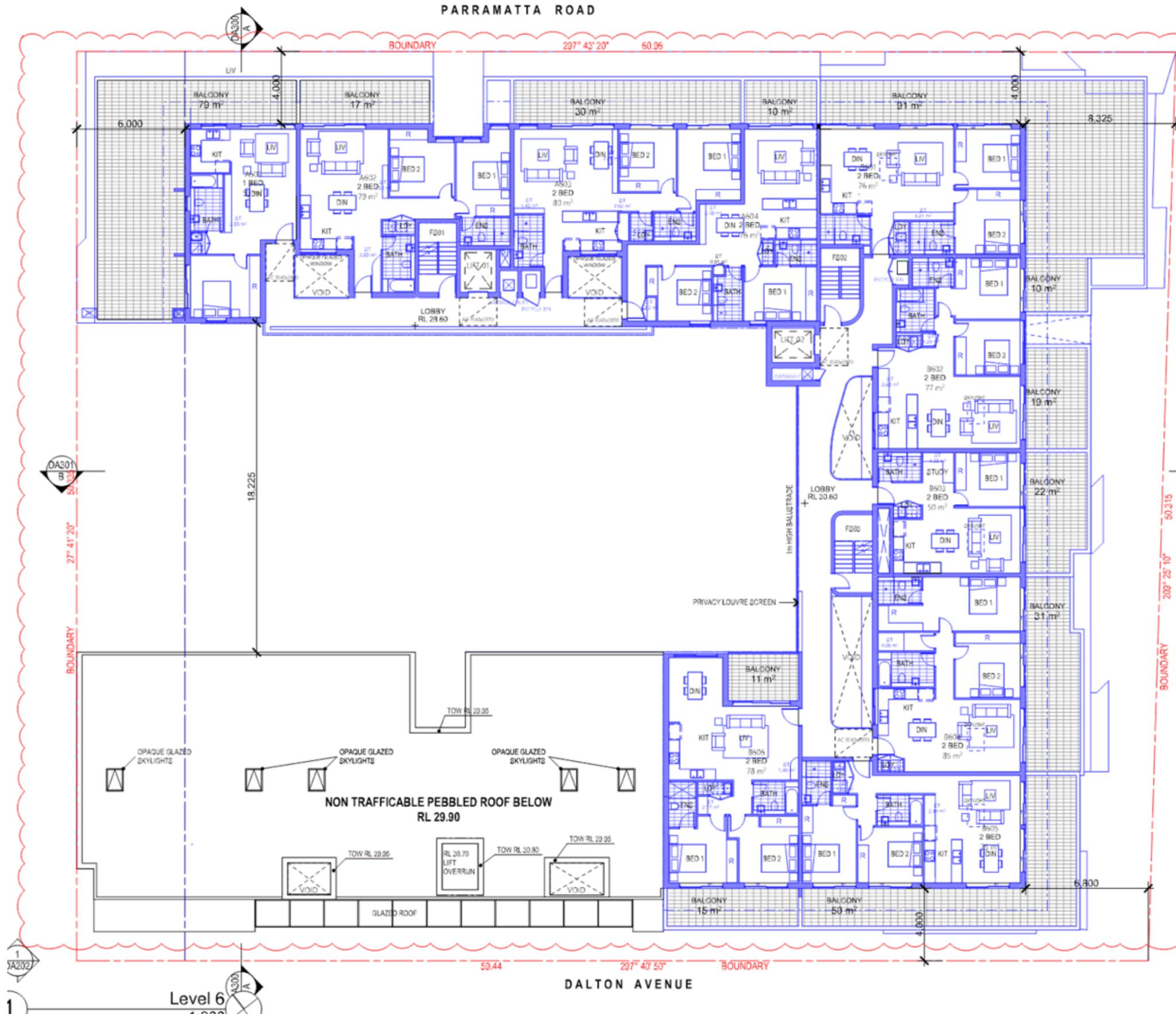
Nominated Architect:
 Zaid Bouniehem Reg no 8008
 Yousef El Khawaja Reg no 8033
 Nicolas Toube Reg no 1

Drawing Title: **LEVEL 05 FLOOR PLAN**

Checked: [Signature] Approved: [Signature]

Scale: 1:200, 1:100
 Date of Issue: 19/03/2018

Project Number: **2018-086**
 Drawing Number: **DA107**
 Price: **\$4.55**



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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LEGEND
 DA AMENDMENT
 PROPOSED ELEMENT

STRATHFIELD COUNCIL RECEIVED
 DA2018/138
 8 October 2018

Energy Rating Certificate Number: 13210721

<input type="checkbox"/> single-dwelling rating	6.0 stars
<input checked="" type="checkbox"/> multi-unit development (which listing of ratings)	heating 37.2 MJ/m ² /yr
	cooling 21.0 MJ/m ² /yr

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: **Zaid Baheti** VCB8DAV131521
 Assessor Signature: Date: 30/09/2018

LIST OF AMENDMENT
 *Level 6 added
 *A601, A602, A603, A604 added
 *B601, B602, B603, B604, B605, B606 added

Rev	Description	Date
A	DA Submission	18-09-2018

Project:
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Dunes Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 20745 2014

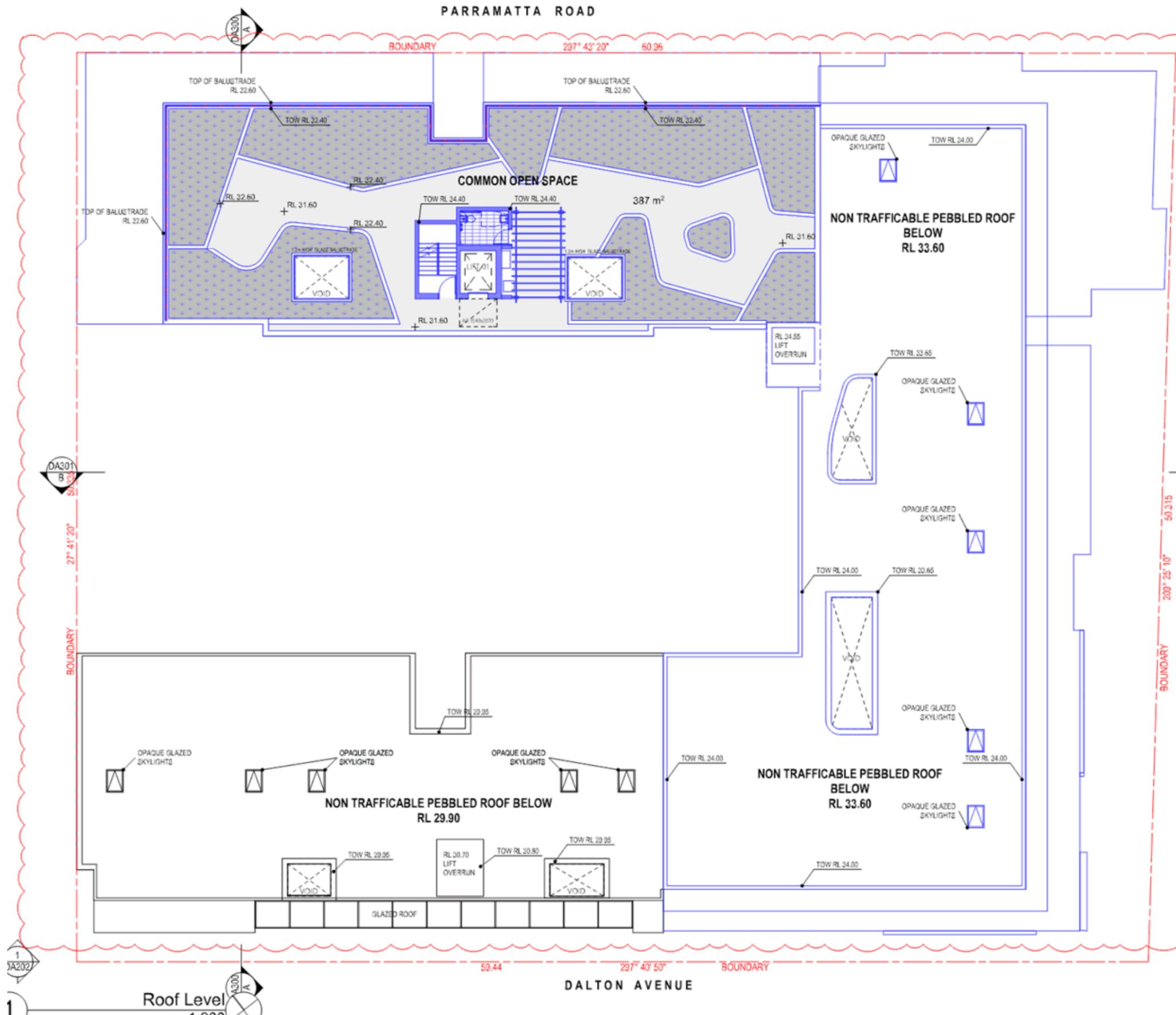
Nominated Architects:
 Zaid Baheti Reg no 8008
 Yousef El Khawaja Reg no 8033
 Nicolas Toube Reg no 1

Drawing Title:
LEVEL 06 FLOOR PLAN

Checked: Approved:

Scale: 1:200, 1:100
 Date of Issue: 19/09/2018

Project Number: **2018-086**
 Drawing Number: **DA108**
 S4.55



NOTE:
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

Energy Rating Certificate Number: 15210271

Single dwelling rating: **6.0** stars

Multi-unit development (average rating of ratings): heating: 37.2 stars, cooling: 21.0 stars

Assessor Name/Number: **Yad Baheti VIC604131521**

Assessor Signature: [Signature] Date: 08/10/2018

LIST OF AMENDMENT

- *Common open space above block B removed
- *Pergola over B32 area

Rev	Description	Date
A	DA Submission	18-09-2018

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deans Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29745 2014

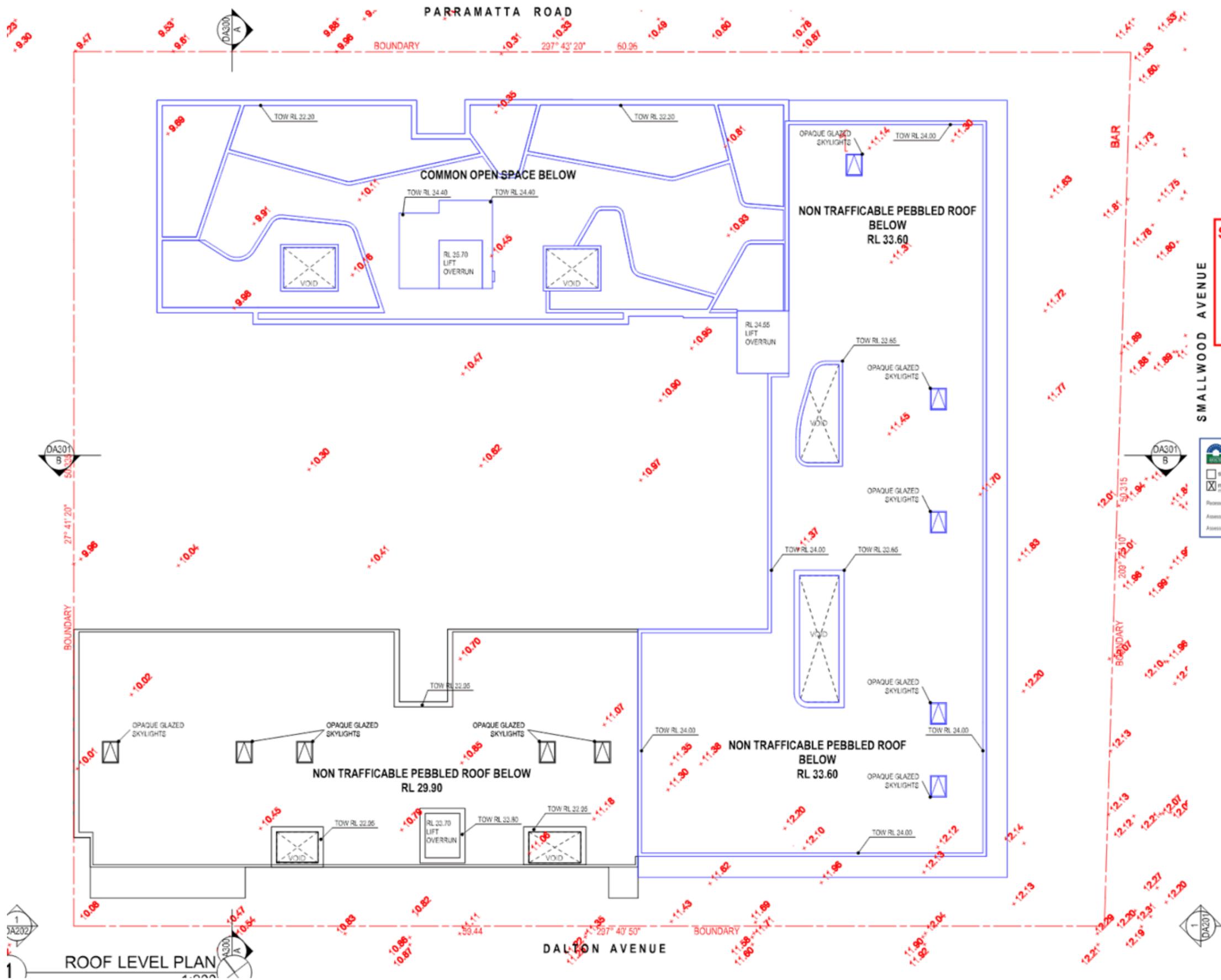
Nominated Architect:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Touba Reg no 1

Drawing Title: **ROOF TERRACE FLOOR PLAN**

Checked: [Signature] Approved: [Signature]

Scale: 1:200, 1:100
 Date of Issue: 19/09/2018

Project Number: **2018-086**
 Drawing Number: **DA109**
 S4.55



NOTE:
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LEGEND
 DA AMENDMENT
 PROPOSED ELEMENT

STRATHFIELD COUNCIL RECEIVED
 DA2018/138
 8 October 2018

Energy Rating Certificate Number: 35210204

single dwelling rating: **6.0** stars
 multi-unit development (batch rating of ratings): heating: **37.2** stars, cooling: **21.0** stars

Assessor Name/Number: **Wed Baheti VICBDA/131521**
 Assessor Signature: [Signature] Date: 02/10/2018

LIST OF AMENDMENT
 *Common open space above block B removed
 *Pergola over BBQ area

Rev	Description	Date
A	DA Submission	18-09-2018

Project:
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Dunes Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2044

Nominated Architect:
 Zaid Bounelhem Reg no 8008
 Yousef El Khawaja Reg no 8033
 Nicolas Toube Reg no 1

ROOF LEVEL PLAN

Checked: [Signature] Approved: [Signature]

Scale: 1:100, 1:200
 Date of Issue: 19/09/2018

Project Number: **2018-086**
 DWG No: **S4.55**

Drawing Number: **DA110**



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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- MATERIAL LEGEND**
- AWD 1 AWD 1 - ALUMINUM FRAME WINDOW & DOOR 1: CHARC
 - BB AUSTRAL BORAL BLUE BRIC
 - CG CLEAR GLASS BALUSTRADE
 - MC1 METAL CLADDING ALPOLIC CHARCOL OR SIMILAR
 - MC2 METAL CLADDING ALPOLIC WALNUT OR SIMILAR
 - ML METAL LOUVRE (DULUX SILVER PEARL KINE OR SIMILAR)
 - RPF1 RENDERED PAINT FINISHES DULUX MONUMENT OR SIMI
 - RPF2 RENDERED PAINT FINISHES DULUX WHITE ON WHITE OR SIMILAR
 - RPF3 RENDERED PAINT FINISHES DULUX SNOWY MOUNTAIN I
 - SC LASER CUT SCREEN PANEL DULUX GOLDEN TOUCH

LIST OF AMENDMENT
 *Level 6 added
 *Revised building height

1 NORTH EAST ELEVATION
 1:200

**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

Energy Rating Certificate Number: 15210791

single dwelling rating **6.0** stars

multiunit development (other listing of ratings) Heating **37.2** stars
 Cooling **21.0** stars

Recessed/overlights confirmation: Rated with Rated without

Assessor Name/Number: Ved Baheti VIC6DAVT31521
 Assessor Signature: _____ Date: 08/10/2018

- LEGEND**
- DA AMENDMENT
 - PROPOSED ELEMENT

A DA Submission 18-00-201

Rev. Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 O'Shea Street, Bankwood NSW
 Postal Address: PO BOX 2222 Bankwood North NSW 2124
 Phone Number: +61 29746 2044

Nominated Architects:
 Zaid Baoumtherm Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

Drawing Title
NORTH EAST ELEVATION

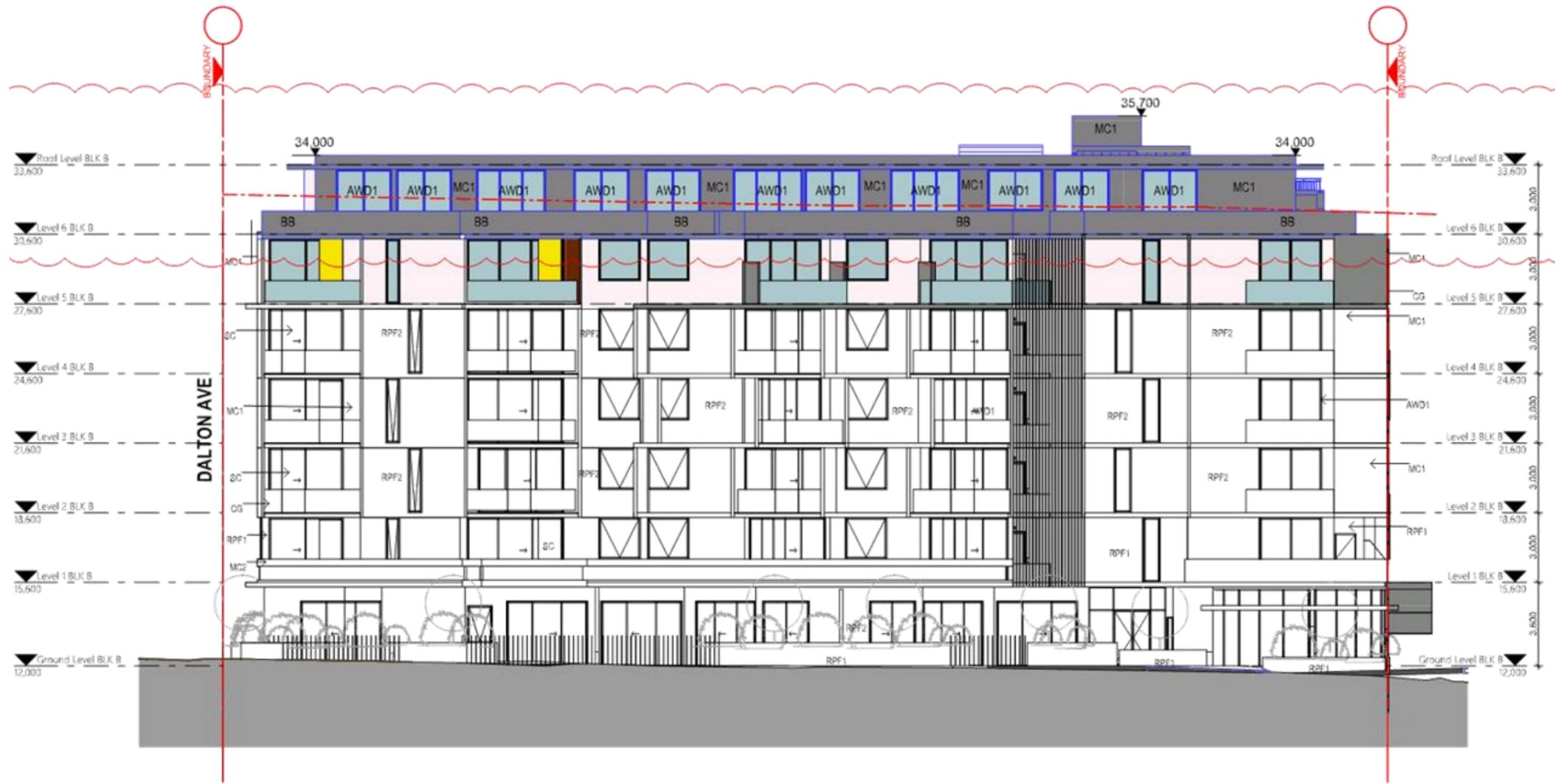
Checked: _____ Approved: _____

Scale: 1:200, 1:100
 g10 Draw Co

Date of Issue: 18/09/2018

Project Number: **2018-086**
 Status: **S4.55**

Drawing Number: **DA200**



Notes:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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MATERIAL LEGEND

AWD 1	AWD 1 - ALUMINIUM FRAME WINDOW & DOOR 1: CHARC
BB	AUSTRIAL BORAL BLUE BRIC
CG	CLEAR GLASS BALUSTRADE
MC1	METAL CLADDING ALPOLIC CHARCOL OR SIMILAR
MC2	METAL CLADDING ALPOLIC WALNUT OR SIMILAR
ML	METAL LOUVRE (DULUX SILVER PEARL KINE OR SIMILAR)
RPF1	RENDERED PAINT FINISHES DULUX MONUMENT OR SIMI
RPF2	RENDERED PAINT FINISHES DULUX WHITE ON WHITE OR SIMILAR
RPF3	RENDERED PAINT FINISHES DULUX SNOWY MOUNTAIN I
SC	LASER CUT SCREEN PANEL DULUX GOLDEN TOUCH

LIST OF AMENDMENT
 *Level 6 added
 *Revised building height

1 EAST SOUTH ELEVATION
 1:200

**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

Energy Rating Certificate Number: 15210381

single-dwelling rating **6.0** stars

multi-unit development (attach listing of ratings)
 heating: **37.2** stars
 cooling: **21.0** stars

Required daylight confirmation: Rated with Rated without

Assessor Name/Number: **Med Bahed VIC/BAU131521**

Assessor Signature: [Signature] Date: **20/05/2018**

LEGEND

DA AMENDMENT

PROPOSED ELEMENT

A DA Submission 18-00-001

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 0214

Nominated Architect:
 Zaid Bouniehem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

Drawing Title
EAST SOUTH ELEVATION

Checked: [Signature] Approved: [Signature]

Scale: 1:200, 1:100
 g10 Drawn: [Signature]

Date of Issue: 18/02/2018

Project Number: **2018-086**
 Status: **S4.55**

Drawing Number: **DA201**



Notes:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
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MATERIAL LEGEND

AWD 1	AWD 1 - ALUMINIUM FRAME WINDOW & DOOR 1: CHARC
BB	AUSTRAL BORAL BLUE BRIC
CG	CLEAR GLASS BALUSTRADE
MC1	METAL CLADDING ALPOLUC CHARCOL OR SIMILAR
MC2	METAL CLADDING ALPOLUC WALNUT OR SIMILAR
ML	METAL LOUVRE (DULUX SILVER PEARL KINE OR SIMILAR)
RPF1	RENDERED PAINT FINISHES DULUX MONUMENT OR SIMI
RPF2	RENDERED PAINT FINISHES DULUX WHITE ON WHITE OR SIMILAR
RPF3	RENDERED PAINT FINISHES DULUX SNOWY MOUNTAIN I
SC	LASER CUT SCREEN PANEL DULUX GOLDEN TOUCH

LIST OF AMENDMENT
 +Level 6 added
 +Revised building height

SOUTH WEST ELEVATION
 1:200

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

Energy Rating Certificate Number: 1021021

single-dwelling rating **6.0** stars
 multi-unit development (attach listing of ratings)
 Heating: 37.2 stars
 Cooling: 21.0 stars

Processed overnight confirmation: Rated with Rated without

Assessor Name/Number: Med Baheti VICBDAU131521
 Assessor Signature: [Signature] Date: 02/03/2018

LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

A DA Submission 18-00-001

Rev Description Date

PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 11, 11-15 Deans Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 29742 2014

Nominated Architect:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toube Reg no 1

Drawing Title

SOUTH WEST ELEVATION

Checked: [Signature] Approved: [Signature]

Scale: 1:200, 1:100
 Date of Issue: 18/03/2018

Project Number: 2018-086
 Status: S4.55

Drawing Number: DA202



NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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MATERIAL LEGEND

AWD 1	AWD 1 - ALUMINUM FRAME WINDOW & DOOR 1: CHARC
BB	AUSTRAL BORAL BLUE BRIC
CG	CLEAR GLASS BALUSTRADE
MC1	METAL CLADDING ALPOLIC CHARCOL OR SIMILAR
MC2	METAL CLADDING ALPOLIC WALNUT OR SIMILAR
ML	METAL LOUVRE (DULUX SILVER PEARL KINE OR SIMILAR
RPF1	RENDERED PAINT FINISHES DULUX MONUMENT OR SIMI
RPF2	RENDERED PAINT FINISHES DULUX WHITE ON WHITE OR SIMILAR
RPF3	RENDERED PAINT FINISHES DULUX SNOWY MOUNTAIN I
SC	LASER CUT SCREEN PANEL DULUX GOLDEN TOUCH

LIST OF AMENDMENT
 *Level 6 added
 *Revised building height

1 WEST ELEVATION
 1:200

STRATHFIELD COUNCIL RECEIVED
 DA2018/138
 8 October 2018

Energy Rating Certificate Number: 5210201

single-dwelling rating
 multi-unit development (each lodging of ratings)

Heating: 37.2 stars
 Cooling: 21.0 stars

Received downlights confirmation: Rated with Rated without

Assessor Name/Number: **Yad Baheti/VIC8046137521**
 Assessor Signature: *[Signature]* Date: 22/02/2018

Rev	Description	Date
A	DA Submission	18-02-2018

PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 10, 11-15 Danks Street, Bankwood NSW
 Postal Address: PO BOX 2222 Bankwood North NSW 2124
 Phone Number: +61 29746 2011

Nominated Architects:
 Zaid Bounalthem Reg no 8008
 Yousef El Khawaja Reg no 8323
 Nicolas Touba Reg no 1

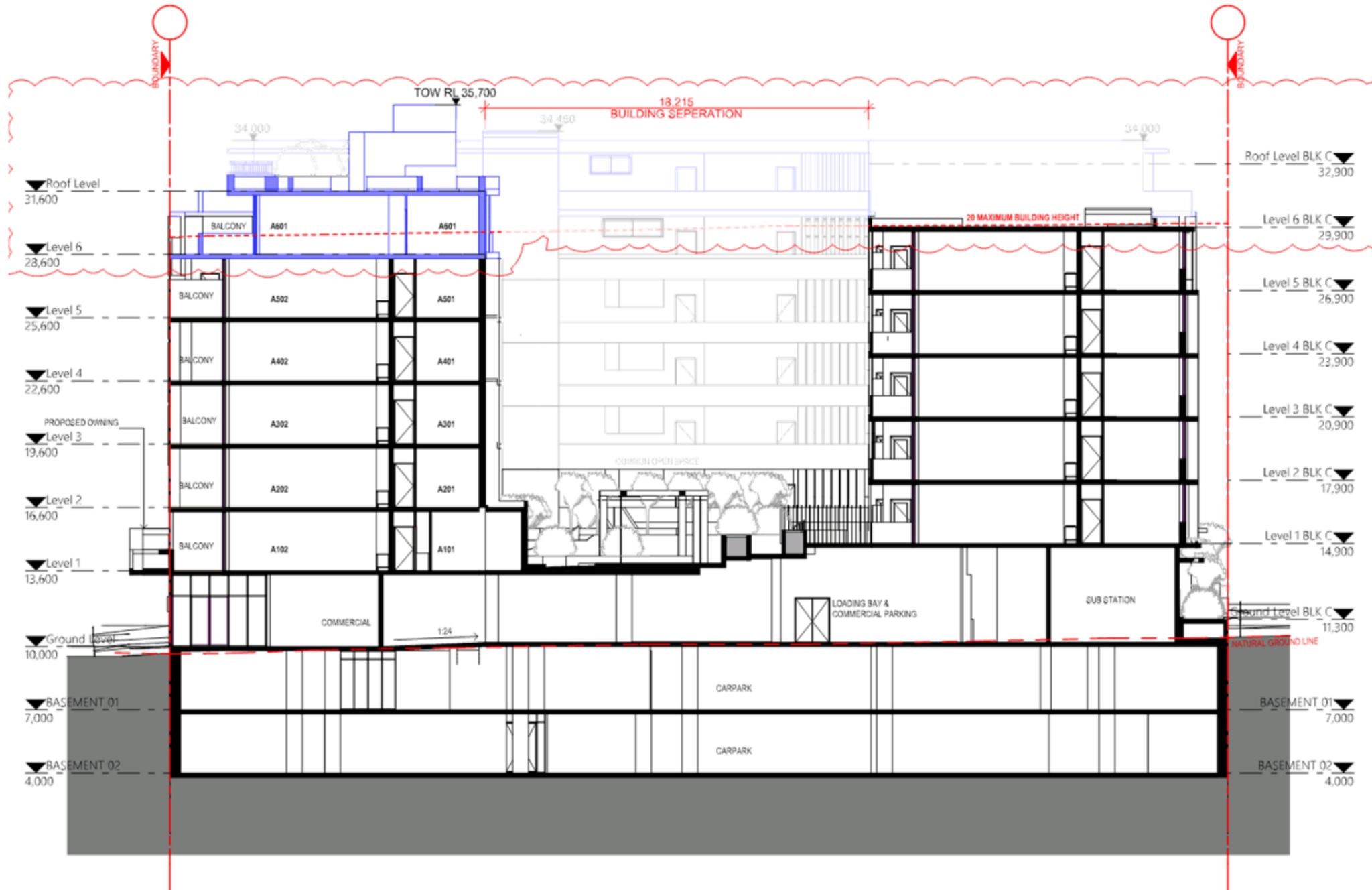
LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

WEST ELEVATION

Checked: *[Signature]* Approved: *[Signature]*
 Date of Issue: 18/02/2018
 Scale: 1:200, 1:100
 Project Number: 2018-086
 Drawing Number: DA203
 Price: \$4.55

NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DAL BEFORE YOU DIG. IF DAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



LEGEND

DA AMENDMENT

PROPOSED ELEMENT

LIST OF AMENDMENT

- *Level 6 added
- *Revised building height

A DA Submission 18-00-201

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Danks Street, Bankwest NSW
 Postal Address: PO BOX 2222 Bankwest North NSW 2124
 Phone Number: +61 29742 2044

Nominated Architect:
 Zaid Bouamrhen Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toube Reg no 1

Drawing Title

SECTION A
 1:200

STRATHFIELD COUNCIL RECEIVED

DA2018/138

Energy Rating Certificate Number: 15210721

single dwelling rating: **6.0** stars

multi-unit development (unless listing of ratings): heating **37.2** stars, cooling **21.0** stars

Recessed downlights confirmation: Rated with, Rated without

Assessor Name/Number: Zaid Bouamrhen VICBDA/131521
 Assessor Signature: [Signature] Date: 09/10/2018

LEGEND

DA AMENDMENT

PROPOSED ELEMENT

SECTION A

Checked: [Signature] Approved: [Signature]

Scale: 1:200, 1:100
 Date of Issue: 19/02/2018

Project Number: **2018-086**
 DWG No: **S4.55**

Drawing Number: **DA300**

NOTE:
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LEGEND

-  DA AMENDMENT
-  PROPOSED ELEMENT



Energy Rating Certificate Number: 15210261

single-dwelling rating **6.0** stars

multi-unit development (based on listing of ratings) Heating **37.2** stars
Cooling **21.0** stars

Reasoned daylighting confirmation: Rated with Rated without

Assessor Name/Number: **Urbancolin VIC/DAV131521**

Assessor Signature: *[Signature]* Date: **02/10/2018**

LIST OF AMENDMENT
 *Level 6 added
 *Revised building height

Rev	Description	Date
A	DA Submission	18-09-2018

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBANCOLIN

Business Address: Level 10, 11-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2014

Nominated Architects:
 Zaid Bounathem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Touba Reg no 1

Drawing Title:

SECTION B

Checked: _____ Approved: _____

Scale: 1:200, 1:100
 Date of Issue: 18/09/2018

Project Number: **2018-086**
 Drawing Number: **DA301**

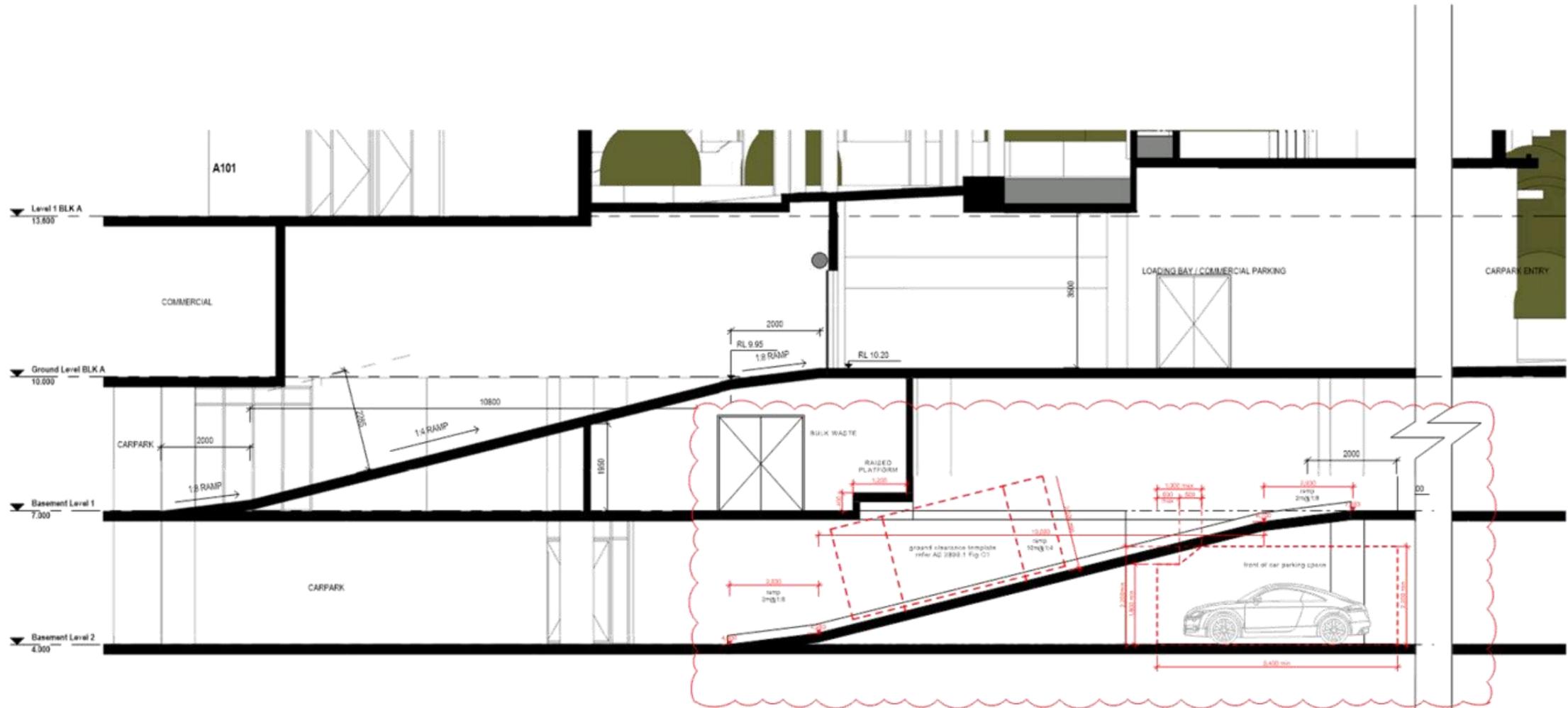
Price: **\$4.55**

1 SECTION B - INTERNAL COURTYARD (FACING BUILDING C) 1:200

**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

NOTE:
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1 DRIVEWAY SECTION
1 : 100

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

Energy Rating Certificate Number: 15210201

single-dwelling rating **6.0** stars

multi-unit development (return listing of ratings)
 Heating: **37.2** stars
 Cooling: **21.0** stars

Reassess daylighting contribution: Rated with Rated without

Assessor Name/Number: **Urbancolin VIC/DAV131521**

Assessor Signature: [Signature] Date: **20/10/2018**

Rev	Description	Date
A	DA Submission	18-00-201

Project:
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBANCOLIN

Business Address: Level 11, 11-15 O'Shea Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 29740 2014

Nominated Architects:
 Ziad Bounathem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Touba Reg no 1

Drawing Title:

CARPARK DRIVEWAY SECTION

Checked: [Signature] Approved: [Signature]

Scale: **1:100, 1:1**
 Date of Issue: **18/09/2018**

Project Number: **2018-086**
 Drawing Number: **DA310**

Sheet: **S4.55**



1 PRE ADAPTABLE - A102, A202, A302, A402 & A502
1:100 A105, A205, A305, A405, A505 MIRROR



2 POST ADAPTABLE - A102, A202, A302, A402, A502
1:100 A105, A205, A305, A405, A505 MIRROR



3 PRE ADAPTABLE - C105, C205, C305, C405 & C505
1:100



4 POST ADAPTABLE - C105, C205, C305, C405 & C505
1:100

CONTRACTOR TO ENSURE THE FOLLOWING PROVISIONS ALLOWED FOR ADAPTABLE UNIT REFER TO A54259 FOR FURTHER DETAILS

- 1.0 Door Thresholds to be low-level
 - 2.0 Accessible entry door to have 850 mm min. clearance
 - 3.0 Door lever handles and hardware to AS 1428.1
 - 4.0 Preferential min. illumination level 300 Lux to all spaces
 - 5.0 Internal doors to have 820 mm min. clearance
 - 6.0 Internal corridors min. width of 1000 mm
 - 7.0 Provision for compliance with AS 1428.1 for door approaches
 - 8.0 Telephone adjacent to GPO
- Kitchens**
- 9.0 Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
 - 10.0 Refrigerator adjacent to main work area
 - 11.0 Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
 - 12.0 Kitchen sink bowl max. 150 mm deep when adapted
 - 13.0 Tap set capstan or lever handles or lever mixer
 - 14.0 Tap set located within 300 mm of front of sink
 - 15.0 Cooktops to include either front or side controls with raised cross bars
 - 16.0 Cooktops to include isolating switch
 - 17.0 Work surface min. 800 mm length adjacent to cooktop at same height
 - 18.0 Overhead adjacent to an adjustable height or replaceable work surface
 - 19.0 GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface in kitchen
 - 20.0 GPO for refrigerator to be easily washable when the refrigerator is in its operating position
 - 21.0 Slip-resistant floor surface
- Boathrooms and or Ensuite.**
- 22.0 Shower recess- no reb. Minimum size 1160 x 1100 to comply with AS 1428.1
 - 23.0 Shower area waterproofed to AS 3740 with floor to fall to waste
 - 24.0 Recessed soap holder
 - 25.0 Shower taps positioned for easy reach to access, side of shower sliding track
 - 26.0 Provision for adjustable, detachable hand held shower rose rounded on a slider grabrail or fixed hook (plumbing and soil - strengthening provision)
 - 27.0 Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1
 - 28.0 Tap sets to be capstan or lever handles with single outlet
 - 29.0 Provision for washbasin with clearances to comply with AS 1428.1
 - 30.0 Double GPO beside mirror
 - 31.0 Location of VVC pan at correct distance from head walls

NOTE:
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LEGEND

- DA AMENDMENT
- PROPOSED ELEMENT

AS APPROVED DA2016/196/01

STRATHFIELD COUNCIL
RECEIVED

DA2018/138
8 October 2018

Energy Rating Certificate Number: 15210281

single-dwelling rating: **6.0** stars

Multi-unit development (about listing of ratings): Heating: **37.2** stars
Cooling: **21.0** stars

Reassess drawings confirmation: Rated with Rated without

Assessor Name/Number: **Ued Baheti VIC/DAV131521**

Assessor Signature: Date: **22/10/2018**

Rev	Description	Date
A	DA Submission	18-09-2018

Project:
PROPOSED MIXED USE DEVELOPMENT
218-220 Pammatta Road & 3-0 Smallwood Avenue
Homebush NSW 2140 Australia

URBAN LIN
Business Address: Level 10, 11-15 Deans Street, Burwood NSW
Postal Address: PO BOX 2222 Burwood North NSW 2124
Phone Number: +61 29746 2044

Nominated Architect:
Zaid Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8333
Nicolas Touba Reg no 1

Drawing Title:
PRE + POST ADAPTABLE UNIT LAYOUT

Checked: Approved:

Scale: **1:200, 1:100**
Date of Issue: **19/09/2018**

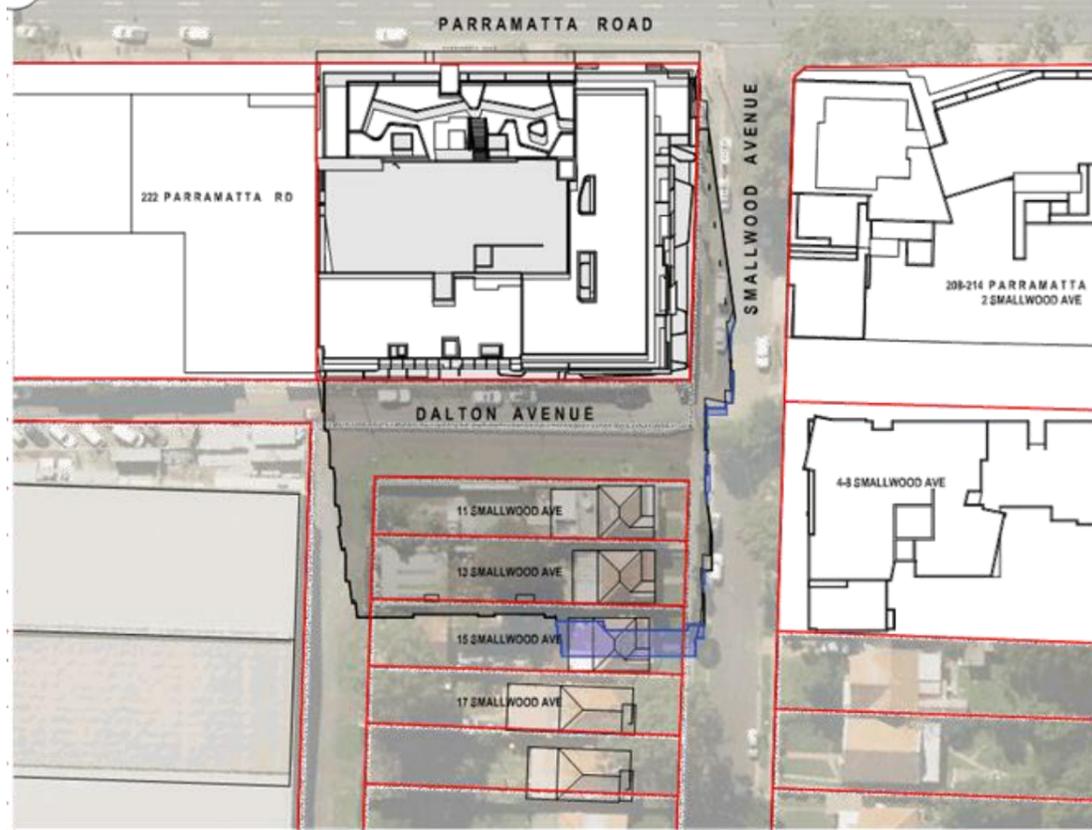
Project Number: **2018-086**
Drawing Number: **DA500**



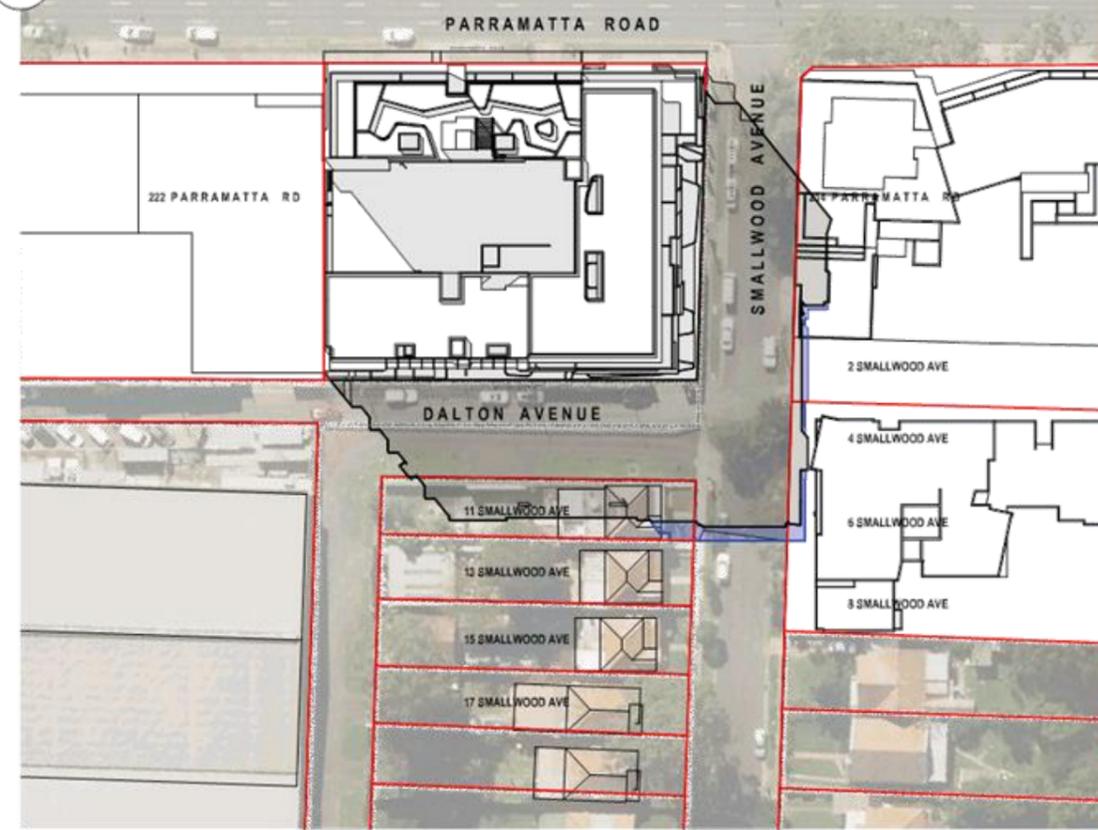
1 SHADOW DIAGRAM - 09AM, 21 JUNE



3 SHADOW DIAGRAM - 11AM, 21 JUNE



2 SHADOW DIAGRAM - 10AM, 21 JUNE



4 SHADOW DIAGRAM - 12PM, 21 JUNE

NOTES
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LEGEND

- DA AMENDMENT
- APPROVED SHADOW OUTLINE
- ADDITIONAL SHADOW GENERATED BY PROPOSED DEVELOPMENT

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

Energy Rating Certificate Number: 15212291

<input type="checkbox"/> Single-dwelling rating	6.0 stars
<input checked="" type="checkbox"/> Multi-unit development (subject to listing of ratings)	heating 37.2 stars
	cooling 21.0 stars

Reassess drawings confirmation: Rated with Rated without

Assessor Name/Number: Urbans Lin VIC/DAW131521

Assessor Signature: [Signature] Date: 20/10/2018

LIST OF AMENDMENT
 *Revised shadow diagram

Rev	Description	Date
A	DA Submission	18-09-2018

Project: **PROPOSED MIXED USE DEVELOPMENT**
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 10, 11-15 Deans Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2154
 Phone Number: +61 29746 2014

Nominated Architects:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Touba Reg no 1

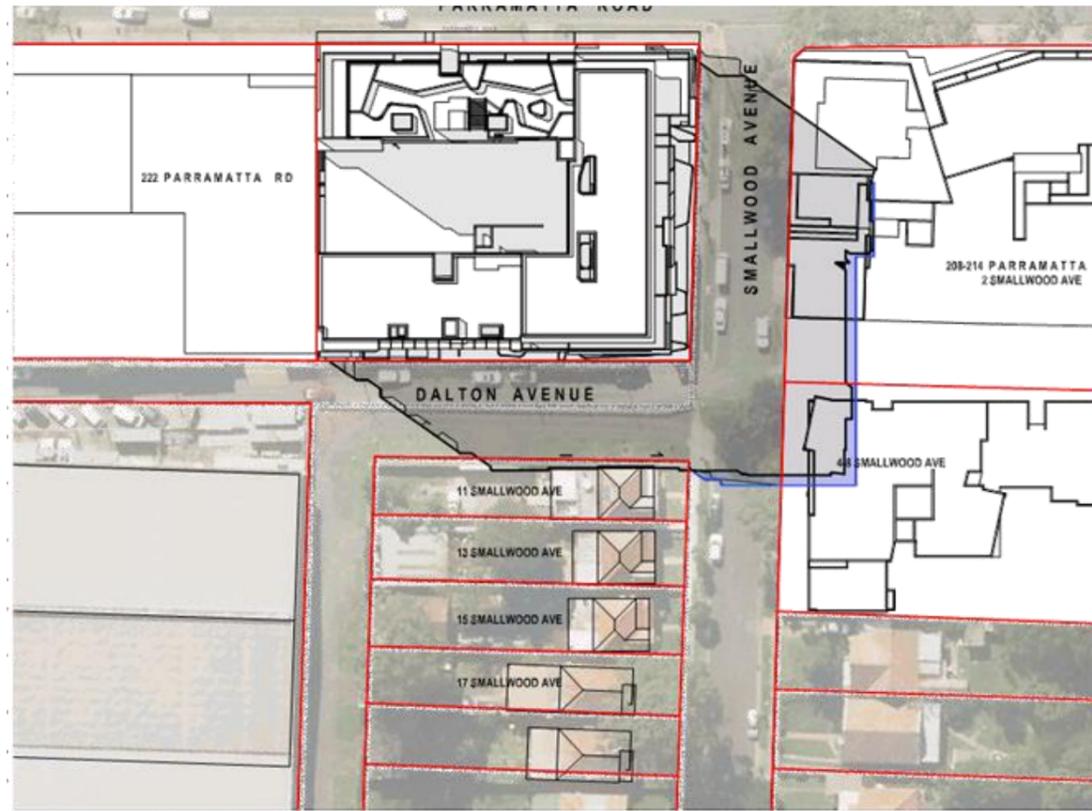
SHADOW DIAGRAMS 9am-12pm

Checked: _____ Approved: _____

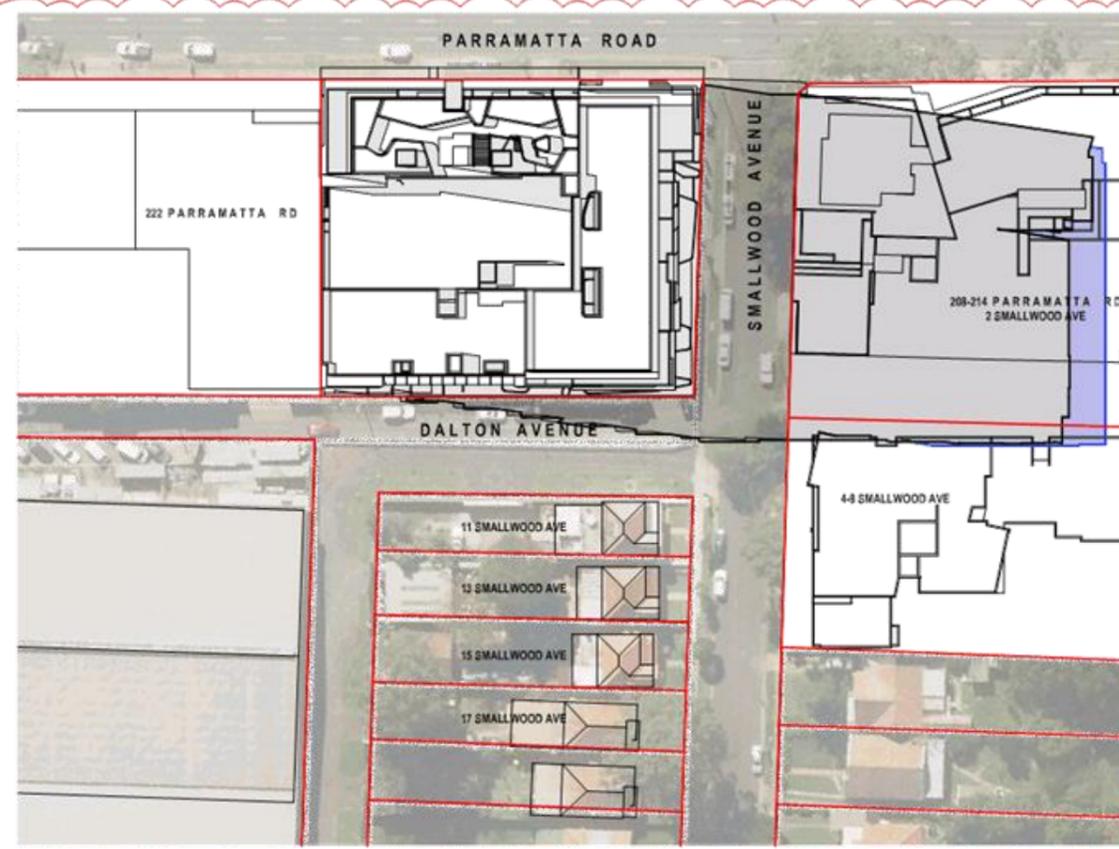
Scale: 1:1000, 1:100
 Date of Issue: 19/09/2018

Project Number: **2018-086**
 Sheet: **S4.55**

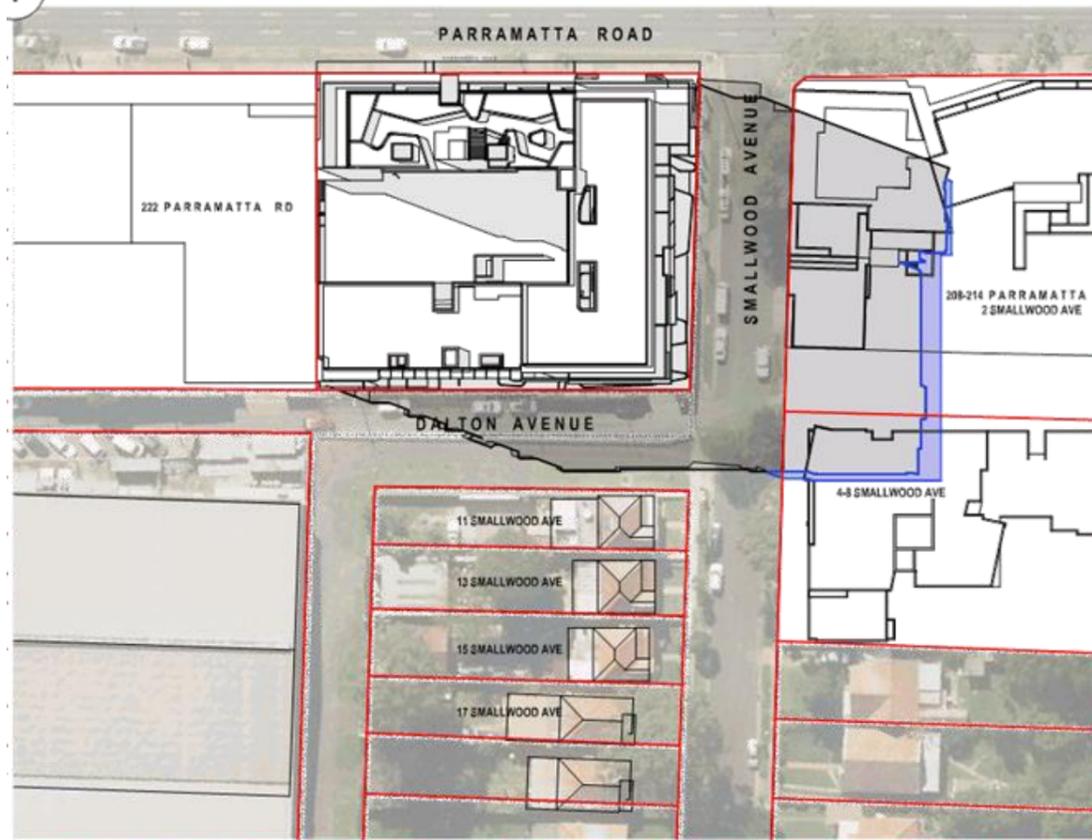
Drawing Number: **DA600**



1 SHADOW DIAGRAM - 1PM, 21 JUNE



3 SHADOW DIAGRAM - 3PM, 21 JUNE



2 SHADOW DIAGRAM - 2PM, 21 JUNE

NOTE:
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LEGEND

- DA AMENDMENT
- APPROVED SHADOW OUTLINE
- ADDITIONAL SHADOW GENERATED BY PROPOSED DEVELOPMENT

NEIGHBOUR SOLAR SCHEDULE (21 JUNE)

ADDRESS	TIME RECEIVING SUN (2 Hour min)	COMPLY
2 SMALLWOOD AVE, 209-214 PARRAMATTA RD	9am-3pm	
4-8 SMALLWOOD AVE	9am-3pm	
10-14 SMALLWOOD AVE	9am-3pm	
11 SMALLWOOD AVE	1pm-3pm	
13 SMALLWOOD AVE	11am-3pm	
15 SMALLWOOD AVE	10am-3pm	
17 SMALLWOOD AVE	10am-3pm	

STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

A DA Submission 18-00-201

Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-8 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 11, 11-15 Deane Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29745 2014

Nominated Architect:
 Zaid Baouneh Reg no 8008
 Yousef El Khawaja Reg no 8333 Nicosia Toubi Reg no 1

SHADOW DIAGRAMS 1pm-3pm

Checked Approved

Scale: 1:1000, 1:100
 Date of Issue: 19/03/2018

Project Number: 2018-086
 Drawing Number: DA601

Energy Rating

single-dwelling rating **6.0** stars
 multi-unit development (average rating of ratings) heating **37.2** stars
 cooling **21.0** stars

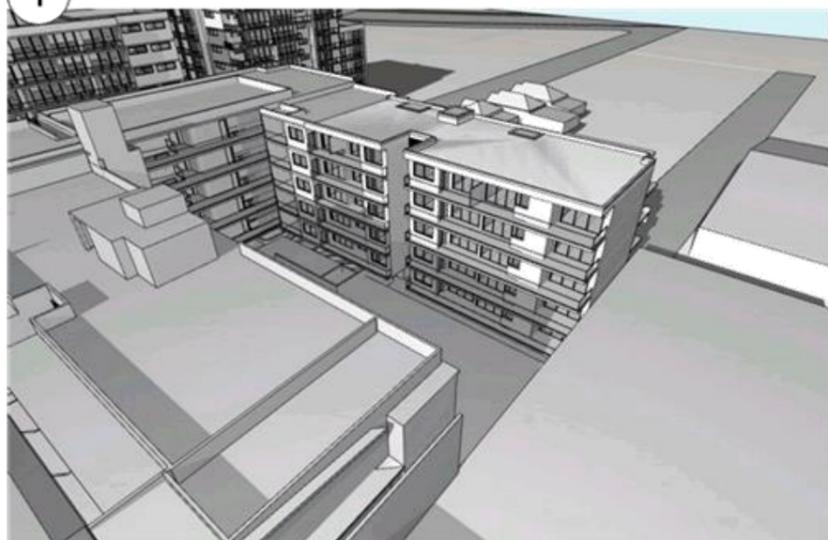
Assessor Name/Number: **Yusef Bahet VICRODR/131521**
 Assessor Signature: [Signature] Date: 02/10/2018



1 EXISTING JUNE 21ST - 9AM



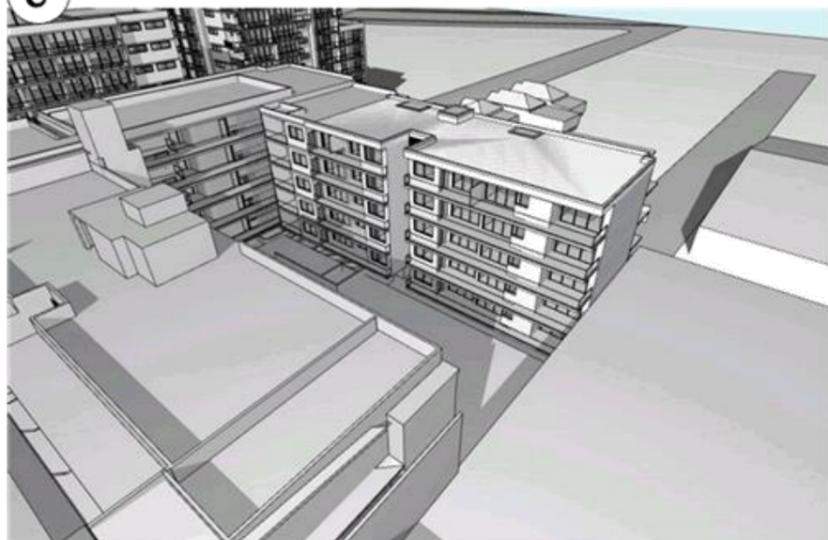
2 PROPOSED JUNE 2ST - 9AM



3 EXISTING JUNE 21ST - 10AM



4 PROPOSED JUNE 2ST - 10AM



5 EXISTING JUNE 21ST - 11AM



6 PROPOSED JUNE 2ST - 11AM

NOTES
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**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

A DA Submission 18-00-001
 Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Gmsilwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deans Street, Burwood NSW
 Postal Address: PO BOX 2022 Burwood North NSW 2124
 Phone Number: +61 20745 3044

Nominated Architect:
 Zaid Bouniehem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

Drawing Title
BLOCK C SOLAR ACCESS - SHEET 1

Checked Approved

Scale: 1:333.33 Date of Issue: 19/09/2018

Project Number: 2018-086 Drawing Number: DA602
 Status: \$4.55

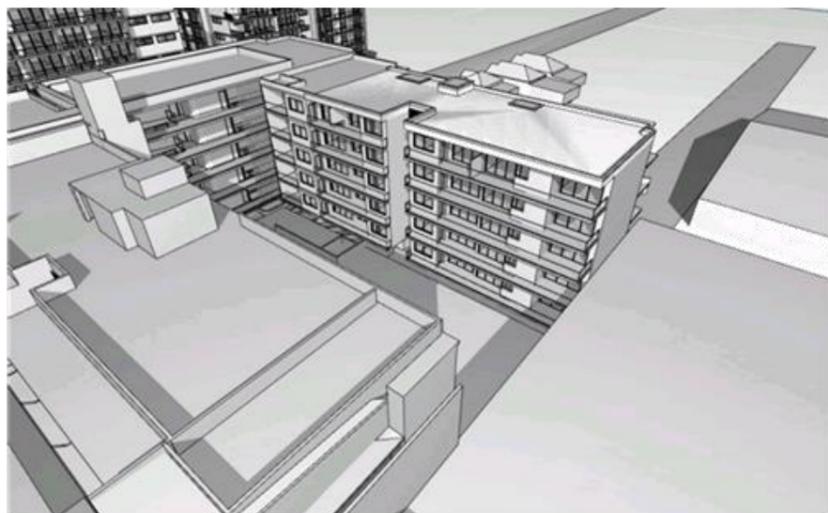
Energy Rating Certificate Number: 152102701

single-dwelling rating **6.0** stars

multi-unit development (average rating of ratings)
 Heating: **37.2** stars
 Cooling: **21.0** stars

Planned daylight performance: Rated with Rated without

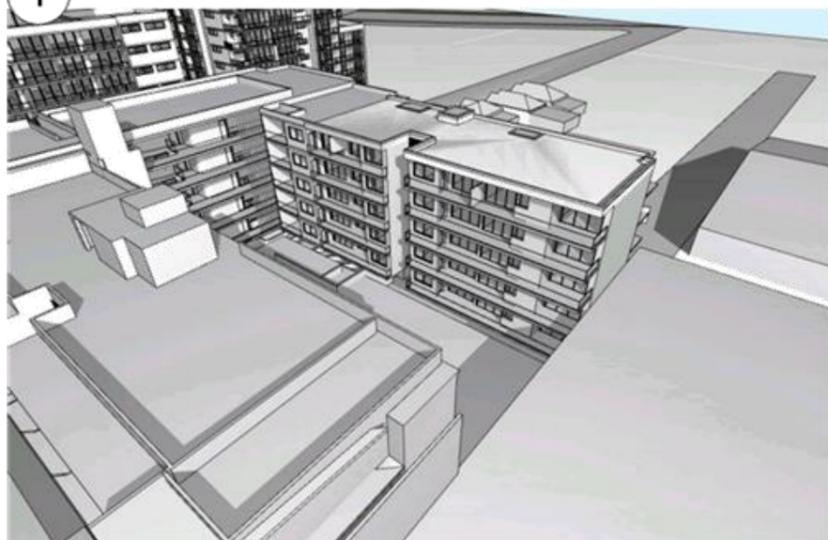
Assessor Name/Number: **Yusuf Baheti VICRDRA131521**
 Assessor Signature: [Signature] Date: 09/10/2018



1 EXISTING JUNE 21ST - 12PM



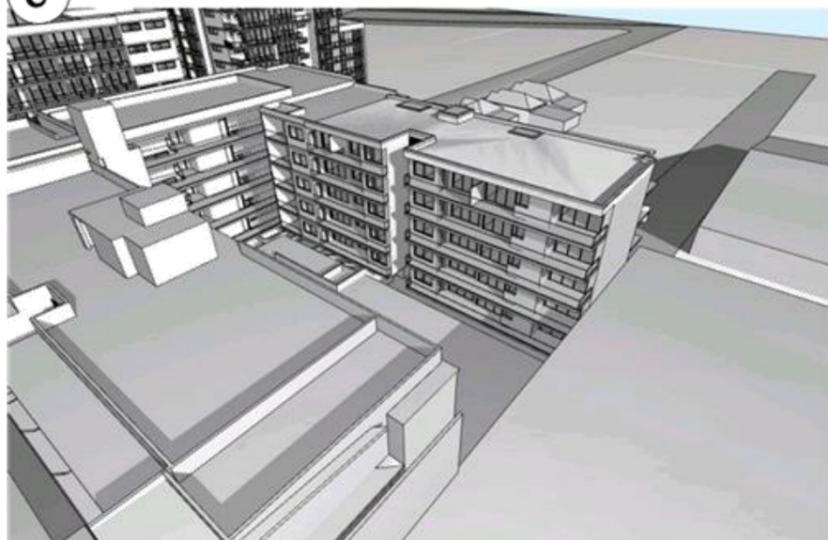
2 PROPOSED JUNE 21ST - 12PM



3 EXISTING JUNE 21ST - 1PM



4 PROPOSED JUNE 21ST - 1PM



5 EXISTING JUNE 21ST - 2PM



6 PROPOSED JUNE 21ST - 2PM

NOTE:
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**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

A DA Submission 18-00-201
 Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Gmsilwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2018

Nominated Architect:
 Zaid Bounelhem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 8

Drawing Title
BLOCK C SOLAR ACCESS - SHEET 2

Checked Approved

Scale: 1:333.33 Date of Issue: 18/03/2018

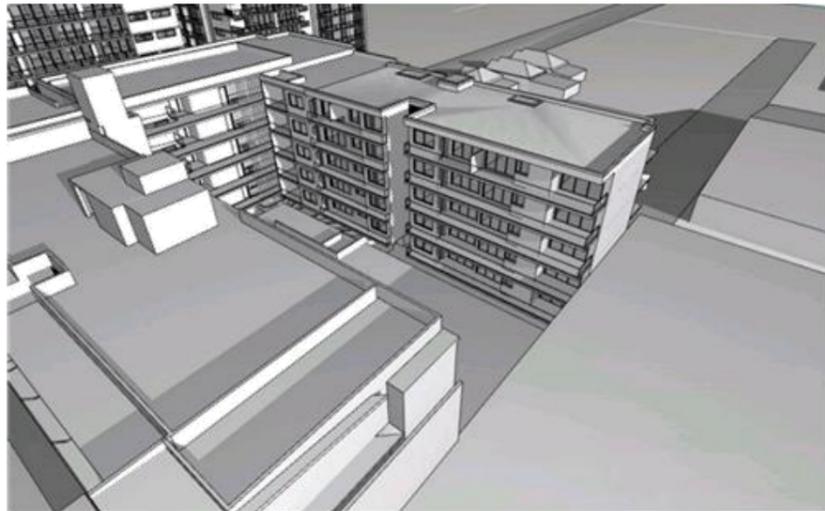
Project Number: 2018-086 Drawing Number: DA603
 Date: 02/05/2018

Energy Rating Certificate Number: 152107201

single-dwelling rating
 multi-unit development (each listing of ratings)
 Heating: 6.0 stars
 Cooling: 37.2 stars
 Overall: 21.0 stars

Planned daylight confirmation: Stated with Rated without

Assessor Name/Number: Yusef Baheti VICRDA/131521
 Assessor Signature: [Signature] Date: 02/05/2018



1 EXISTING JUNE 21ST - 3PM



2 PROPOSED JUNE 2ST - 3PM

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS
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APPROVED: BUILDING C - SOLAR ACCESS

UNIT NUMBER	ROOM TYPE	SOLAR ACCESS	NO DIRECT SUNLIGHT
C001	1 BED	None	Yes
C002	2 BEDS	None	Yes
C101	2 BEDS	Over 2Hrs	
C102	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C103	2 BEDS	Over 2Hrs	
C104	2 BEDS	Over 2Hrs	
C105	1 BED ADAPTABLE UNIT	Over 2Hrs	
C106	2 BEDS	Over 2Hrs	
C201	2 BEDS	Over 2Hrs	
C202	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C203	2 BEDS	Over 2Hrs	
C204	2 BEDS SILVER LIVABLE HOUSING	Over 2Hrs	
C205	1 BED ADAPTABLE UNIT	Over 2Hrs	
C206	2 BEDS	Over 2Hrs	
C301	2 BEDS	Over 2Hrs	
C302	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C303	2 BEDS	Over 2Hrs	
C304	2 BEDS	Over 2Hrs	
C305	1 BED ADAPTABLE UNIT	Over 2Hrs	
C306	2 BEDS	Over 2Hrs	
C401	2 BEDS	Over 2Hrs	
C402	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C403	2 BEDS	Over 2Hrs	
C404	2 BEDS	Over 2Hrs	
C405	1 BED ADAPTABLE UNIT	Over 2Hrs	
C406	2 BEDS	Over 2Hrs	
C501	2 BEDS	Over 2Hrs	
C502	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C503	2 BEDS	Over 2Hrs	
C504	2 BEDS	Over 2Hrs	
C505	1 BED ADAPTABLE UNIT	Over 2Hrs	
C506	2 BEDS	Over 2Hrs	

PROPOSED: BUILDING C - SOLAR ACCESS

UNIT NUMBER	ROOM TYPE	SOLAR ACCESS	NO DIRECT SUNLIGHT
C001	1 BED	None	Yes
C002	2 BEDS	None	Yes
C101	2 BEDS	None	Yes
C102	1 BED SILVER LIVABLE HOUSING	None	Yes
C103	2 BEDS	None	Yes
C104	2 BEDS	None	Yes
C105	1 BED ADAPTABLE UNIT	None	Yes
C106	2 BEDS	None	Yes
C201	2 BEDS	Over 2Hrs	
C202	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C203	2 BEDS	None	Yes
C204	2 BEDS SILVER LIVABLE HOUSING	None	Yes
C205	1 BED ADAPTABLE UNIT	Over 2Hrs	
C206	2 BEDS	None	Yes
C301	2 BEDS	Over 2Hrs	
C302	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C303	2 BEDS	Over 2Hrs	
C304	2 BEDS SILVER LIVABLE HOUSING	None	Yes
C305	1 BED ADAPTABLE UNIT	Over 2Hrs	
C306	2 BEDS	None	Yes
C401	2 BEDS	Over 2Hrs	
C402	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C403	2 BEDS	Over 2Hrs	
C404	2 BEDS SILVER LIVABLE HOUSING	Over 2Hrs	
C405	1 BED ADAPTABLE UNIT	Over 2Hrs	
C406	2 BEDS	Over 2Hrs	
C501	2 BEDS	Over 2Hrs	
C502	1 BED SILVER LIVABLE HOUSING	Over 2Hrs	
C503	2 BEDS	Over 2Hrs	
C504	2 BEDS	Over 2Hrs	
C505	1 BED ADAPTABLE UNIT	Over 2Hrs	
C506	2 BEDS	Over 2Hrs	

APPROVED - SOLAR ACCESS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st
103 UNITS	72.1 UNITS (70%)	99 UNITS (96%)

PROPOSED - SOLAR ACCESS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st
113 UNITS	79.1 UNITS (70%)	100 UNITS (88%)

**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

A DA Submission 18-00-001

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 20745 3014

Nominated Architects:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8033
 Nicolas Toubin Reg no 1

Drawing Title
BLOCK C SOLAR ACCESS - SHEET 3

Energy Rating Certificate Number: 152102701

single-dwelling rating **6.0** stars

multi-unit development (based on average of ratings)
 Heating: **37.2** stars
 Cooling: **21.0** stars

Planned daylight performance: Rated with Rated without

Assessor Name/Number: **Yusef Baheti VICRD/131521**
 Assessor Signature: Date: 02/10/2018

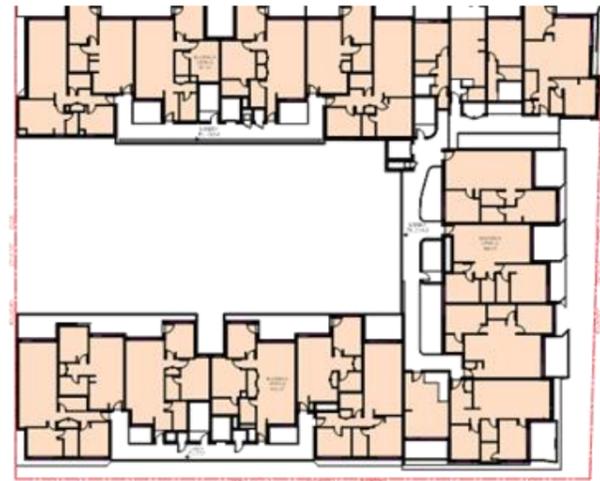
Scale: 1:333 33, 1:2
 Date of Issue: 19/09/2018

Project Number: **2018-086**
 Drawing Number: **DA604**

Checked: Approved:



1 GFA - GROUND FLOOR PLAN



4 GFA - LEVEL 3



7 GFA - LEVEL 6

NOTES
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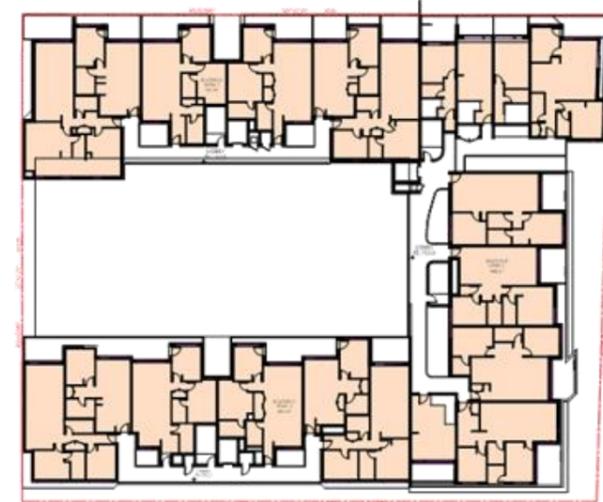
LEGEND

DA AMENDMENT

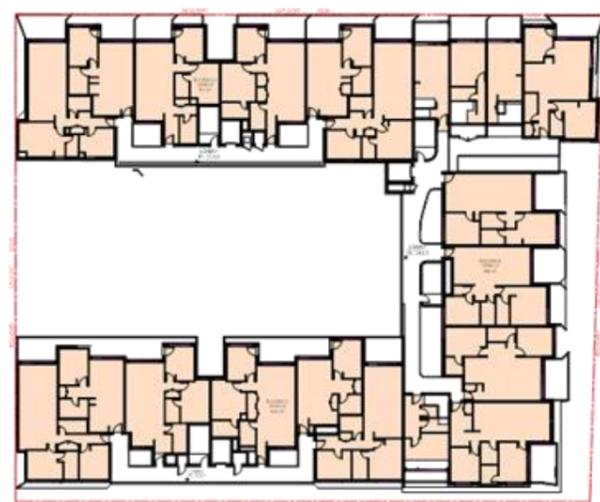
PROPOSED ELEMENT

STRATHFIELD COUNCIL RECEIVED

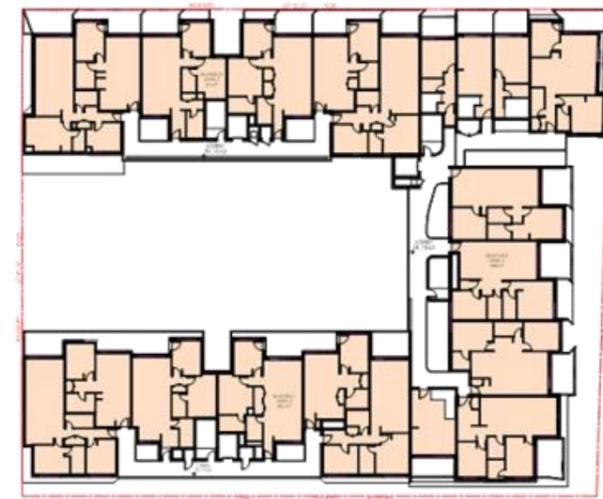
DA2018/138
 8 October 2018



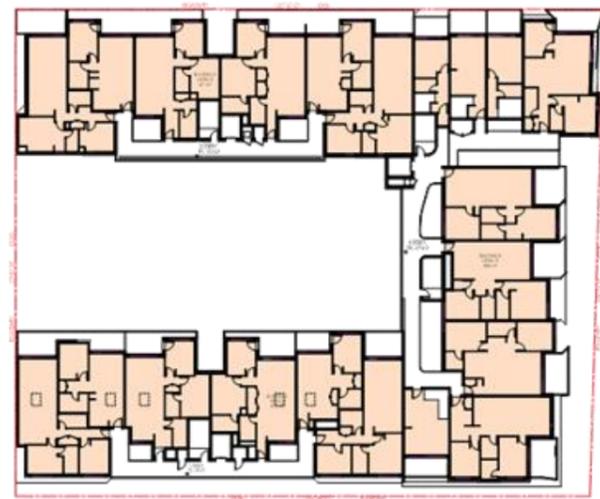
2 GFA - LEVEL 1



5 GFA - LEVEL 4



3 GFA - LEVEL 2



6 GFA - LEVEL 5

GFA Schedule

Name	Area
BUILDING A	
BUILDING A LEVEL G	485 m ²
BUILDING A LEVEL 1	426 m ²
BUILDING A LEVEL 2	405 m ²
BUILDING A LEVEL 3	405 m ²
BUILDING A LEVEL 4	405 m ²
BUILDING A LEVEL 5	405 m ²
BUILDING A LEVEL 6	291 m ²
BUILDING A ROOF	5 m ²
BUILDING A	2827 m²
BUILDING B	
BUILDING B LEVEL 1	522 m ²
BUILDING B LEVEL 2	490 m ²
BUILDING B LEVEL 3	494 m ²
BUILDING B LEVEL 4	492 m ²
BUILDING B LEVEL 5	495 m ²
BUILDING B LEVEL 6	448 m ²
BUILDING B LEVEL G	372 m ²
BUILDING B	3216 m²
BUILDING C	
BUILDING C LEVEL G	132 m ²
BUILDING C LEVEL 1	406 m ²
BUILDING C LEVEL 2	406 m ²
BUILDING C LEVEL 3	406 m ²
BUILDING C LEVEL 4	406 m ²
BUILDING C LEVEL 5	406 m ²
BUILDING C	2164 m²
TOTAL GFA	8207 m²

PROPOSED AREA CALCULATIONS - FLOOR SPACE RATIO

DA APPROVED GFA	7568m ²
PROPOSED ADDITIONAL GFA	739m ² (9.1%)
AFFORDABLE HOUSING UNITS	442m ² = 5.22% OF TOTAL GFA
TOTAL PROPOSED GFA	8207m²
TOTAL PROPOSED FSR	2.74:1

RESIDENTIAL UNIT MIX

ROOM TYPE	Count
1 BED	31
2 BED	75
3 BED	3
STUDIO	4
Grand total:	113

LIST OF AMENDMENT

- *GFA plans amended to reflect changes on plans
- *GFA schedule revised
- *Unit Mix revised
- *Proposed area calculation added

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (2012)

SITE AREA	2028m ²
ZONING	CLASS B4
RELEVANT CONTROLS	Strathfield Local Environmental Plan 2012
COUNCIL	Strathfield
LOT / DP No.	DP12065 & 420656 / LOT 1-3,6-7, A&B
FSR	2.5:1
HEIGHT OF BUILDING	20m
HERITAGE	N/A
ACID SULPHATE SOILS	CLASS 5
KEY SITE	27
FLOOD PLANNING AREA	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FORESHORE BUILDING LINE	N/A

AREA CALCULATIONS - FLOOR SPACE RATIO

(ZONE B4)	2028m ²
SITE AREA	2028m ²
PERMISSIBLE FLOOR SPACE RATIO	2.5:1
PERMISSIBLE GFA	7570m ²
PROPOSED FLOOR SPACE RATIO	2.74:1
PROPOSED GFA	8207m ²

A DA Submission 18-00-201

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 10, 11-15 Danks Street, Bankwood NSW
 Postal Address: PO BOX 2222 Bankwood North NSW 2124
 Phone Number: +61 20745 2014

Nominated Architects:
 Ziad Boualtherm Reg no 8008
 Yousef El Khawaja Reg no 8323
 Nicolas Toubin Reg no 1

Drawing Title

GFA CALCULATION

Checked Approved

Scale
 1:650, 1:100
 g+D Over Can

Date of Issue
 18/02/2018

Project Number
 2018-086

Disc
 \$4.55



Drawing Number Ref
 DA700

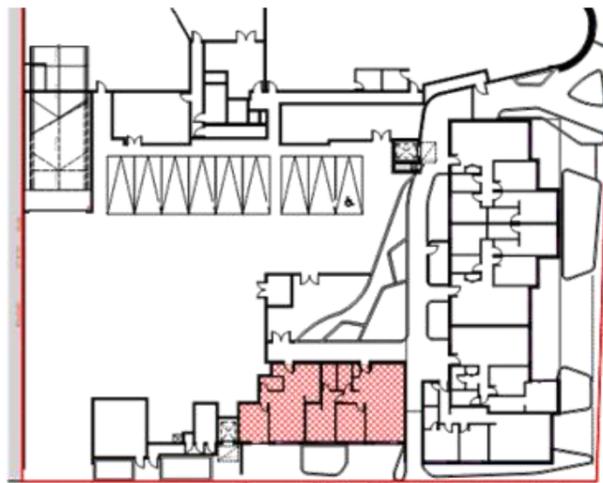
Energy Rating Certificate Number: 152102701

single dwelling rating

multi-unit development (subject to rating of ratings)

Heating: 6.0 Stars
 Cooling: 37.2 Stars
 Overall: 21.0 Stars

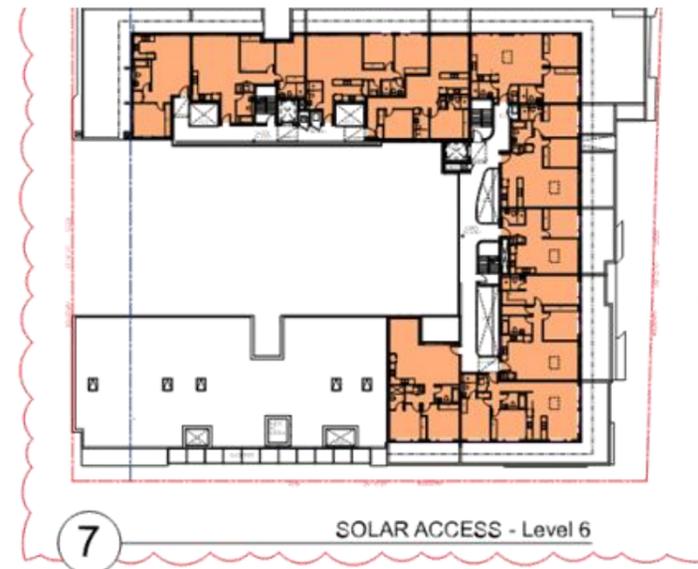
Assessor Name/Number: Yusef El Khawaja VICBDR/131521
 Assessor Signature: [Signature]
 Date: 02/10/2018



1 SOLAR ACCESS - GROUND FLOOR PLAN



4 SOLAR ACCESS - Level 3



7 SOLAR ACCESS - Level 6



2 SOLAR ACCESS - Level 1



5 SOLAR ACCESS - Level 4



3 SOLAR ACCESS - Level 2



6 SOLAR ACCESS - Level 5

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

SOLAR ACCESS LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
113 UNITS	79 UNITS (70%)	100 UNITS (88%)

APARTMENTS / BALCONIES RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
 APARTMENTS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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LEGEND

DA AMENDMENT

PROPOSED ELEMENT

LIST OF AMENDMENT
 *Solar Access Diagrams revised to reflect changes on plans
 *Solar Access Schedule revised

A DA Submission 18-00-001

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Doree Street, Bankwood NSW
 Postal Address: PO BOX 2222 Bankwood North NSW 2124
 Phone Number: +61 297 90 2011

Nominated Architect:
 Zaid Bounthorn Reg no 8008
 Yousef El Khawaja Reg no 8333 Nominat. Tribunal Reg no 1

Drawing Title

SOLAR ACCESS PLAN

Checked Approved

Energy Rating Certificate Number: 152102701

single dwelling rating **6.0** stars

multi-unit development (subject to listing of ratings)
 heating **37.2** stars
 cooling **21.0** stars

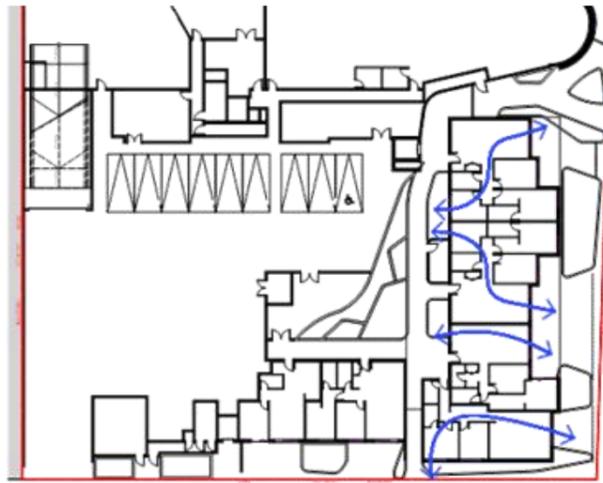
Planned daylight configuration Stated with Rated without

Assessor Name/Number: **Yusuf Baheti VICRDAR131521**
 Assessor Signature: [Signature] Date: 02/10/2018

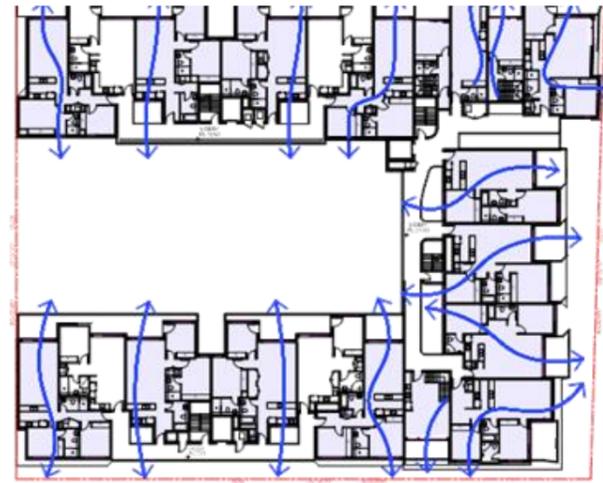
Scale: 1:650, 1:100
 Date of Issue: 19/02/2018

Project Number: **2018-086**
 DWG: **S4.55**

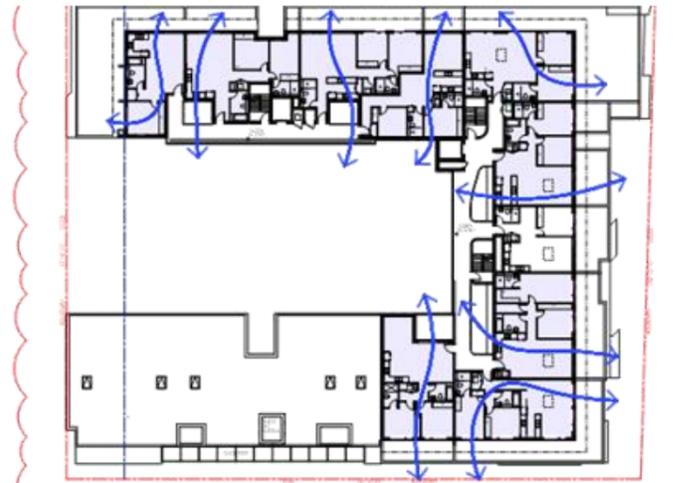
Drawing Number: **DA701**



1 VENTILATION DIAGRAM - GROUND FLOOR PLAN



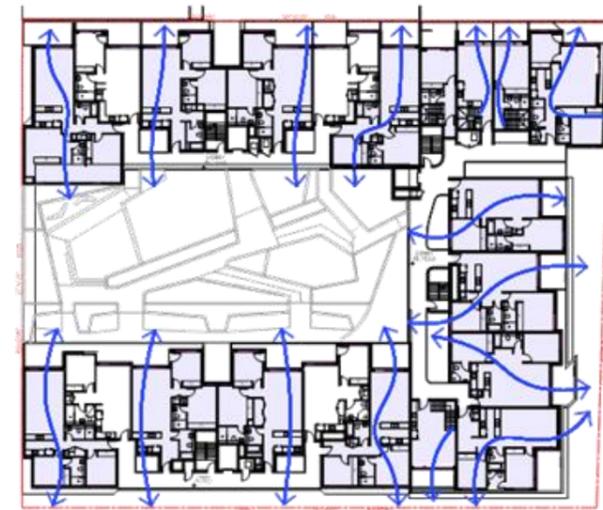
4 VENTILATION DIAGRAM - LEVEL 3



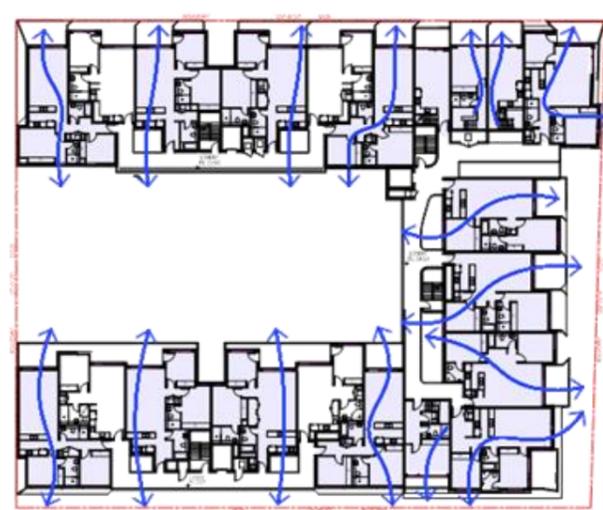
7 VENTILATION DIAGRAM - LEVEL 6

NOTE:
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LEGEND
 DA AMENDMENT
 PROPOSED ELEMENT



2 VENTILATION DIAGRAM - LEVEL 1

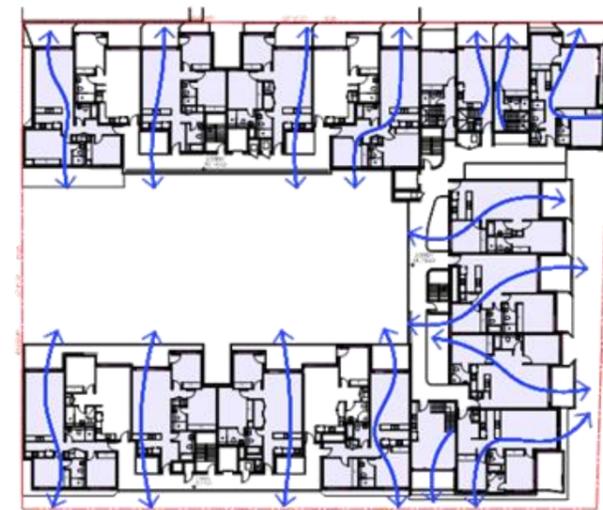


5 VENTILATION DIAGRAM - LEVEL 4

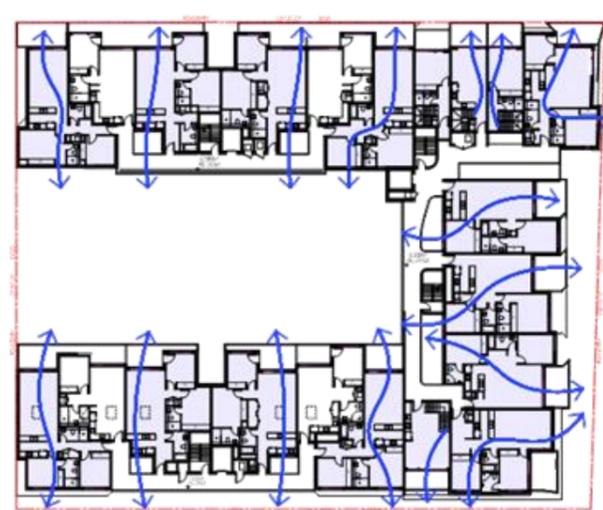
STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

LIST OF AMENDMENT
 *Ventilation Diagrams revised to reflect changes on plans
 *Ventilation Schedule revised



3 VENTILATION DIAGRAM - LEVEL 2



6 VENTILATION DIAGRAM - LEVEL 5

VENTILATION LEGEND

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NATURAL CROSS VENTILATION
113 UNITS	67.8 UNITS (60%)	90 UNITS (79.6%)

NATURAL CROSS VENTILATED APARTMENTS
 NATURAL CROSS VENTILATED APARTMENTS

A DA Submission 18-00-201

Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Gmslwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 11, 11-15 Davies Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 20746 2091

Nominated Architect:
 Zaid Bounathem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

CHECKED APPROVED

Scale 1:650, 1:100
 Date of Issue 19/02/2018

Project Number 2018-086
 DWG No S4.55
 Drawing Number R1 DA702

Energy Rating Certificate Number 152102701

single-dwelling rating
 multi-unit development (at least 10% of ratings)

Heating 37.2 Stars
 Cooling 21.0 Stars

Planned daylight confirmation Stated with Rated without

Assessor Name/Number: **Yusef Bahet** VICRDAR131521
 Assessor Signature: Date: 02/02/2018



1 VIEW FROM PARRAMATTARD



2 VIEW FROM PARRAMATTARD

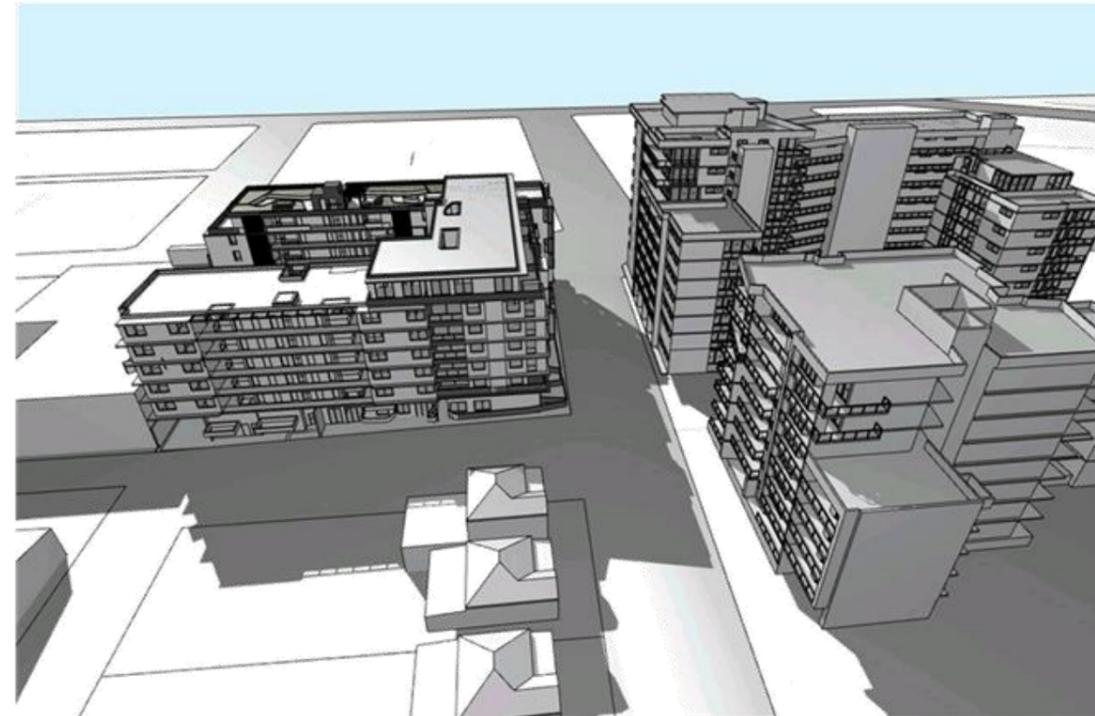
NOTE:
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**DA2018/138
 8 October 2018**



3 VIEW FROM DALTON AVE



4 VIEW FROM SMALLWOOD AVE

A DA Submission 18-00-001

Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 11, 11-15 O'Shea Street, Bankwood NSW
 Postal Address: PO BOX 2222 Bankwood North NSW 2124
 Phone Number: +61 20746 2044

Nominated Architects:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

Drawing Title

3D PERSPECTIVE

Checked Approved

Scale: 1:250 Date of Issue: 18/03/2018
 g/c dwt can

Project Number: 2018-086 Drawing Number: DA703
 Date: S4.55

Energy Rating Certificate Number: 152102701

single-dwelling rating **6.0** stars
 multi-unit development (subject to rating of ratings) Heating: **37.2** stars
 Cooling: **21.0** stars

Planned daylight confirmation: Stated with Rated without

Assessor Name/Number: **Yusef Bahet VICRD/131521**
 Assessor Signature: [Signature] Date: 02/05/2018



MC3 - METAL CLADDING - REYNOLUX PURE WHITE



ML - METAL LOUVERS - DULUX SILVER PEARL KINETIC



CB - BOARD FORMED CONCRETE FINISH OR SIMILAR - DULUX PURE WHITE



MC1 - METAL CLADDING - REYNOLUX SMOKE SILVER METALLIC



MC4 - METAL CLADDING - ALUCOBOND METALLIC INDIAN COPPER

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

NOTE:
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MATERIAL LEGEND

- AWD 1 AWD 1 - ALUMINIUM FRAME WINDOW & DOOR 1: CHARC
- BB AUSTRAL BORAL BLUE BRIC
- CG CLEAR GLASS BALUSTRADE
- MC1 METAL CLADDING ALPOLIC CHARCOAL OR SIMILAR
- MC2 METAL CLADDING ALPOLIC WALNUT OR SIMILAR
- ML METAL LOUVRE (DULUX SILVER PEARL KINE OR SIMILAR
- RPF1 RENDERED PAINT FINISHES DULUX MONUMENT OR SIMI
- RPF2 RENDERED PAINT FINISHES DULUX WHITE ON WHITE OR SIMILAR
- RPF3 RENDERED PAINT FINISHES DULUX SNOWY MOUNTAIN I
- SC LASER CUT SCREEN PANEL DULUX GOLDEN TOUCH



1 PHOTOMONTAGE
SCALE 1:4.78

A DA Submission 18-00-201

Rev Description Date

Project
PROPOSED MIXED USE DEVELOPMENT
218-220 Parramatta Road & 3-9 Smallwood Avenue
Homebush NSW 2140 Australia



Business Address: Level 10, 11-15 Danks Street, Burwood NSW
Postal Address: PO BOX 2222 Burwood North NSW 2134
Phone Number: +61 29746 2016

Nominated Architect:
Ziad Baouneh Reg no 8008
Youssef El Khawaja Reg no 8333
Nicolas Fouad Reg no 1

FINISHES SCHEDULE

Checked Approved

Scale: 1:100, 1:4.78
Date of Issue: 19/02/2018

Project Number: 2018-086
Drawing Number: DA3001

Energy Rating Certificate Number: 15210201

single-dwelling rating **6.0** stars

multi-unit development (subject to rating of ratings) **37.2** stars

Relevant floorplate: **21.0** m²

Relevant floorplate verification: Stated with Rated without

Assessor Name/Number: **Yusef Baheti VICRD04131521**

Assessor Signature: Date: 02/10/2018



MC3 - METAL CLADDING - REYNOLUX PURE WHITE



ML - METAL LOUVERS - DULUX SILVER PEARL KINETIC



CB - BOARD FORMED CONCRETE FINISH OR SIMILAR - DULUX PURE WHITE



MC1 - METAL CLADDING - REYNOLUX SMOKE SILVER METALLIC



MC4 - METAL CLADDING - ALUCOBOND METALLIC INDIAN COPPER



PHOTOMONTAGE

**STRATHFIELD COUNCIL
RECEIVED**

**DA2018/138
8 October 2018**

NOTES
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MATERIAL LEGEND

- AWD 1 AWD 1 - ALUMINIUM FRAME WINDOW & DOOR 1: CHARCO
- BB AUSTRAL BORAL BLUE BRIC
- CG CLEAR GLASS BALUSTRADE
- MC1 METAL CLADDING ALPOLIC CHARCOAL OR SIMILAR
- MC2 METAL CLADDING ALPOLIC WALNUT OR SIMILAR
- ML METAL LOUVRE (DULUX SILVER PEARL KINE OR SIMILAR)
- RPF1 RENDERED PAINT FINISHES DULUX MONUMENT OR SIMI
- RPF2 RENDERED PAINT FINISHES DULUX WHITE ON WHITE OR SIMILAR
- RPF3 RENDERED PAINT FINISHES DULUX SNOWY MOUNTAIN I
- SC LASER CUT SCREEN PANEL DULUX GOLDEN TOUCH

A DA Submission 18-00-201

Rev Description Date
 Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-9 Goswell Avenue
 Homebush NSW 2140 Australia

URBAN LIN

Business Address: Level 11, 11-15 Deane Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 2 9746 2019

Nominated Architect:
 Zaid Baouther Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Fouad Reg no 1

FINISHES SCHEDULE

Checked Approved

Scale 1:100, 1:5, 2:2
 Date of Issue 19/03/2018

Project Number
2018-086
 Status
S4.55



Drawing Number
DA3002

Energy Rating Certificate Number: 15210201

single dwelling rating **6.0** stars

multi-unit development (based on rating of each unit) Heating **37.2** Stars Cooling **21.0** Stars

Planned daylight confirmation Stated with Rated without

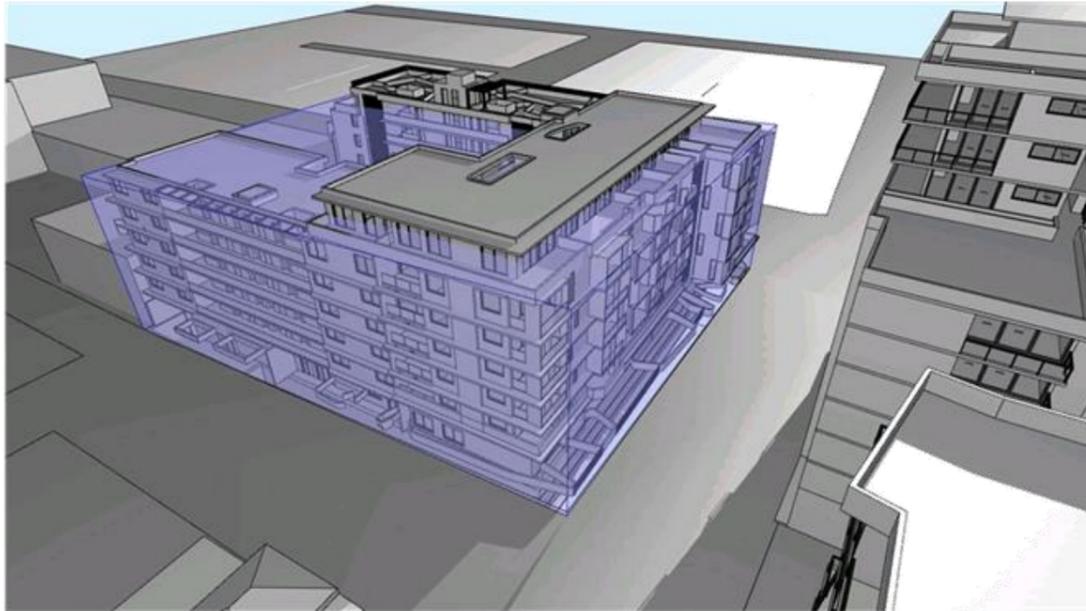
Assessor Name/Number: **Yusef Bahet VICRDRA131521**
 Assessor Signature: Date: 02/03/2018



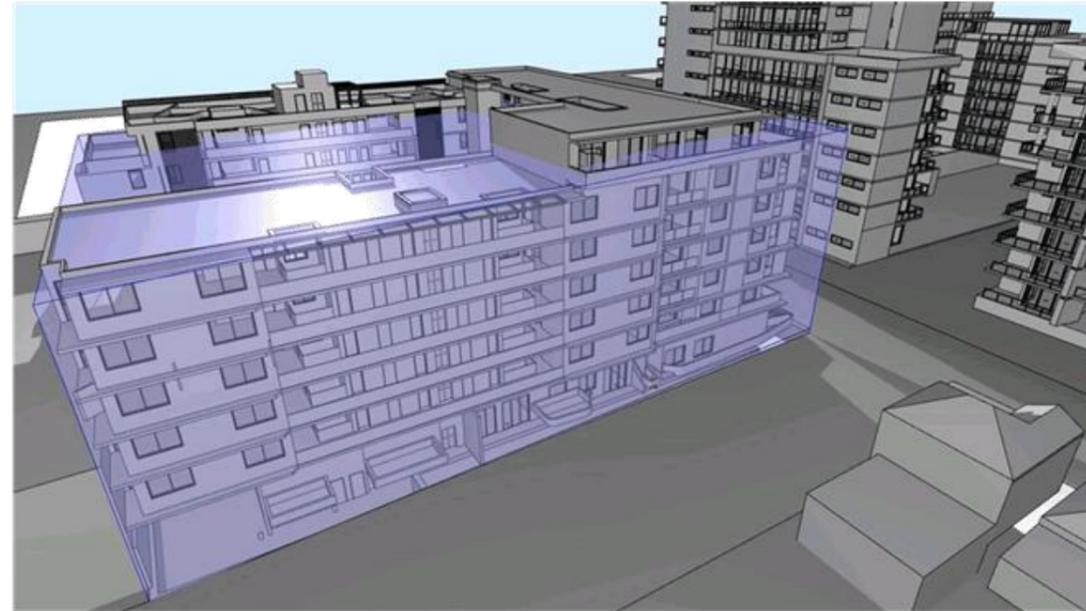
1 VIEW FROM PARRAMATTA ROAD



2 VIEW FROM PARRAMATTA ROAD & SMALLWOOD AVENUE



3 VIEW FROM SMALLWOOD AVENUE & HUDSON STREET



4 VIEW FROM DALTON AVENUE

NOTE:
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STRATHFIELD COUNCIL RECEIVED

DA2018/138
8 October 2018

C	DA Amendment	16-08-201
B	DA Submission	28-08-201
A	DA Submission	08-06-201

Project:
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-0 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2124
 Phone Number: +61 29746 2016
 Nominated Architects:
 Zaid Boumalhem Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Toubin Reg no 1

HEIGHT PLANE DIAGRAM

Checked: Approved:

Scale: 1:294.12 Date of Issue: 19/09/2018

Project Number: 2018-086 Drawing Number: DA705
 Status: \$4.55

Energy Rating Certificate Number: 152107201

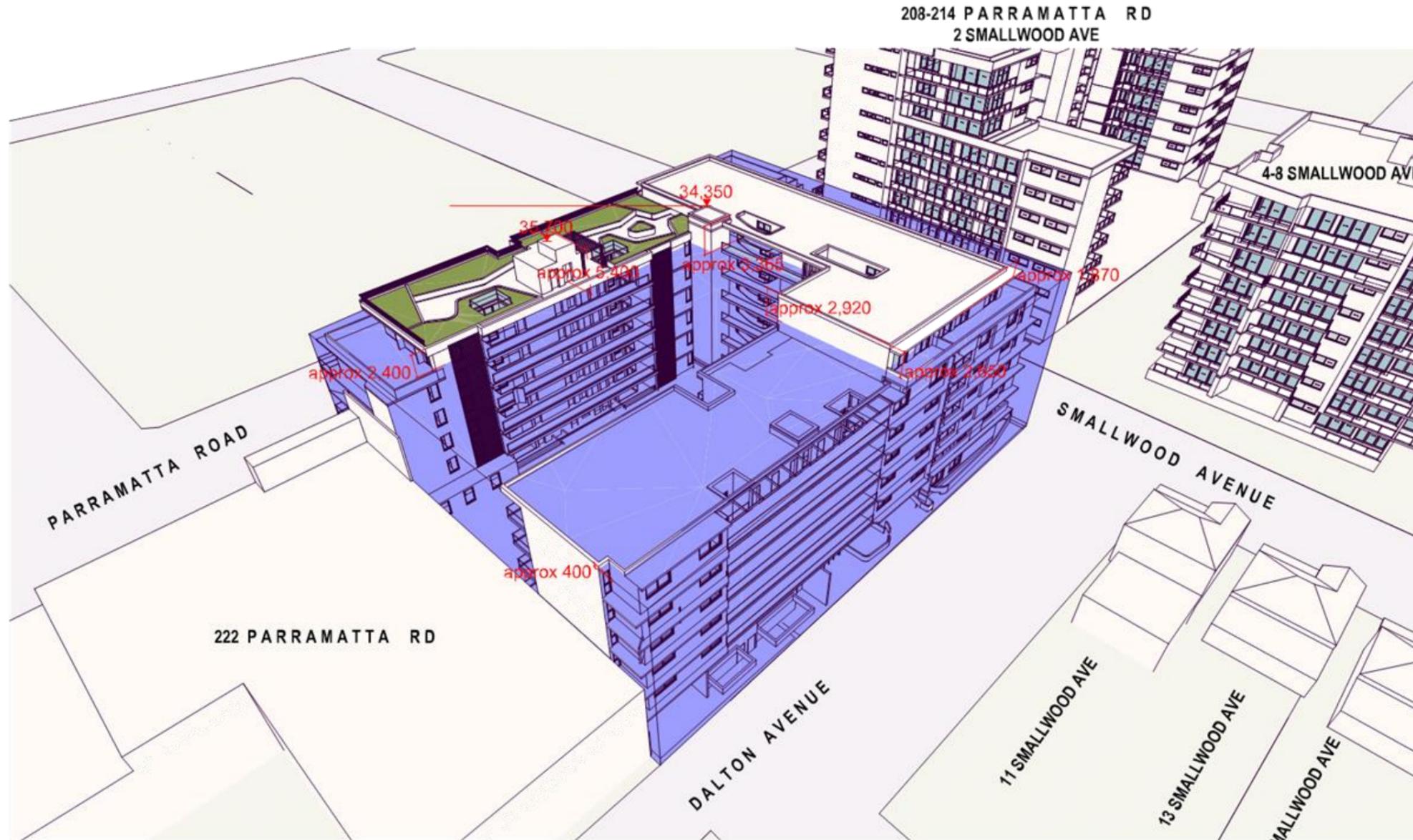
single-dwelling rating **6.0** stars

multi-unit development (average listing of ratings) heating: **37.2** stars
 cooling: **21.0** stars

Planned daylighting performance: Rated with Rated without

Assessor Name/Number: **Yusef Bahet VICRDAR131521**
 Assessor Signature: [Signature] Date: 09/10/2018

NOTE:
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
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**STRATHFIELD COUNCIL
 RECEIVED**

**DA2018/138
 8 October 2018**

1 HEIGHT PLANE DIAGRAM

Rev	Description	Date
C	DA Amendment	16-08-201
B	DR Submission	28-08-201
A	DA Submission	08-05-201

Project
PROPOSED MIXED USE DEVELOPMENT
 218-220 Parramatta Road & 3-8 Smallwood Avenue
 Homebush NSW 2140 Australia

URBAN LIN
 Business Address: Level 10, 11-15 Danks Street, Burwood NSW
 Postal Address: PO BOX 2222 Burwood North NSW 2134
 Phone Number: +61 2 9716 2011

Nominated Architects:
 Zaid Baouneh Reg no 8008
 Yousef El Khawaja Reg no 8333
 Nicolas Touss Reg no 1

Checked: Approved:

Scale: 1:35
 Date of Issue: 19/02/2018

Project Number: 2018-086
 Drawing Number: DA706

Energy Rating Certificate Number: 152102701

single-dwelling rating
 multi-unit development (subject to rating of ratings)
 Heating: 37.2 stars
 Cooling: 21.0 stars

Planned daylight performance: Stated with Rated without

Assessor Name/Number: Yusef Bahet VICRDRA131521
 Assessor Signature: [Signature] Date: 02/10/2018

TO: Strathfield Local Planning Panel Meeting - 7 February 2019
REPORT: SLPP – Report No. 3
SUBJECT: DA2018/069 - 12 MADELINE STREET, BELFIELD
LOT 1 DP 204632
DA NO. DA2018/069

SUMMARY

Proposal: Use of premise as a vehicle repair station for hydraulic excavator attachments and permit existing signage to remain

Applicant: Genevieve Slattery Urban Planning

Owner: Wolfgang & Josephine Reinhard

Date of lodgement: 21 May 2018

Notification period: 25 May 2018 to 12 June 2018

Submissions received: Two (2) submissions

Assessment officer: GH

Estimated cost of works: Nil

Zoning: IN1 General Industrial - SLEP 2012

Heritage: No

Flood affected: No

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

This application seeks council approval for the current use of the premises for the repair of hydraulic excavator attachments and the existing business identification signage associated with that use.

The application was publicly notified from 25 May 2018 to 12 June 2018 in accordance with Part L of Strathfield Consolidated Development Control Plan 2005. Two (2) submissions were received as a result. The issues raised in these submissions relate to loading/unloading in the roadway, use of the footpath area for the storage and unloading goods, early morning hours of operation and noise from reversing alarms associated with trucks.

The proposal is permissible with consent and consistent with the relevant zone objectives under the provisions of Strathfield Local Environmental Plan 2012. The existing building on the site also complies with the relevant building height and floor space ratio development standards under this local environmental plan. The proposal also generally meets the relevant objectives as prescribed in Strathfield Consolidated Development Control Plan 2005.

The proposal is acceptable on its merits and recommended for approval subject to suitable conditions of consent, including site specific conditions addressing air, water and noise pollution control measures and restrictions on the loading/unloading and storage of goods associated with the use.

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Lot 1 DP 204632 (Cont'd)

BACKGROUND

A brief history of the current application and use of the property is as follows:

<u>22 March 2017</u>	The registered proprietors of the subject site were formally advised that council's records indicated no development consent for the use.
<u>21 May 2018</u>	The current application was submitted.
<u>25 May 2018</u>	Public notification of the application was commenced.
<u>12 June 2018</u>	Public notification of the application was concluded with two (2) submissions being received.
<u>28 June 2018</u>	A written response to the issues raised in the public submissions was submitted by the applicant.
<u>12 October 2018</u>	The application was reallocated to a new assessment officer.
<u>9 November 2018</u>	The applicant was requested to submit an updated car park layout that better reflected the existing situation and was more practical and useable.
<u>21 November 2018</u>	Additional information in response to council's request including an updated car park layout was submitted.

DESCRIPTION OF THE SITE AND LOCALITY

The site is located off the eastern side of Madeline Street, between Pilcher Street and Cleveland Street. It comprises of Lot 1 in DP 204632 and is commonly known as 12 Madeline Street, Belfield. It is generally triangular shaped, having a street frontage of 39.84m and an area of approximately 815m².

The site is relatively flat and devoid of any vegetation. It is occupied by an industrial building of masonry/fibro construction and including ground floor workspace and amenities and mezzanine office space. This building is accessible directly from the street frontage by way of two (2) sets of vehicular roller doors and pedestrian entry doors.

An external car parking area including two (2) metal awning structures is located in the northern corner of the site. This car parking area is accessible directly from the adjacent street via a single footpath crossing.

The site is located within an established industrial area. Immediately to the south is a scaffolding storage facility and truck and machinery depot. Immediately to the northeast is an industrial warehouse unit occupied by a timber and hardware store. Across the road to the west is the Sydney Meat Market complex.

Further to the northeast beyond the adjacent industrial warehouse unit is an open stormwater drainage channel, public parkland and then a residential area. The site is located some 130m distance from this residential area.

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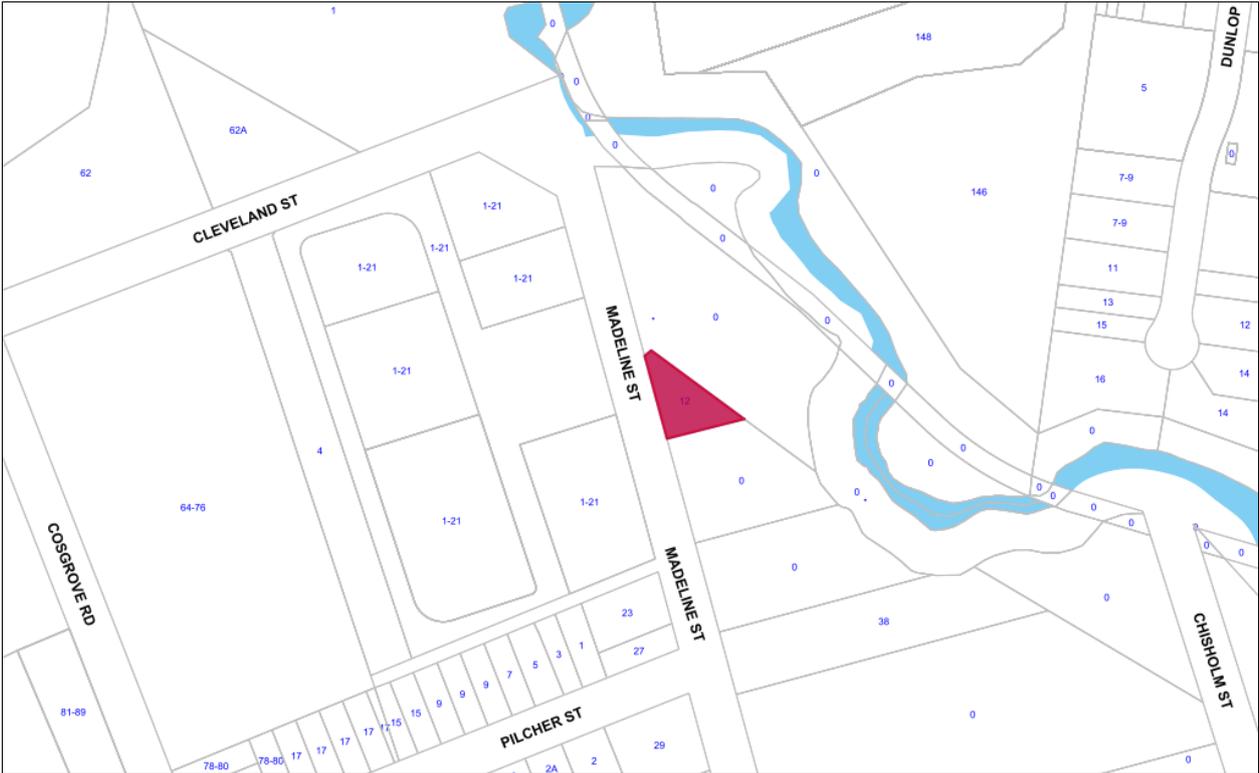


Figure 1: Locality plan (subject site highlighted in purple)

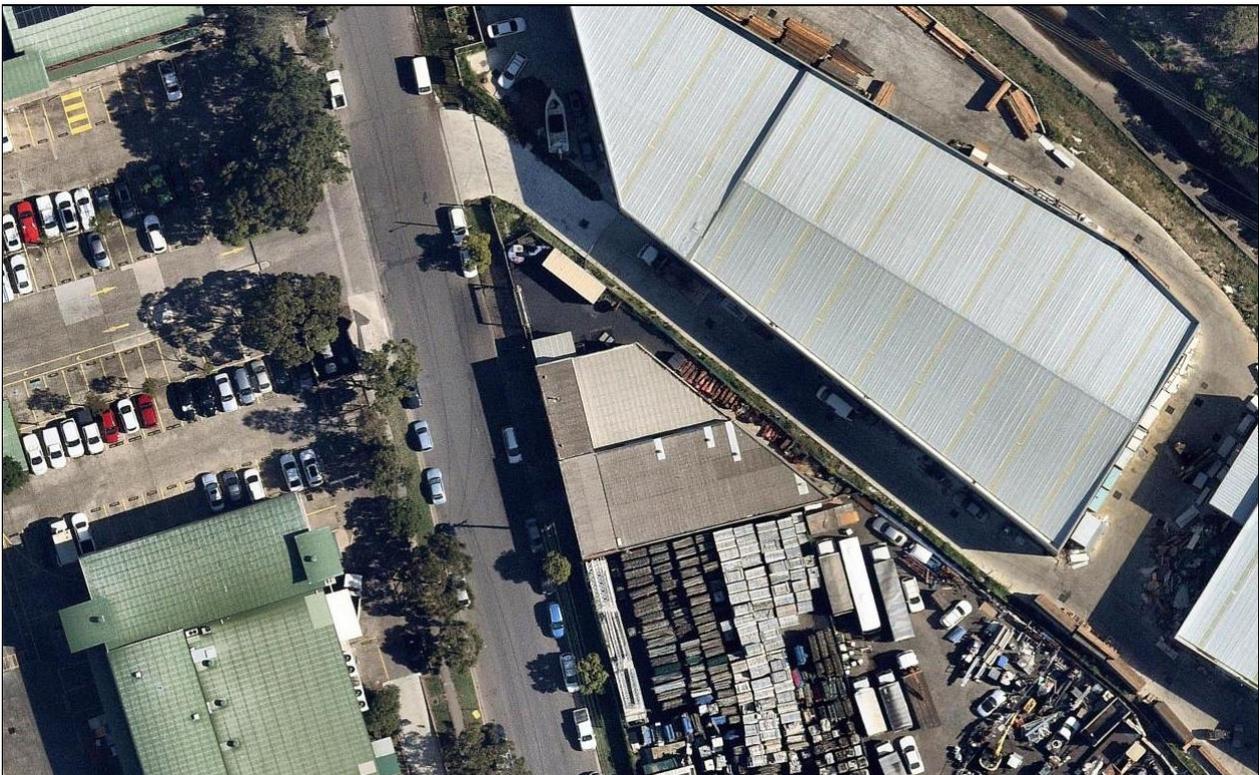


Figure 2: Aerial photograph of site (at centre of image) & immediate locality

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Figure 3: Aerial photograph of site (at centre of image) & wider locality



Figure 4: North easterly view of subject building from across the road

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Figure 5: Easterly view of on-site car parking area from across the road

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

This application seeks council approval for the current use of the premises for the repair of hydraulic excavator attachments and for existing business identification signage associated with that use. According to the applicant, the current use has been operating from the premises since 1998.

The use is to operate between 7.30am and 4.30pm, Mondays to Fridays, with no operations on weekends or public holidays. The business employs seven (7) staff including a service manager, two (2) marketing/management personnel and four (4) workshop mechanics. Deliveries to the premises are undertaken by way of small rigid trucks at a frequency of one (1) delivery per day.

The associated signage includes four (4) flush wall metallic signs advertising the business and its services. Three (3) of these signs are affixed to the front (western) elevation facing the street and the remaining sign is affixed to the side (northern) elevation facing the on-site car parking area. The signs are of minimal dimensions, the largest of which is 2.4m in length and 1.1m in width. The signs are not illuminated by any means.

No building works are proposed in conjunction with this application.

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 Lot 1 DP 204632 (Cont'd)

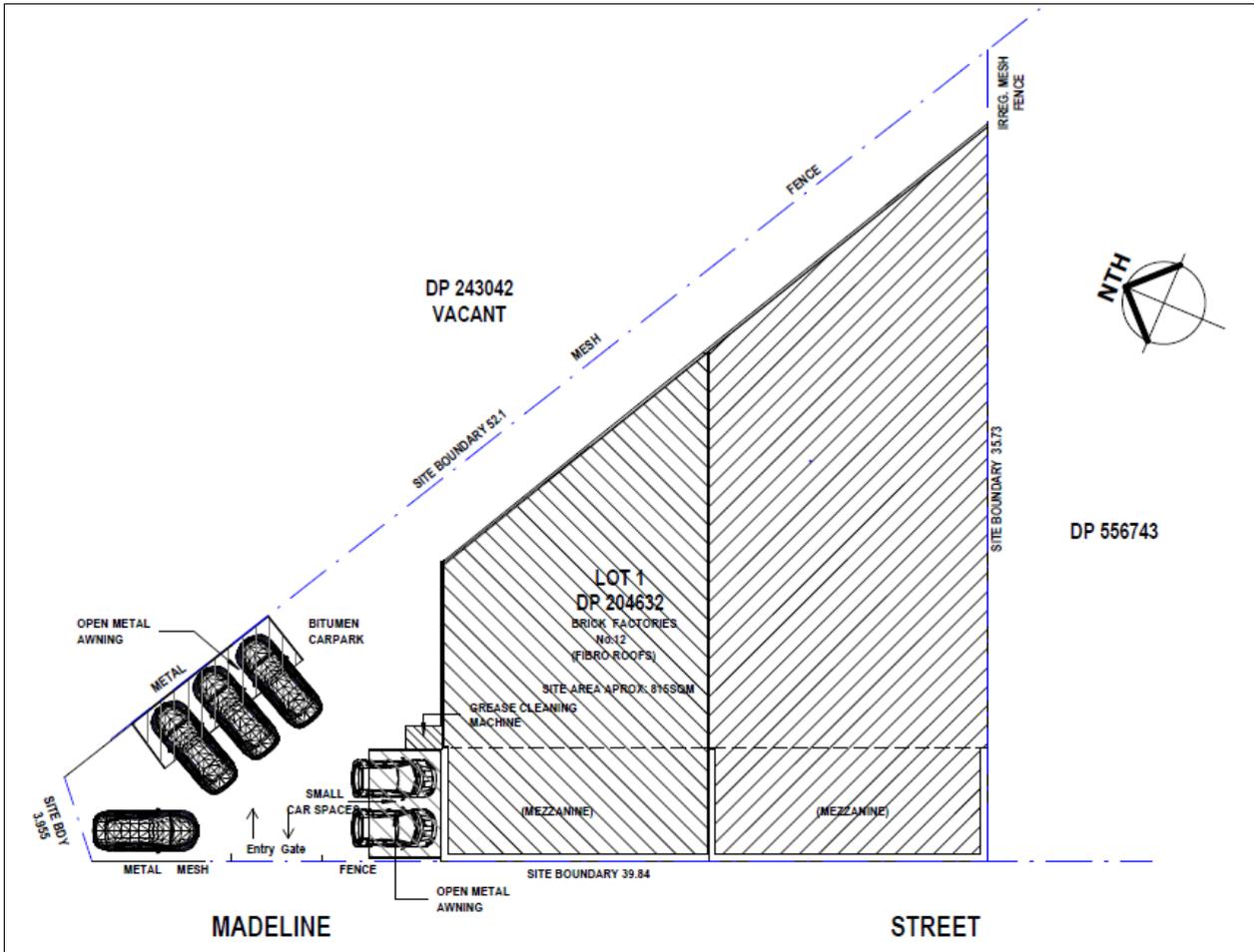


Figure 6: Site plan of proposal

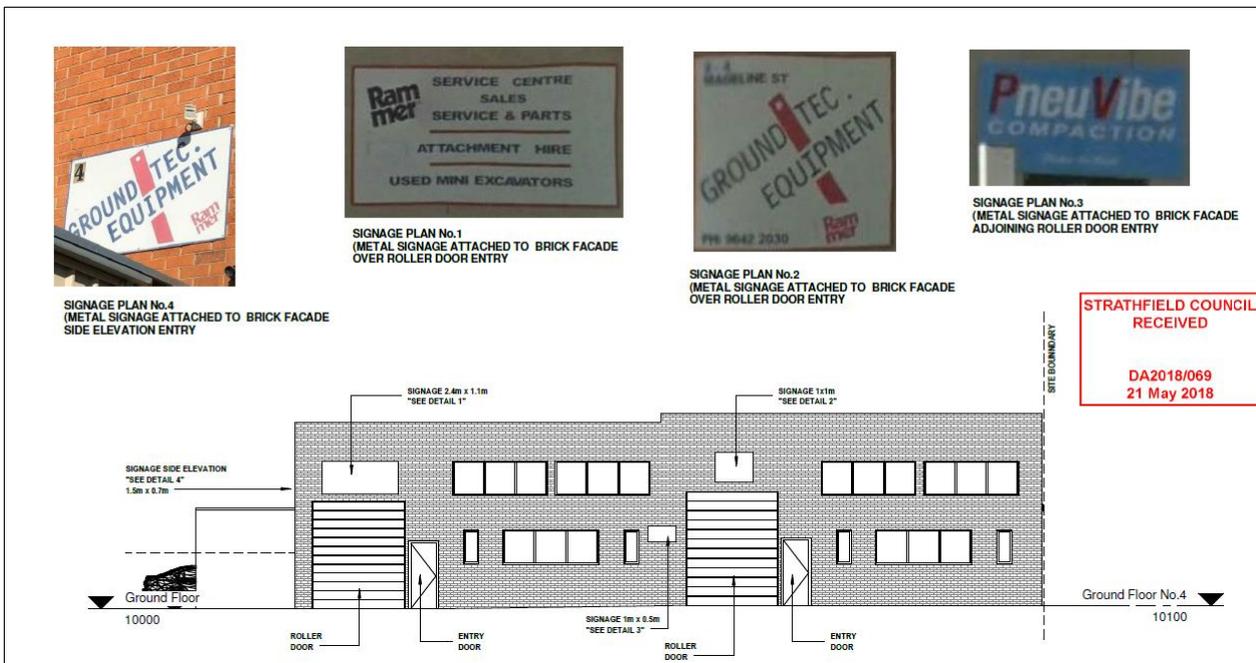


Figure 7: Front elevation including existing signage

REFERRALS

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INTERNAL REFERRALS

Environmental Health Comments

Council's Environmental Health Officer raises no issues with the proposal subject to the imposition of standard conditions of consent and special conditions including air, water and noise pollution control measures and restrictions on the loading/unloading and storage of goods associated with the use.

Waste Services Comments

Council's Environmental Projects Officer raises no issues with the proposal subject to the imposition of a standard condition of consent requiring the waste management plan (as submitted) to be updated to include specific details of the bin storage location and a requirement for on-site collection of garbage and recycling bins.

Traffic Comments

Council's Traffic Engineer raised concerns over the design of the car parking area as detailed on the original plans submitted with the application, particularly its deficiencies when assessed against the dimensional requirements in the relevant Australian Standard. There were also concerns raised over the amount of car spaces provided as compared to the requirements of council's development control plan.

Notwithstanding the above concerns, it must be recognised that the area available for off-street parking is relatively small and of an awkward configuration and there is a limit to the amount of car spaces that can be practically accommodated within the site. Further, the building on the site was constructed specifically for industrial purposes and has been in existence for a considerable period of time. The current application merely seeks approval to continue the use of the building for industrial purposes. Given these circumstances, it is unreasonable to expect that the proposal should strictly comply with the relevant provisions relating to the design of the car park and amount of car spaces to be provided.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters within Section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the application:

4.15(1)(a)(i) The provisions of any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND (SEPP 55)

There are no significant implications in terms of the provisions of SEPP 55 given the continued use of the site for industrial purposes and the proposal involving no excavation or construction works. The objectives of SEPP 55 are therefore satisfied.

STATE ENVIRONMENTAL PLANNING POLICY 64 – ADVERTISING AND SIGNAGE (SEPP 64)

The proposed business identification signage is satisfactory having regard to the relevant assessment criteria prescribed in SEPP 64. The proposed signage is of high quality design and finish and compatible with the amenity and visual character of the locality. Further, the signage has been located to provide effective communication. Most importantly, the signage has been located and sized such that it is compatible with the scale and proportions of the building upon which it is affixed.

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STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012 (SLEP 2012)

An assessment of the proposal against the aims of SLEP 2012 is as follows:

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	N/A
(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 integrates land use and transport planning, encourages public transport use and reduces the traffic and environmental impacts of private vehicle use	N/A
(f)	To identify and protect environmental and cultural heritage	N/A
(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	N/A

Permissibility

The current use is characterised by the applicant as a 'vehicle repair station' meaning *a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.*

Alternatively, the use may be characterised as a 'general industry' meaning *a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.*

For the purposes of the above definition, an 'industrial activity' means *the manufacturing, production, assembling, altering, formulating, **repairing**, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.*

The subject site is zoned IN1 General Industrial under Strathfield Local Environmental Plan 2012. Development for the purpose of 'vehicle repair stations' and 'general industries' is permissible with consent in the general industrial zone. Accordingly, the current use is permissible with consent.

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 Lot 1 DP 204632 (Cont'd)



Figure 8: Extract from zoning maps showing site (as highlighted) and locality

Zone Objectives

An assessment of the proposal against the objectives of the relevant industrial zone is as follows.

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

Part 4: Principal development standards

An assessment of the proposal against the applicable development standards is as follows.

Height of building

Cl.	Standard	Required	Existing	Complies
4.3	Height of building	12m (max)	6.4m	Yes

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

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Floor space ratio

Cl.	Standard	Required	Existing	Complies
4.4	Floor space ratio	1:1 (max)	0.62:1	Yes

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

Part 5: Miscellaneous Provisions

There are no relevant provisions in this part.

Part 6: Local Provisions

The relevant provisions of this part are addressed as follows:

6.1 Acid sulfate soils

The site is identified as being located within class 4 acid sulfate soils. As the proposal does not include any earthworks, the provisions of this clause are not triggered in this case.

6.4 Essential services

Essential services including water and electricity supply, sewage disposal and management, waste disposal and recycling, stormwater drainage and suitable vehicular access are available to the site.

6.6 Erection or display of signage

The existing signage the subject of this application is of high quality design and finish and compatible with the desired amenity and visual character of the area. The signage is located on the facades of the building in prominent positions such that they will provide effective communication.

4.15(1)(a)(ii) The provisions of any exhibited draft environmental planning instrument

Not applicable.

4.15(1)(a)(iii) The provisions of any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (SCDCP 2005)

An assessment of the proposal against the relevant provisions within SCDCP 2005 is as follows.

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PART D – INDUSTRIAL DEVELOPMENT

As the proposal involves the use of the premises and no building works, the provisions of this part have limited relevance. The primary areas of concern relate to car parking and service vehicle access.

Car Parking

As discussed earlier in this report, the area available for off-street parking is relatively small and of an awkward configuration and there is a limit to the amount of car spaces that can be practically accommodated. Further, the building on the site was constructed specifically for industrial purposes and has been in existence for a considerable period of time. The current application merely seeks approval to continue the use of the building for industrial purposes. Given these circumstances, it is unreasonable to expect that the proposal should strictly comply with the relevant provisions relating to the design of the car park and amount of car spaces to be provided.

Concerns were raised over the original car park layout submitted with the application, in terms of it not properly taking into account existing structures and fixed plant/machinery located within the car park and being impractical to use. The applicant was subsequently requested to submit an updated car park layout that better reflected the existing situation and incorporated a more practical and useable layout.

The applicant has since submitted a revised car park layout that is designed around the existing structures and fixed plant/machinery and retains the same number of car spaces. Although the layout is not optimal, it is an improvement on the original plans in terms of accessibility to individual car spaces. In arguing the adequacy of the car park layout, the applicant also advises that customers do not attend the premises, as hydraulic attachments requiring repair are delivered to the site, repaired and returned to the customer directly. As a result, the car parking area will be used by staff of the business only and access to and manoeuvrability within the car park will be manageable as all drivers will be familiar with the configuration of the area.

Service Vehicle Access

The development control plan prescribes that all vehicles are to enter and leave the site in a forward direction. Due to the configuration of the existing building and its roller door access directly fronting the street without provision of any on-site manoeuvring area, compliance with this control is impossible. Reverse movements into the building are unavoidable. This scenario would arise regardless of the proposed use. Given the existing undesirable situation of trucks being loaded and unloaded from the street and the relatively small number of delivery vehicle movements associated with the use, such reverse movements are acceptable in the circumstances.

PART H - WASTE MANAGEMENT

The waste management plan submitted with the application is generally satisfactory subject to minor amendment. A suitable condition of consent has been recommended in this respect.

PART J – ERECTION AND DISPLAY OF ADVERTISING SIGNS AND STRUCTURES

The existing signage reasonably satisfies the aims and performance criteria relating to industrial areas as prescribed in this part. The areal extent of the signage is well within the prescribed performance criteria relating to the total area of signs.

PART Q – URBAN DESIGN

The guidelines for signage and advertising as prescribed in Section 4.5 apply to the proposal. The essential criteria as prescribed in these guidelines are reasonably satisfied by the proposal.

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The existing signage complements and conforms to the visual appearance of the building and the overall character of the street and locality. The signs are appropriately located below the parapet of the building. The signage also relates to the current use of the site.

4.15(1)(a)(iia) The provisions of 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) The provisions of the regulations

Not applicable.

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 use by virtue of its hours of operation being confined generally to daylight periods and commonly accepted trading hours is not likely to result in any unreasonable adverse impacts on the amenity of the locality. It is also relevant to consider that the nearest dwellings (some 130m distance to the northeast) are screened from view from the site by virtue of the adjacent industrial warehouse unit. The height and considerable breadth of that building provides a significant buffer in terms of any potential noise impacts emanating from the premises in the direction of the nearby residential area to the northeast.

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

The site is suitable for the proposed development in that it is appropriately zoned for the proposed use and not subject to any major environmental constraints.

4.15(1)(d) Any submissions made in accordance with this Act or the regulations

The application was publicly notified from 25 May 2018 to 12 June 2018 in accordance with the provisions of Part L of SCDCP 2005. Two (2) submissions were received as a result. The issues raised in these submissions are outlined briefly as follows:

- Ongoing issues with the loading/unloading of delivery vehicles by forklift in the adjacent roadway, thereby obstructing traffic flows and posing traffic safety risks.
- Ongoing issues with the footpath area adjacent to the site being used for the storage of equipment, thereby obstructing pedestrian access and damaging the grass in the nature strip.
- Noise from reversing alarms in the event of trucks accessing the loading/unloading areas within the building.
- Ongoing issues with early morning hours of operation outside commonly accepted trading hours.
- Potential dust nuisance from any unsealed surfaces on the site.
- Ongoing issues with the use of the car parking area for storage of goods and machinery, thereby reducing its capacity for off-street car parking and increasing demands on kerbside parking.

A written response to the issues raised in the public submissions was submitted by the applicant including commitments to introduce operational measures to address several of the issues above. The applicant is also agreeable to these commitments being reinforced by suitable conditions of consent.

These commitments are summarised as follows:

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- To clear the existing loading docks and to carry out all loading and unloading within these defined areas, wholly within the boundaries of the site.
- To ensure that all items being loaded and unloaded are stored within the boundaries of the site and not on the nature strip.
- To operate within the proposed hours of 7.30am to 4.30pm Mondays to Fridays

The applicant is also willing to accept a condition of consent requiring the returfing of the nature strip adjacent to the site, so as to ensure that a pleasant pedestrian environment is provided.

Council's Environmental Health Officer has also recommended suitable conditions of consent to address the remaining issues relating to noise from reversing alarms, potential dust nuisance from any unsealed surfaces and the use of the car parking area for storage of goods and machinery.

4.15(1)(e) The public interest

The proposed development is not contrary to the public interest.

SECTION 7.13 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. Such contributions are not applicable in this case, as no building works are proposed.

CONCLUSION

The application has been assessed having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal is acceptable on its merits and recommended for approval.

RECOMMENDATION

That Development Application No. 2018/069 for use of premise as a vehicle repair station for hydraulic excavator attachments and permit existing signage to remain at 12 Madeline Street, Belfield be **APPROVED**, subject to the following conditions:

SPECIAL CONDITIONS (SC)

1. LOADING/UNLOADING (SC)

All loading and unloading associated with the approved use is to occur on the premises and specifically within the two (2) dedicated loading docks behind the roller doors of the building. There is to be no loading or unloading on the street and adjacent nature strip.

(Reason: To minimise traffic impacts on the adjacent road.)

2. STORAGE OF GOODS AND MATERIALS (SC)

All storage of parts, skip bins and any other materials used in conjunction with the approved use are to be stored within the building. No materials used in conjunction with the approved use, including skip bins, are to be stored on the adjacent nature strip, unless prior written approval is received from Strathfield Municipal Council.

(Reason: To ensure public safety and amenity.)

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3. **USE OF CAR PARK (SC)**

No equipment and other materials in conjunction with the approved use are to be stored within the dedicated car park. The car park area as shown on the approved plans is to be used for the parking of cars only.

(Reason: To minimise overflow parking in the adjacent road.)

4. **NOISE FROM TRUCK MOVEMENTS (SC)**

All vehicles that are required to reverse into the building via the roller doors must be fitted with broadband reversing alarms, where work health and safety is appropriately considered, to reduce noise nuisances to neighbouring properties.

(Reason: To minimise noise impacts on residents in the locality.)

5. **DELIVERIES TO PREMISES (SC)**

All deliveries must occur during the hours of operation of the approved use (i.e. between 7.30am and 4.30pm Mondays to Fridays, excluding public holidays).

(Reason: To minimise noise impacts on residents in the locality.)

6. **OIL/WASTE SEPARATOR (SC)**

All waste oil and other substances captured in the oil/waste separator must be adequately contained until collected by a licensed waste contractor.

(Reason: To minimise water pollution risks.)

7. **BUNDING (SC)**

The bunding in the cleaning area must be maintained to ensure that no waste water, oil and other substances can leave the area and potentially cause pollution.

(Reason: To minimise water pollution risks.)

8. **DUST NUISANCE (SC)**

The site is to be sealed and/or adequately vegetated to reduce dust nuisance. If dust nuisance complaints are received, dust mitigation procedures where appropriate must be implemented and maintained.

(Reason: To minimise air pollution risks.)

9. **TURFING OF NATURE STRIP (SC)**

The nature strip adjacent to the street frontage of the site is to be re-turfed without expense to council and maintained thereafter in perpetuity.

(Reason: To enhance the quality of the streetscape.)

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Lot 1 DP 204632 (Cont'd)

GENERAL CONDITIONS (GC)

10. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)

The development, except where modified by conditions of this consent, is to be carried out in accordance with the following plans:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2018/069:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
A101	Site Plan	Cad Draft P/L	6 November 2018	21 November 2018
A102	Ground Floor Plan	Cad Draft P/L	6 November 2018	21 November 2018
A103	Mezzanine Plan	Cad Draft P/L	12 April 2018	21 May 2018
A104	Elevations – Eastern & Western	Cad Draft P/L	12 April 2018	21 May 2018
A105	Elevations – Northern & Southern	Cad Draft P/L	12 April 2018	21 May 2018
A106	Sections 1 & 2	Cad Draft P/L	12 April 2018	21 May 2018
A107	Section 3	Cad Draft P/L	12 April 2018	21 May 2018
A108	Signage Plan	Cad Draft P/L	12 April 2018	21 May 2018

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.)

11. 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.)

12. 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.)

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13. WASTE MANAGEMENT PLAN (GC)

The waste management plan submitted with the development application is to be updated to include specific details of the bin storage location and a requirement for on-site collection of garbage and recycling bins. A copy of the updated waste management plan is to be submitted to council.

(Reason: To ensure adequate waste management practices.)

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

14. CHEMICAL STORAGE REQUIREMENTS (OU)

All chemicals, paints and other liquids shall be stored in approved receptacles in an area that is bunded or has a spill containment system that will minimise the risk of pollution from liquid spills and leaks. Where applicable, the construction of bunds must comply with the requirements of:

- i) Australian Standard AS 1940D1993: The storage and Handling of Flammable and Combustible Liquids;
- ii) Australian Standard AS 4452B1997: The storage and Handling of Toxic Substances; and
- iii) The Dangerous goods Act 1975.

(Reason: Environmental protection.)

15. 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 approval of Strathfield Municipal Council.

(Reason: Public safety.)

16. NOISE - COMPLAINTS RELATING TO USE OR MACHINERY (OU)

The use of the premises shall comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017.

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.)

17. NOISE - REQUIREMENTS FOR INDUSTRIAL PREMISES (OU)

The use of the premises shall comply with the requirements of the NSW Environment Protection Authority Noise Policy for Industry 2017 and shall not give rise to the transmission of offensive noise as defined in the Protection of the Environment Operation Act 1997 (NSW).

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(Reason: Noise control and amenity.)

18. **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.)

19. **WASTE MANAGEMENT (OU)**

Waste generated during the ongoing use of the premises is to be managed in accordance with the updated waste management plan referred to in the conditions of this consent.

(Reason: To ensure adequate waste management practices.)

20. **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.)

21. **HOURS OF OPERATION (OU)**

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

Days	Approved hours of operation
Monday to Friday	7.30am to 4.30pm
Saturday	Nil
Sunday and public holidays	Nil

The premises must not open for business on Saturdays, Sundays or Public Holidays.

(Reason: Ensure industry operates between approved hours.)

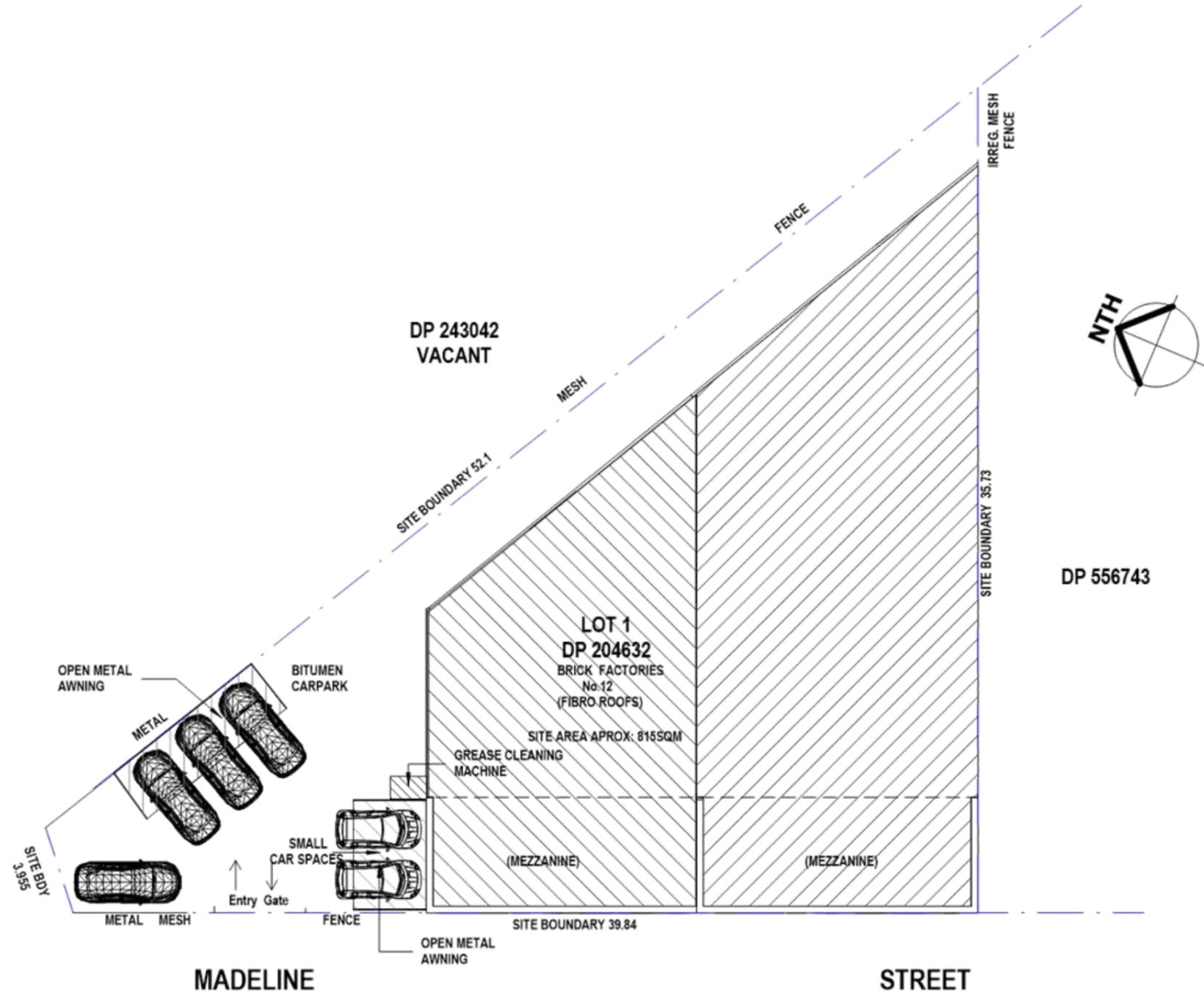
ATTACHMENTS

1. [↓](#) DA2018.069 - Combined Architectural Plans- 12 Madeline St, Belfield

**STRATHFIELD COUNCIL
RECEIVED**

AMENDED PLANS

**DA2018/069
21 November 2018**



1 Site Plan
1 : 200

Cad Draft P/L

ABN 27 083 288 153
SUITE 4, 670 DARLING STREET,
ROZELLE, NSW
P.O BOX 446 GLADESVILLE 2111

PH: 9555 8545
info@caddraftnsw.com.au

No.	Description	Date

**"As Built" Plans
No12 Madeline Street,
Belfield**

Client: Ground Tec

Site Plan

Project number	1855-18	A101
Date	12-4-18	
Drawn by	JD	
Checked by	JD	
Scale: @ A3		1 : 200

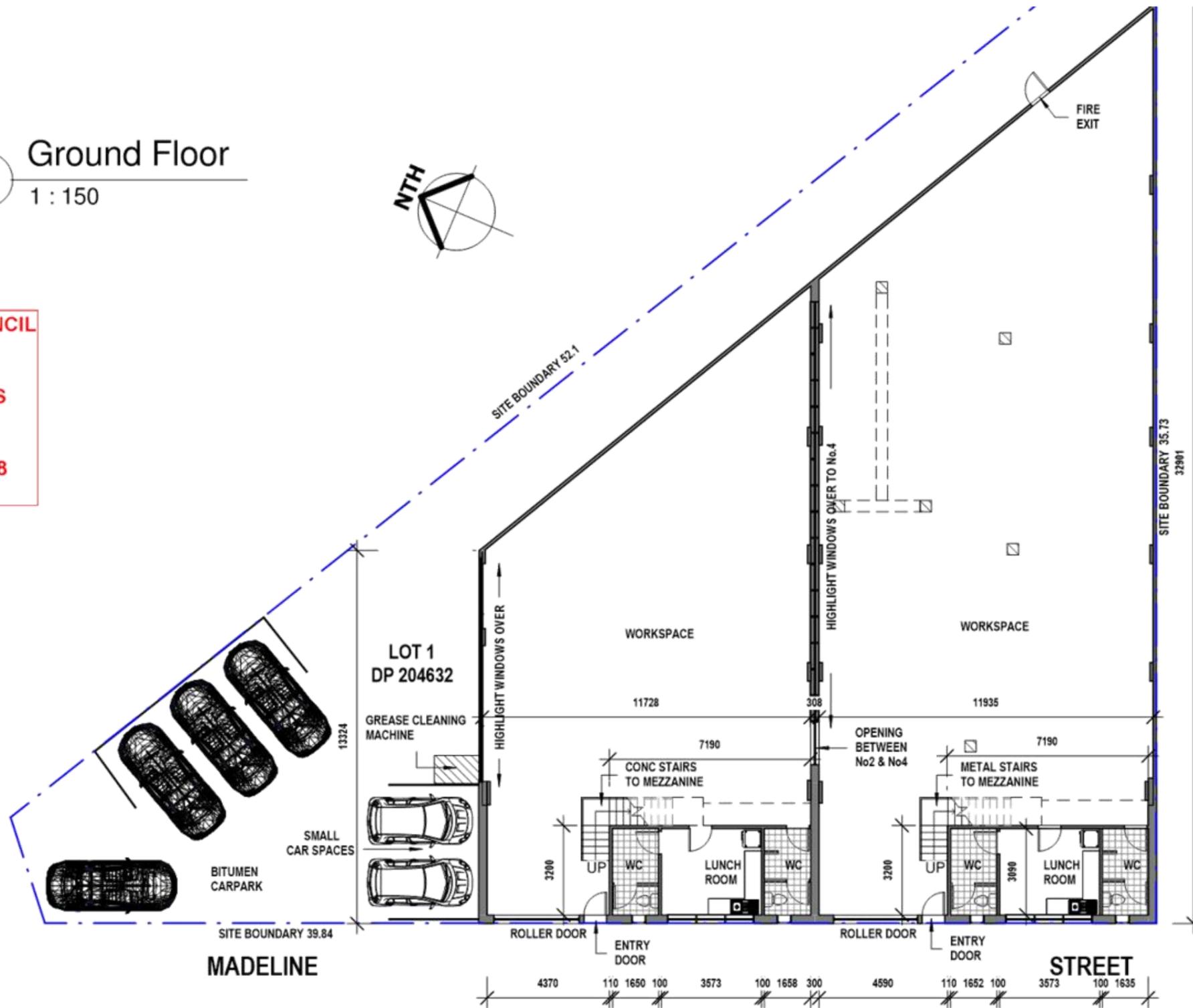
1 Ground Floor
1 : 150



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AMENDED PLANS

**DA2018/069
21 November 2018**



DP 556743

Cad Draft P/L

ABN 27 083 288 153
SUITE 4, 670 DARLING STREET,
ROZELLE, NSW
P.O BOX 446 GLADESVILLE 2111

PH: 9555 8545
info@caddraftnsw.com.au

No.	Description	Date

**"As Built" Plans
No12 Madeline Street,
Belfield**

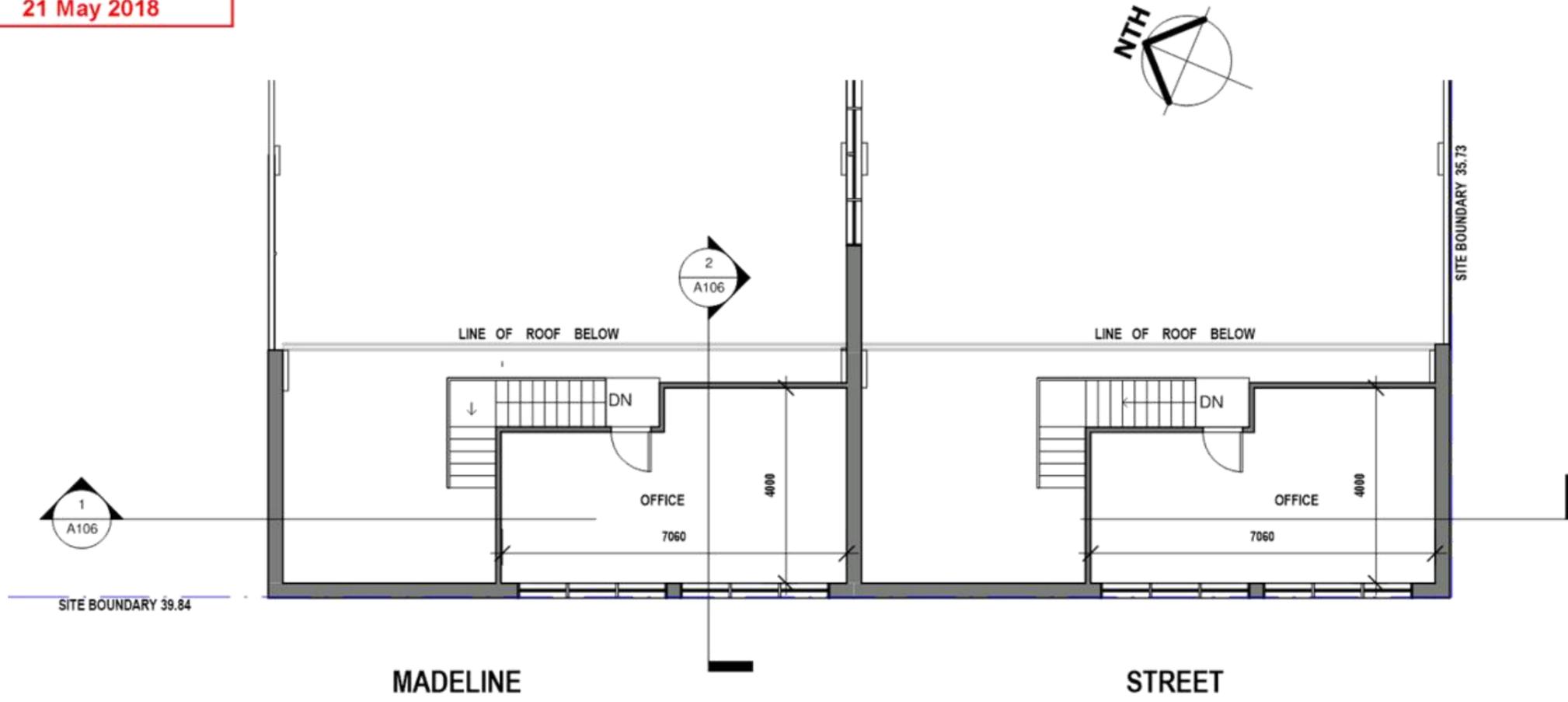
Client: Ground Tec

Ground Floor Plan

Project number	1855-18	A102
Date	12-4-18	
Drawn by	JD	
Checked by	JD	
Scale: @ A3		1 : 150

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21 May 2018**

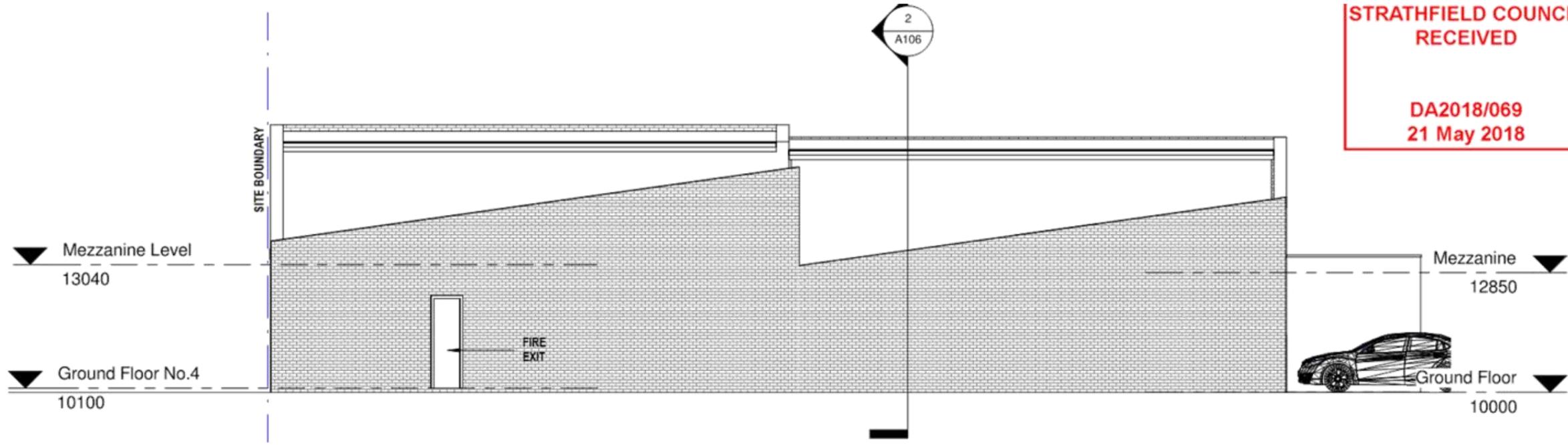


1 Mezzanine
1 : 100

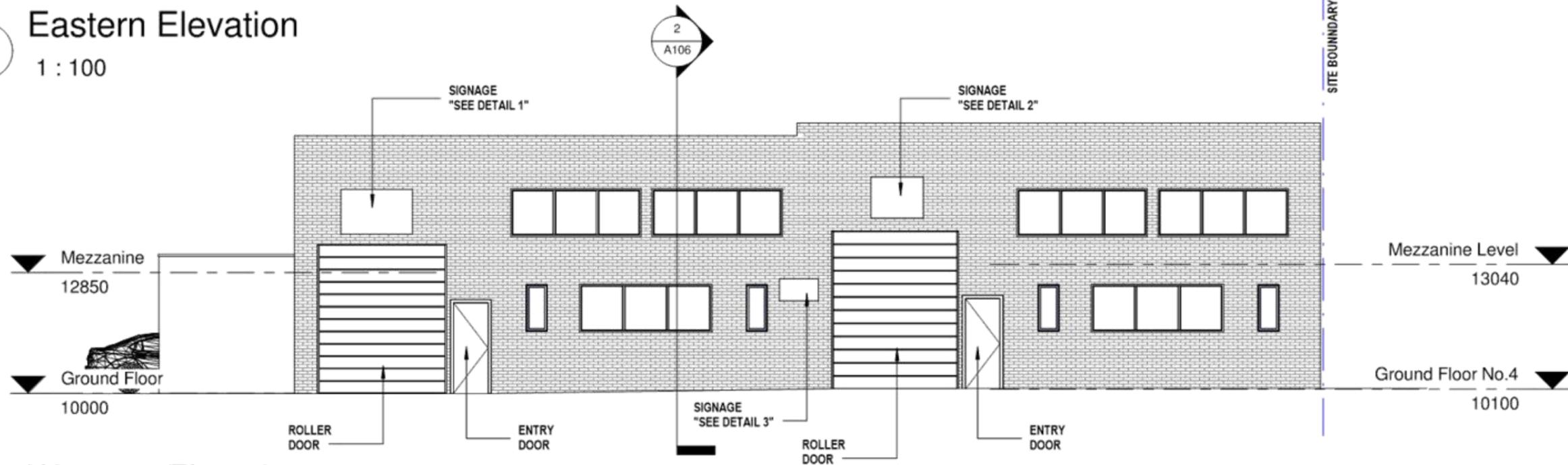
<p>Cad Draft P/L</p> <p>ABN 27 083 288 153 SUITE 4, 670 DARLING STREET, ROZELLE, NSW P.O BOX 446 GLADESVILLE 2111</p> <p>PH: 9555 8545 info@caddraftnsw.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																			<p>"As Built" Plans No12 Madeline Street, Belfield</p> <p>Client: Ground Tec</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Mezzanine Plan</td> </tr> <tr> <td>Project number</td> <td>1855-18</td> </tr> <tr> <td>Date</td> <td>12-4-18</td> </tr> <tr> <td>Drawn by</td> <td>JD</td> </tr> <tr> <td>Checked by</td> <td>JD</td> </tr> <tr> <td style="text-align: center;">A103</td> <td style="text-align: right;">Scale: @ A3 1 : 100</td> </tr> </table>	Mezzanine Plan		Project number	1855-18	Date	12-4-18	Drawn by	JD	Checked by	JD	A103	Scale: @ A3 1 : 100
	No.	Description	Date																																	
Mezzanine Plan																																				
Project number	1855-18																																			
Date	12-4-18																																			
Drawn by	JD																																			
Checked by	JD																																			
A103	Scale: @ A3 1 : 100																																			

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21 May 2018**



1 Eastern Elevation
1 : 100

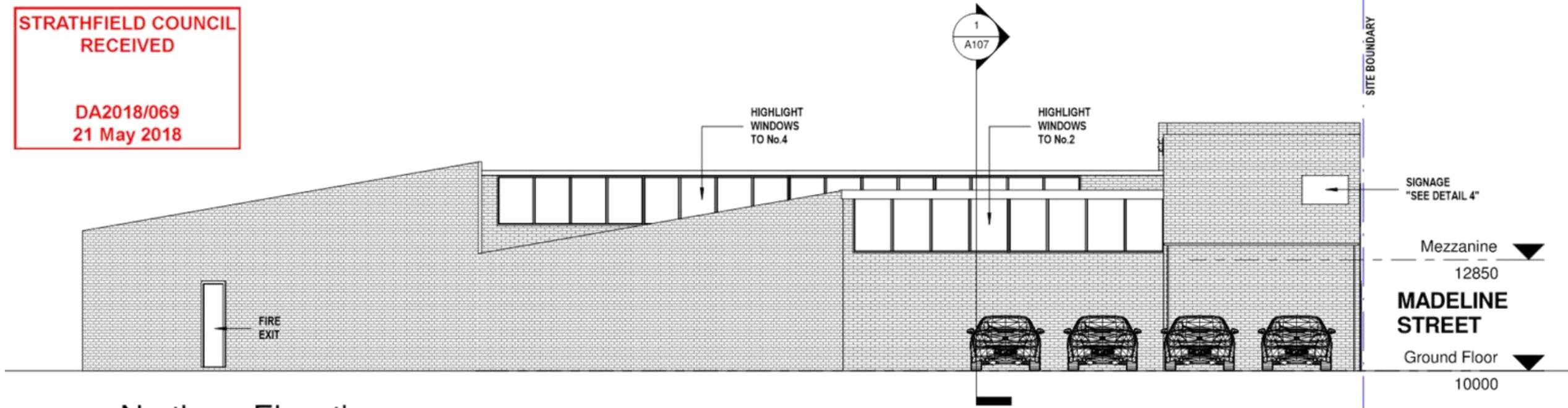


**2 Western Elevation
Madeline Street**
1 : 100

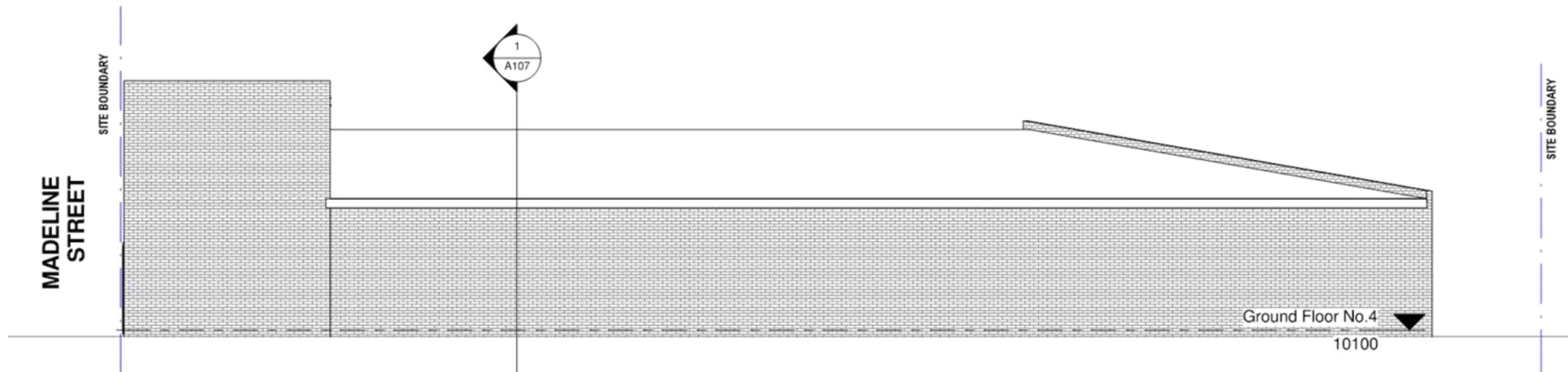
<p>Cad Draft P/L ABN 27 083 288 153 SUITE 4, 670 DARLING STREET, ROZELLE, NSW P.O BOX 446 GLADESVILLE 2111</p> <p style="text-align: right;">PH: 9555 8545 info@caddraftnsw.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																			<p>"As Built" Plans No12 Madeline Street, Belfield</p> <p>Client: Ground Tec</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Elevations Eastern + Western</th> </tr> </thead> <tbody> <tr> <td>Project number</td> <td>1855-18</td> </tr> <tr> <td>Date</td> <td>12-4-18</td> </tr> <tr> <td>Drawn by</td> <td>JD</td> </tr> <tr> <td>Checked by</td> <td>JD</td> </tr> <tr> <td style="text-align: center;">A104</td> <td style="text-align: right;">Scale: @ A3 1 : 100</td> </tr> </tbody> </table>	Elevations Eastern + Western		Project number	1855-18	Date	12-4-18	Drawn by	JD	Checked by	JD	A104	Scale: @ A3 1 : 100
	No.	Description	Date																																	
Elevations Eastern + Western																																				
Project number	1855-18																																			
Date	12-4-18																																			
Drawn by	JD																																			
Checked by	JD																																			
A104	Scale: @ A3 1 : 100																																			

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1 Northern Elevation
1 : 100

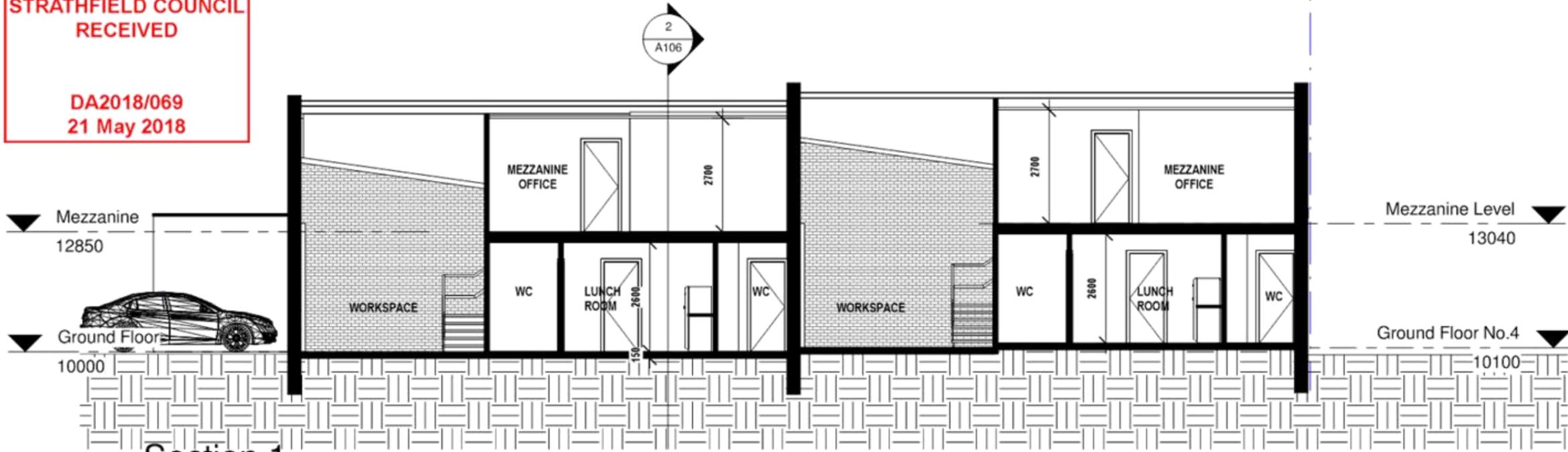


2 Southern Elevation
1 : 100

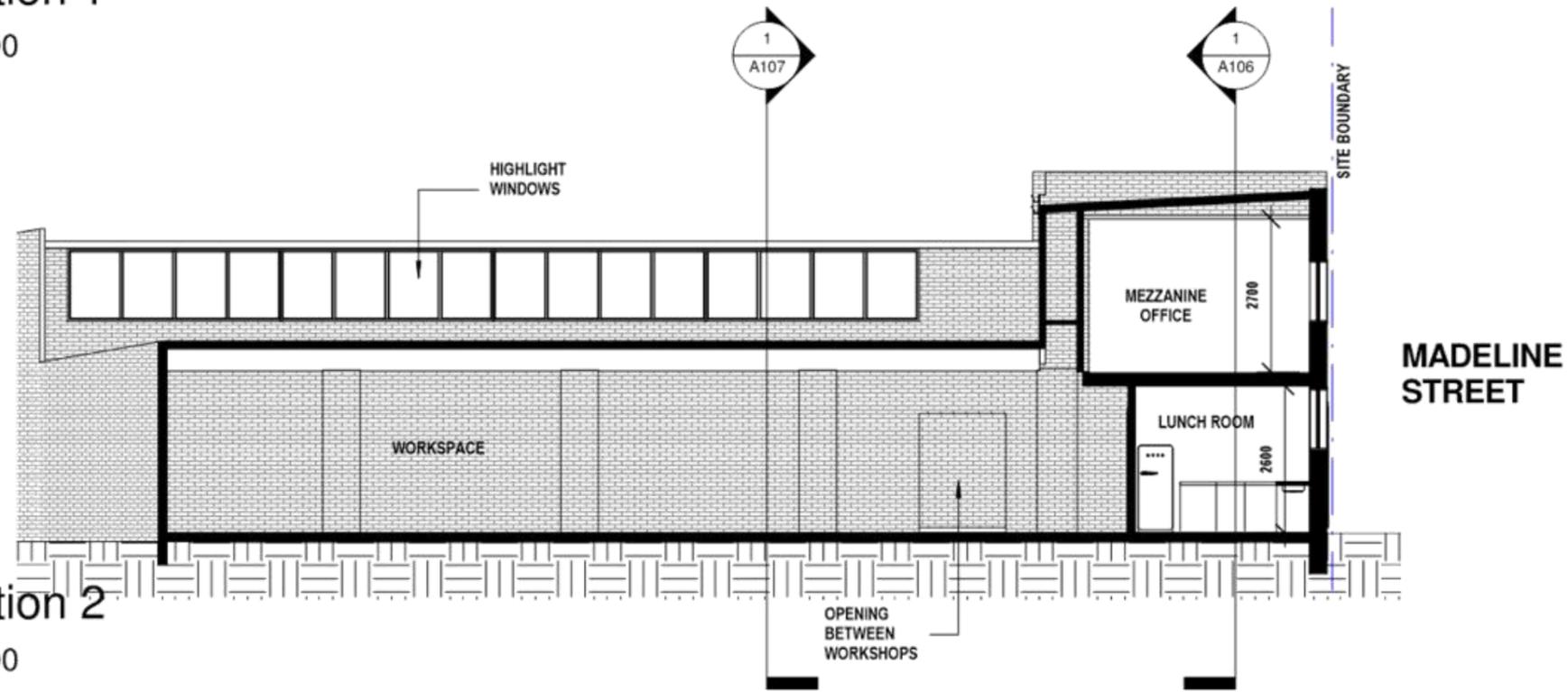
<p>Cad Draft P/L</p> <p>ABN 27 083 288 153</p> <p>SUITE 4, 670 DARLING STREET, ROZELLE, NSW</p> <p>P.O BOX 446 GLADESVILLE 2111</p> <p>PH: 9555 8545</p> <p>info@caddraftnsw.com.au</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																			<p>"As Built" Plans No12 Madeline Street, Belfield</p> <p>Client: Ground Tec</p>	<p>Elevations Northern + Southern</p> <table border="1"> <tr> <td>Project number</td> <td>1855-18</td> <td rowspan="2">A105</td> </tr> <tr> <td>Date</td> <td>12-4-18</td> </tr> <tr> <td>Drawn by</td> <td>JD</td> <td rowspan="2">Scale: @ A3</td> </tr> <tr> <td>Checked by</td> <td>JD</td> </tr> </table>	Project number	1855-18	A105	Date	12-4-18	Drawn by	JD	Scale: @ A3	Checked by	JD
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Date	12-4-18																																	
Drawn by	JD	Scale: @ A3																																
Checked by	JD																																	
			1 : 100																															

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1 Section 1
1 : 100



2 Section 2
1 : 100

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 ROZELLE, NSW
 P.O BOX 446 GLADESVILLE 2111

PH: 9555 8545
 info@caddraftnsw.com.au

No.	Description	Date

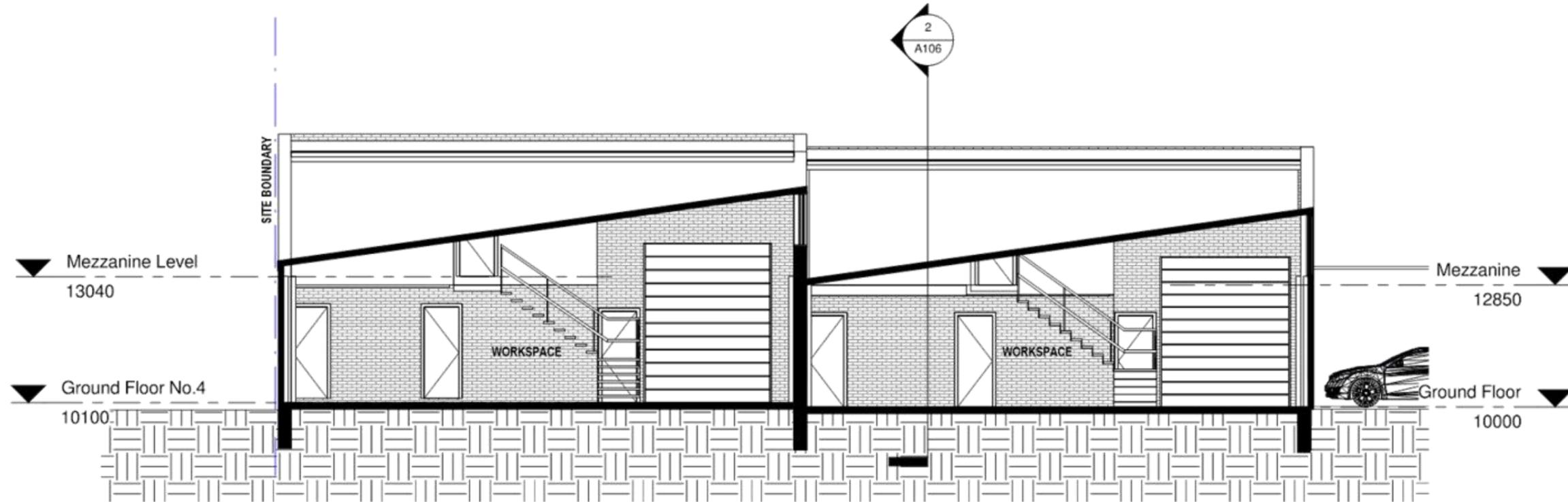
**"As Built" Plans
No12 Madeline Street,
Belfield**

Client: Ground Tec

Sections 1 + 2		A106
Project number	1855-18	
Date	12-4-18	
Drawn by	JD	
Checked by	JD	
Scale: @ A3		1 : 100

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1 Section 3
1 : 100

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No.	Description	Date

"As Built" Plans
No12 Madeline Street,
Belfield

Client: Ground Tec

Section 3		A107
Project number	1855-18	
Date	12-4-18	
Drawn by	JD	
Checked by	JD	Scale: @ A3
		1 : 100



SIGNAGE PLAN No.4
(METAL SIGNAGE ATTACHED TO BRICK FACADE SIDE ELEVATION ENTRY)



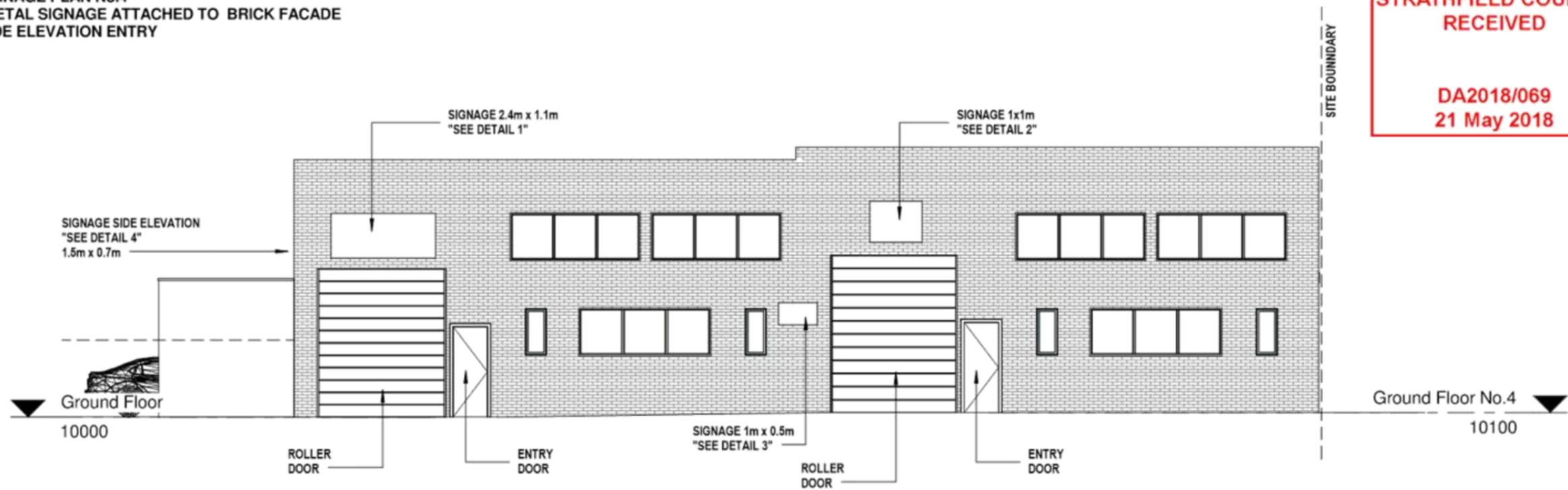
SIGNAGE PLAN No.1
(METAL SIGNAGE ATTACHED TO BRICK FACADE OVER ROLLER DOOR ENTRY)



SIGNAGE PLAN No.2
(METAL SIGNAGE ATTACHED TO BRICK FACADE OVER ROLLER DOOR ENTRY)



SIGNAGE PLAN No.3
(METAL SIGNAGE ATTACHED TO BRICK FACADE ADJOINING ROLLER DOOR ENTRY)



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1 Signage Plan
1 : 100

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No.	Description	Date

"As Built" Plans
No12 Madeline Street, Belfield
Client: Ground Tec

Signage Plan	
Project number	1855-18
Date	12-4-18
Drawn by	JD
Checked by	JD
A108	
Scale: @ A3	As indicated