

STRATHFIELD COUNCIL

# STRATHFIELD LOCAL PLANNING PANEL MEETING AGENDA

Strathfield Municipal Council

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 6 October 2022**

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 - 6 October 2022  
 REPORT: SLPP – Report No. 28  
 SUBJECT: DA2017.114.3- 9-13 BERESFORD ROAD STRATHFIELD  
 LOT 45 SP 83492  
 DA NO. DA2017.114.3

**SUMMARY**

<b>Property:</b>	9-13 Beresford Road STRATHFIELD Lot 45 SP 83492 DA2017.114.3
<b>Proposal:</b>	Section 4.55(1A) Modification Application for internal alterations to change configuration of rooms in an approved boarding house.
<b>Applicant:</b>	C Jordan
<b>Owner:</b>	R Khoury
<b>Date of lodgement:</b>	11 April 2022
<b>Notification period:</b>	26 April 2022 to 17 May 2022
<b>Submissions received:</b>	Nil
<b>Assessment officer:</b>	P Santos
<b>Estimated cost of works:</b>	\$20,000.00
<b>Zoning:</b>	R3-Medium Density Residential - SLEP 2012
<b>Heritage:</b>	Yes – “Wairuna” Victorian Italiante style house (I96 – local heritage item)
<b>Flood affected:</b>	No
<b>Is a Clause 4.6 Variation Proposed:</b>	N/A (19% variation – S69(1)(a)(i) of Chapter 3 Diverse Housing of SEPP (Housing) 2021
<b>Local Planning Panel Criteria</b>	Contravenes a development standard by 19%
<b>RECOMMENDATION OF OFFICER:</b>	<b>REFUSAL</b>



Figure 1. Aerial imagery of the subject site (outlined in yellow) and the immediate locality.

## EXECUTIVE SUMMARY

The application was referred to the Strathfield Local Planning Panel as it involves a departure of at most 19% (9.72m<sup>2</sup>) from the required 12m<sup>2</sup> room size for single occupancy stipulated in Section 69(1)(a)(i) of Chapter 3 Diverse Housing of SEPP (Housing) 2021.

### Proposal

Approval is being sought for the modification of development consent DA2017/114/3 for the Section 4.55(1A) Modification Application for internal alterations to change configuration of rooms in an approved boarding house.

### Site and Locality

The subject site is legally described as Lot 45 SP 83492 and commonly known as 9-13 Beresford Road, Strathfield. It is located off the northern side of Beresford Road with Homebush Road as the nearest intersection to the west.

The site is currently occupied by a two-storey boarding house. Immediately to the north and east of the subject site, within the parent Strata Title lot, are 3-storey and 4/5-storey residential flat buildings, respectively.

The surrounding area is characterised by mostly residential flat buildings with pockets of multi dwelling housing. Strathfield Town Centre and the railway station is approximately 350m to the south-east of the site.

## **State Environmental Planning Policy (Housing) 2021**

The policy applies to the site and the proposed works and is a permissible development with consent. The proposal does not satisfy a development standard in the policy, in particular, the room sizes development standard stipulated in s69(1)(a)(i). This is discussed in more detail in the body of the report.

## **Strathfield Local Environmental Plan**

The site is zoned R3-Medium Density Residential under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal as amended does not satisfy the relevant provisions in in the plan. This is discussed in more detail in the body of the report.

## **Development Control Plan**

The proposed development as amended does not generally satisfy the relevant provisions of the SCDCP 2005, in particular, conservation of the heritage significance of the subject item. This is discussed in more detail in the body of the report.

## **Notification**

The application was notified in accordance with Council's Community Participation Plan from 26 April 2022 to 17 May 2022, where no submissions were received.

## **Issues**

- Inadequate room sizes
- Heritage conservation

## **Conclusion**

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Development Application 2017/114/3 is recommended for refusal subject to the attached reasons of refusal.

## **REPORT IN FULL**

### **Proposal**

Council has received an application to modify DA2017/114 for the purpose of internal alterations that will result in change of configuration of rooms and subsequently creating two additional private rooms in an approved boarding house.

It is noted that since the commencement of the new State Environmental Planning Policy (Housing) 2021 ('Housing SEPP'), a new type of development was introduced with the same effect as a boarding house – co-living housing. The submitted Statement of Environmental Effects considered the proposed development against the provisions of the repealed SEPP (Affordable Rental Housing) 2009 – which was incorrect. This was relayed to the applicant through an additional information request which resulted to the applicant rectifying the proposal to a co-living housing, including amendments to relevant documentation (i.e. Statement of Modification).

Taking the above into consideration and due to the commencement of the Housing SEPP prior to the lodgement of the application, with regard to its savings and transitional provisions, the proposal is now understood to be co-living housing.

More specifically, the proposal includes:

### Ground Floor

- Partitioning the approved double-occupancy Bedroom 1 (28.24m<sup>2</sup>) to accommodate additional bedroom – resulting to a smaller Bedroom 1 (14m<sup>2</sup>) and Bedroom 1A (13.56m<sup>2</sup>), both single occupancy.
- Removal of doors between the approved Bedrooms 3 and 4.
- New bathroom facility to Bedroom 3.
- Minor increase in size of the electrical cupboard.
- Partitioning the approved Bedroom 5 (22.10m<sup>2</sup>) to accommodate an additional bedroom – resulting to Bedroom 5 (13.34m<sup>2</sup>) and Bedroom 5A (15.6m<sup>2</sup>).
- Removal of the bathroom facility of the approved Bedroom 5.
- Relocation of the internal wall south of Bedroom 6, resulting to a smaller bedroom – 12.68m<sup>2</sup> from the approved 15.77m<sup>2</sup>.
- New external access door to Bedroom 8.
- Replacement of doors on the eastern external wall of Bedroom 7 to windows.

### First Floor

- New bathrooms to the approved Bedroom 18 and Bedroom 17.

The proposal will result to an increase in the number of rooms from 19 to 21 – 12 single occupancy, 8 double rooms and a manager’s room. No additional parking is proposed with the application.

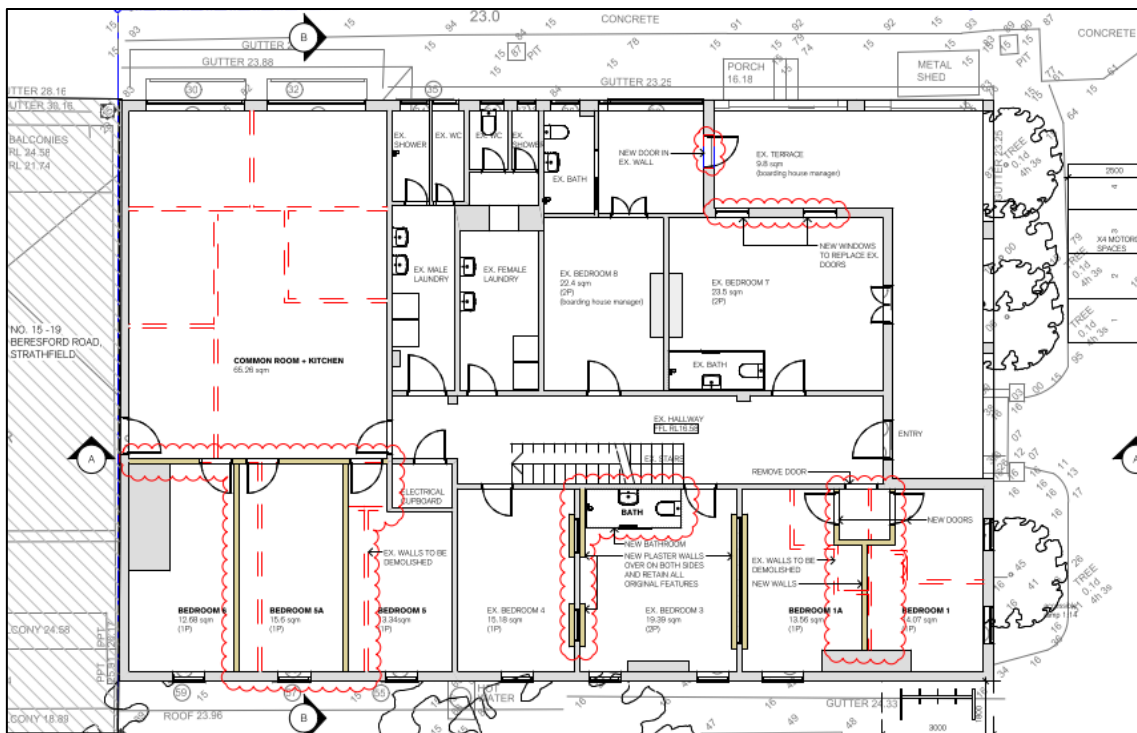


Figure 1. Extract of the ground floor plan in the subject modification application.

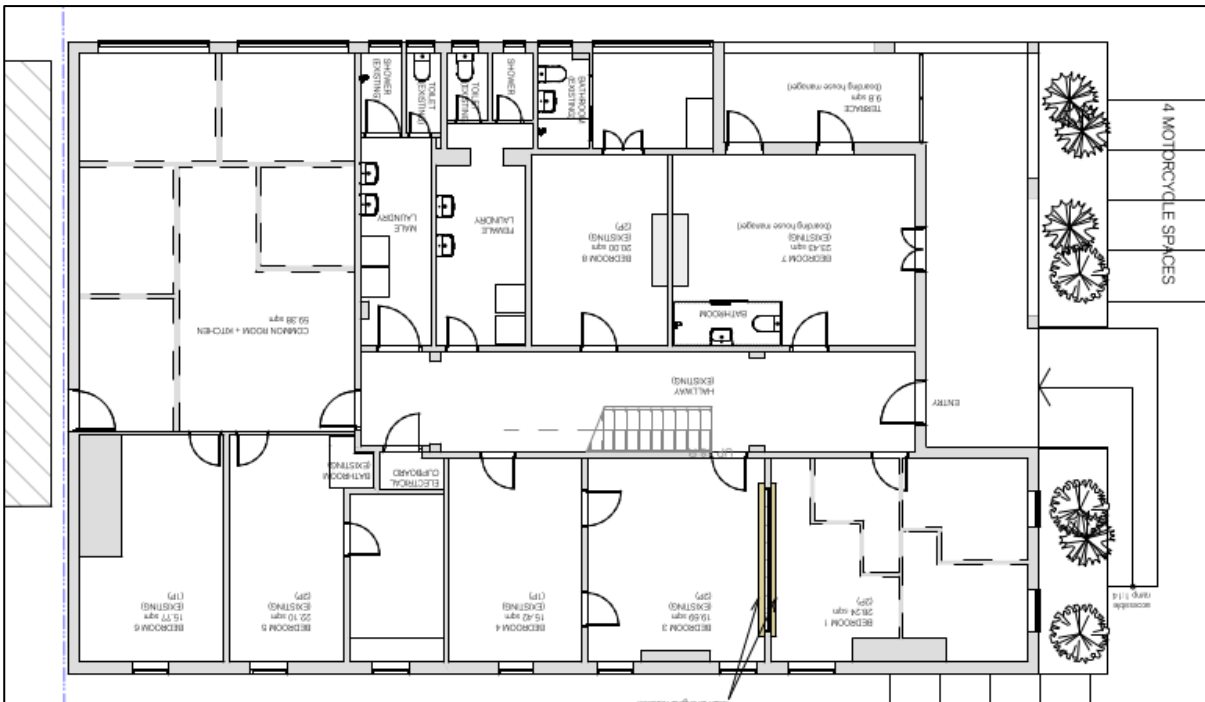


Figure 2. Extract of the ground floor plan in the original DA (DA2017/114).

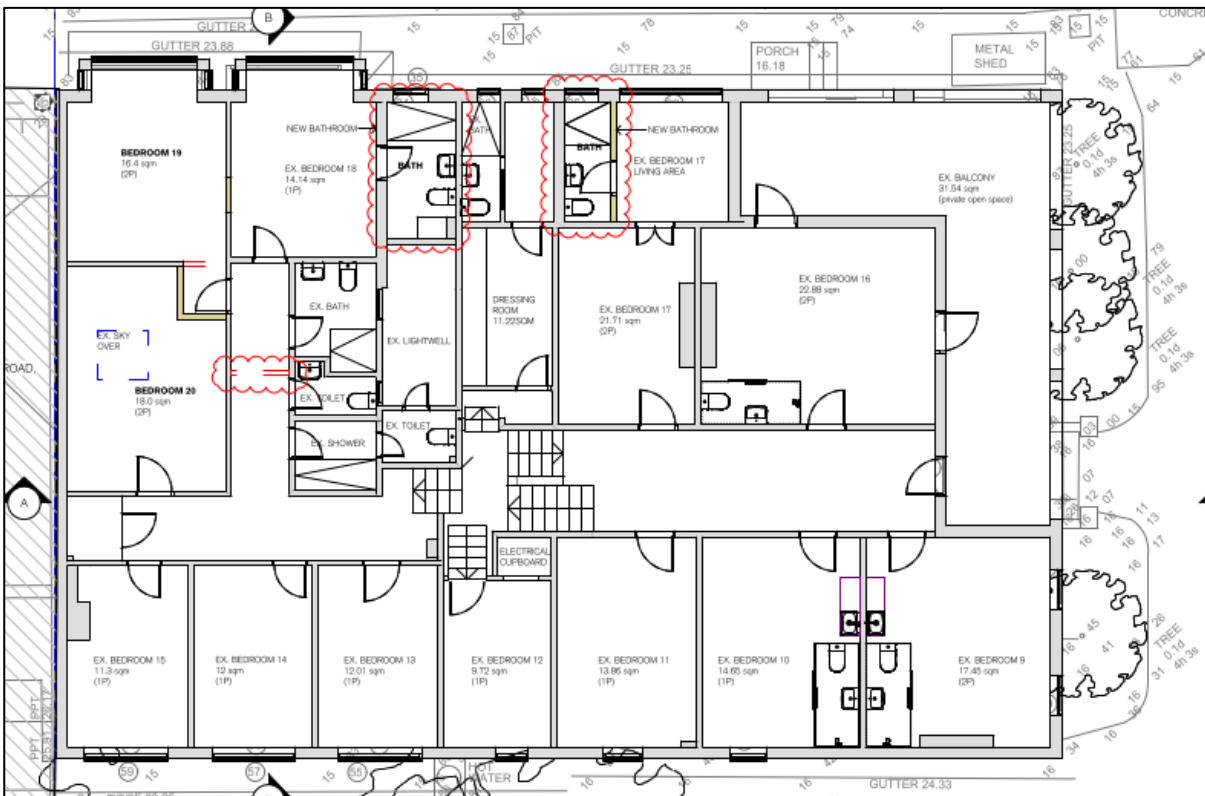


Figure 3. Extract of the first floor plan in the subject modification application.

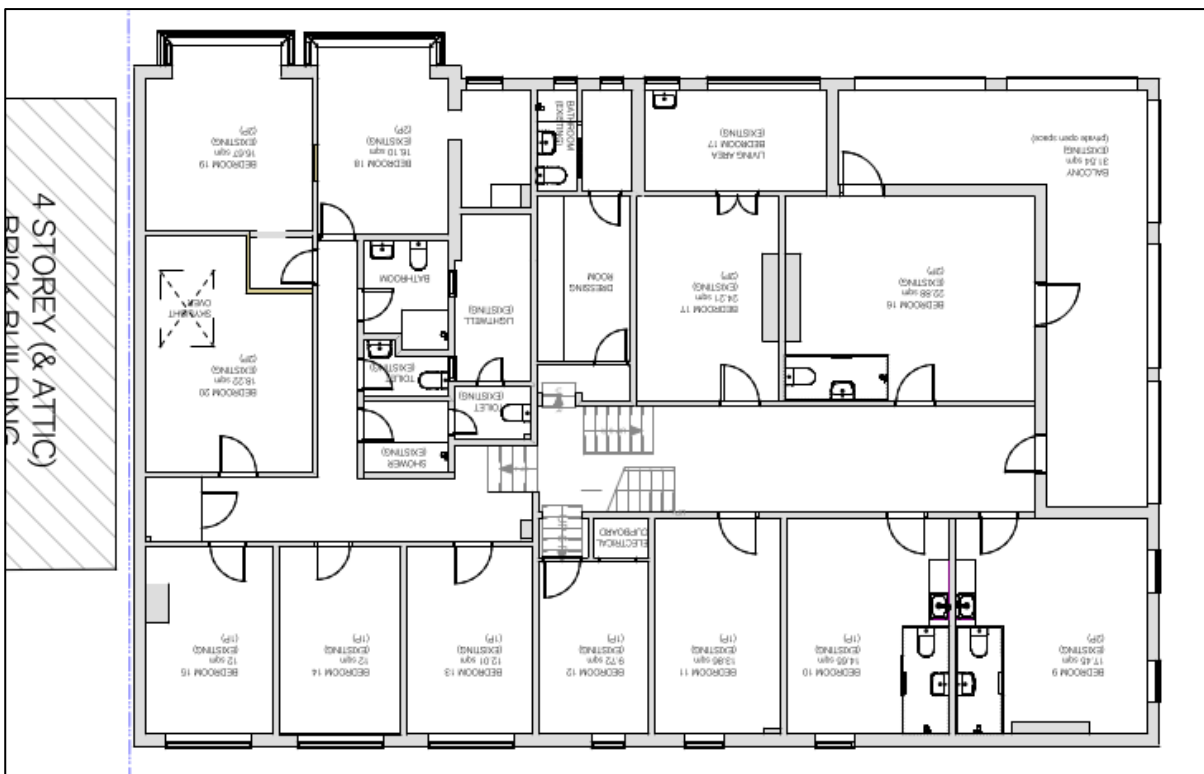


Figure 4. Extract of the approved ground floor plan in the original DA – DA2017/114.

### **The Site and Locality**

The subject site is legally described as Lot 45 SP 83492 and commonly known as 9-13 Beresford Road, Strathfield. It is located off the northern side of Beresford Road with Homebush Road as the nearest intersection to the west.

The site is regular in shape and forms part of a Strata Title lot SP 69537.

The site is currently occupied by a two-storey boarding house. Immediately to the north and east of the subject site, within the parent Strata Title lot, are 3-storey and 4/5-storey residential flat buildings, respectively.

The surrounding area is characterised by mostly residential flat buildings with pockets of multi dwelling housing. Strathfield Town Centre and the railway station is approximately 350m south-east of the site.

### **Background**

22 March 1994

A development consent was issued for development application (DA93/162). This application was seeking Council approval for student accommodation development at No. 11 Beresford Road. Direct contributions was not levied under this application for the purposes of lodger rooms as the site was still deemed a single dwelling house in conjunction with the educational establishment.

It is noted that the educational establishment is no longer operating on the property. The use of the dwelling house continued as a boarding house.



- June 2001 A development consent was issued for development application (DA0011/122).
- This application was seeking Council approval for the demolition of existing buildings at No.9 Beresford Road and No. 11-13 Beresford Road; the refurbishing of the existing two (2) storey Victorian dwelling house; and the construction of two (2) residential flat buildings with basement level car parking.
- In granting consent for the demolition of the buildings used for the education establishment land use, the consent for DA0011/122 effectively ensured the student (boarding) accommodation use is redundant and the dwelling house reinstated as a boarding house. The consent for DA0011/122 clearly reflects this and did not grant consent for the continued use as a student (boarding) accommodation. Given that this use is only connected to or ancillary to the educational establishment, this use is no longer considered valid. The consent intended to have the dwelling house reverted back to a dwelling house use. Accordingly, the developer contributions conditions in the consent reflected this change.
- 26 February 2002 A Modification Application (DA0001/12211) was granted approval including the modification the internal layout from the approved 45 units consisting of 22 x 1 bedroom, 22 x 2 bedroom and 1 x 3 bedroom to a total of 38 units consisting of 33 x 2 bedroom, 4 x 3 bedroom and 1 x 1 bedroom. Further modification to the basement to increase the setback to an existing sewer pipe at the rear of the site and an additional four (4) stacked parking spaces within the basement.
- 23 October 2008 Council issued a notice of order to stop the boarding house use. On 26 May 2009, a Class 1 Appeal was upheld by the Land and Environment Court against this order (08/11170 Warranby Ply Ltd v Strathfield Council). The respondent was to undertake modifications to ensure the dwelling house was no longer to be utilised as a boarding house.
- The site was to operate within the confines of their original consent DA0001/122. No contributions were issued for the use of the site as a boarding house.
- 31 March 2017 Council officers inspected the premises and it was determined that the dwelling house was used as an unauthorised boarding house. On the same date, a notice of order was issued to the owner to stop the boarding house use.
- 30 June 2017 Council received a Class 1 Appeal to challenge the order.
- 24 July 2017 Correspondence was received confirming that the applicant intended to lodge a development application to authorise the boarding house, before 28 July 2017.
- 28 July 2017 A development application (DA2017/114) was lodged to Council seeking approval for regularising the use of the existing dwelling house as a boarding house, which comprised 19 boarding rooms and a manager's residence. It is noted that this approval did not grant approval for any construction/building works for a boarding house development.

21 March 2018

A consent was granted by Council's Internal Development Assessment Panel for the regularisation of the use of an existing two-storey heritage-listed building as a boarding house comprised of 10 boarding rooms and a manager's residence, with the following conditions:

**"3. BOARDING HOUSE – APPROVED USE (GC)**

*This approval is granted for the use of the land for the purpose of a Boarding House comprising a maximum of nineteen Boarding Rooms (plus one Manager's Room). This includes 9 double rooms (maximum 2 persons per room) and 10 single rooms (maximum 1 person per room).*

*All lodgers shall be required to reside on the premises for a minimum period of three (3) months in accordance with the definition of a Boarding House under the Strathfield Local Environmental Plan 2013.*

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

**"4. APPROVAL NOT GRANTED IN RELATION TO (GC)**

*No physical works are approved as part of this consent. This consent relates only to the use of the land for the purpose of a Boarding House."*

**"4A. STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN (GC)**

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

<b>Major Open Space</b>	<b>\$114,949.98</b>
<b>Local Open Space</b>	<b>\$39,385.86</b>
<b>Roads and Traffic</b>	<b>\$10,321.06</b>
<b>Provision of a Community Facility</b>	<b>\$25,265.39</b>
<b>Administration</b>	<b>\$2,178.57</b>
<b>Total</b>	<b>\$192,110.87"</b>

16 November 2020

A Class 1 appeal (case # 20/326455) against the deemed refusal of the modification application (DA2017/114/2) lodged on 2 September 2020, was filed before the NSW LEC with a hearing date of 15 December 2020. The proponent withdrew the appeal.

27 November 2020

A modification application for the purpose of the deletion of condition 4A which relates to the developer contributions was refused by Council's Internal Development Assessment Panel.

11 April 2022	The subject modification application was lodged.
26 April 2022	The application was put on neighbour notification until 17 May 2022. No submissions were received during this period.
15 June 2022	Comments from Council's Environmental Health Manager have been received.
11 August 2022	An additional information request letter was issued to the applicant, raising the following concerns: <ul style="list-style-type: none"><li>• Inadequate room sizes</li><li>• To address the correct EPI</li><li>• To amend the terminology used from boarding house to a co-living housing</li></ul>
19 September 2022	Additional information was provided to Council which refuted the concerns raised by Council in its additional information request letter, in particular the inadequate room sizes. This is discussed in more detail in the assessment section of the report. Accordingly, an amended Statement of Environment Effects has been provided and reflects the new correct development terminology – co-living housing.

## **Referrals**

### **Environmental Health**

The application was referred to Council's Environmental Health Manager who offered no objection to the proposal and no additional conditions

### **Section 4.55 of the EP&A Act 1979**

The application has been lodged under the provisions of s4.55(1A) of the EPA Act. The application is considered to be of minor environmental impact, is substantially the same development for which consent was originally granted, has been notified in accordance with the provisions of Council's CPP and any submissions made will be considered as part of this assessment. In addition, under the provisions of s4.55 (3), the reasons for the granting on the consent that sought to be modified will be taken into consideration during the detailed assessment of the application.

### **Section 4.15 Assessment – EP&A Act 1979**

The following is an assessment of the application with regard to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

#### **(1) *Matters for consideration – general***

***In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:***

- (a) *the provision of:***
  - (i) *any environmental planning instrument,***

**State Environmental Planning Policies**

Compliance with the relevant state environmental planning policies is detailed below:

<b>STATE ENVIRONMENTAL PLANNING POLICY</b>	<b>COMPLIES</b>
State Environmental Planning Policy (Biodiversity and Conservation) 2021 <ul style="list-style-type: none"> <li>Chapter 2 – Vegetation in non-rural areas</li> </ul>	Yes
State Environmental Planning Policy (Building Sustainability Index BASIX) 2004	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021 <ul style="list-style-type: none"> <li>Chapter 4 – Remediation of land</li> </ul>	Yes
State Environmental Planning Policy (Housing) 2021 <ul style="list-style-type: none"> <li>Chapter 3 – Diverse Housing</li> </ul>	No

**STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021**

**Chapter 2 – Vegetation in non-rural areas**

The intent of this Chapter within the SEPP is related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development as modified does not result in the removal or loss of any trees or vegetation subject to the provision of this SEPP.

The aims and objectives outlined within the SEPP are considered to be satisfied.

**STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004**

The original DA was not assessed against the provisions of this SEPP and therefore the approval or the development consent did not take into consideration the BASIX requirements. As such, the nature of the modification application proposal does not trigger a need for an amended BASIX Certificate.

**STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

**Chapter 4 – Remediation of land**

Chapter 4 applies to the land and pursuant to Section 4.15 is a relevant consideration.

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 Chapter 4 of the SEPP are considered to be satisfied.

## STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

### Chapter 3 Diverse Housing

The submitted Statement of Environmental Effects, which was prepared by KN Planning Pty Ltd on December 2021, assessed the proposal against the provisions of the repealed SEPP (Affordable Rental Housing) 2009. It is noted that the application was lodged in April 2022. The new SEPP commenced on 26 November 2021. As such, the provisions of the new SEPP are to be taken into consideration in the assessment of this application.

#### Communal Living Area

The original DA was approved with a communal living area of 59.38m<sup>2</sup> comprised of the common room and kitchen. The proposal involves internal alterations resulting in a larger common living room with an area of 65.26m<sup>2</sup>. The Housing SEPP stipulates a non-discretionary standard of 60m<sup>2</sup> for a communal living area for the 21 private rooms.

The proposal satisfies the non-discretionary standard of the Housing SEPP.

#### Communal Open Spaces

The original DA was for the regularisation of the use of the two-storey dwelling to a boarding house with no communal open space part of that approval. As such, this is considered not relevant to the proposal.

#### Parking

Council's DCP requires at least 1 space per bedroom and an additional space for the manager. The Housing SEPP non-discretionary standard stipulates a parking requirement of 0.2 parking spaces for each private room for a site that is in an accessible area.

There were six parking spaces approved in the original DA. With the additional two rooms – which brings the total number of private rooms (including the manager's) to 21, the approved parking spaces still comply with the non-discretionary standard.

#### Landscaping

The proposal does not involve external changes that would otherwise impact on the landscaping approved in the original DA. As such, this is considered not relevant for the purpose of the application.

#### Adequate Bathroom, Laundry and Kitchen Facilities

It is considered that the co-living housing will continue to have adequate facilities to be used by the occupants.

#### Floor Area

The proposal involves internal alterations involving the creation of two new rooms. This consequently results in the reduction of existing room sizes throughout the ground floor of the development. The affected rooms are to have adequate floor area that satisfy the provisions of the minimum room requirement.

However, it is revealed that some of the rooms have a floor area that is less than the minimum standards applicable – 12m<sup>2</sup> for single occupancy and 16m<sup>2</sup> for double occupancy. It is acknowledged that these are the same standards in the repealed SEPP ARH that were applicable and utilised in the assessment of the original DA.

The original DA approved in March 2018, in the Notice of Determination, specifies that the Statement of Environmental Effects prepared by ABC Planning, dated July 2017, received by Council on 28 July 2017 was listed as the approved documentation. Stamped plans were also sent to the applicant but were not referenced in the Notice of Determination. As such, it is taken that only the Statement of Environmental Effects forms part of the documentation approved in the original DA. The stamped plans show rooms that were less than the minimum applicable standards, see Figure 5 below.

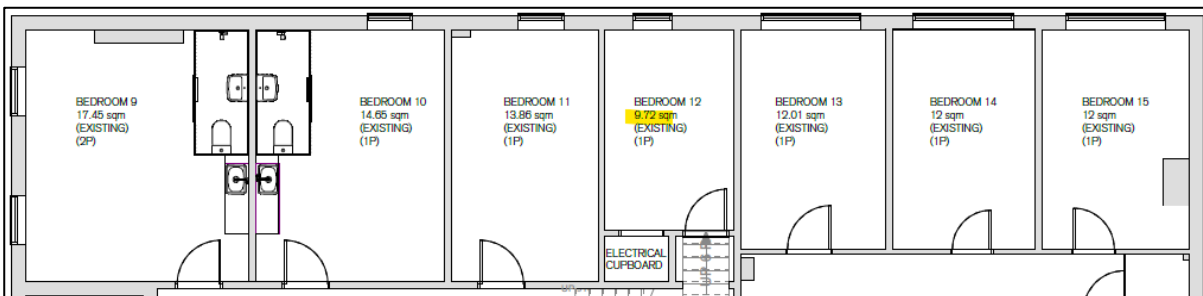


Figure 5. Extract of the first floor plan stamped and sent to the applicant in the original DA but was not referenced in the NOD.

The Statement of Environmental Effects approved in the original DA states that the accommodation size of each rooms satisfy the standards required by the then relevant SEPP ARH. See extract below:

<p>(f) accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p>	<p>✓</p>	<p><b>Complies</b></p> <p>The proposed development includes 10 single lodger boarding rooms and 9 double lodger rooms.</p> <p>All of the single lodger boarding rooms have a minimum GFA of 12m<sup>2</sup> and all of the double lodger boarding rooms have a minimum GFA of 16m<sup>2</sup>.</p> <p>Such areas exclude bathroom and kitchen facilities.</p>
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Figure 6. Extract of the approved SEE in the original DA indicating that the rooms were compliant with the relevant standards.

The modification application documentation includes plans that indicate that the subject room highlighted in Figure 5 is still under in floor area and that a new room has a reduced floor area that is less than the minimum required – Room 15 with 11.3m<sup>2</sup>. It is noted that in the new SEPP (Housing) 2021, this room sizes requirement is a standard and not a non-discretionary standard, unlike in the SEPP ARH.

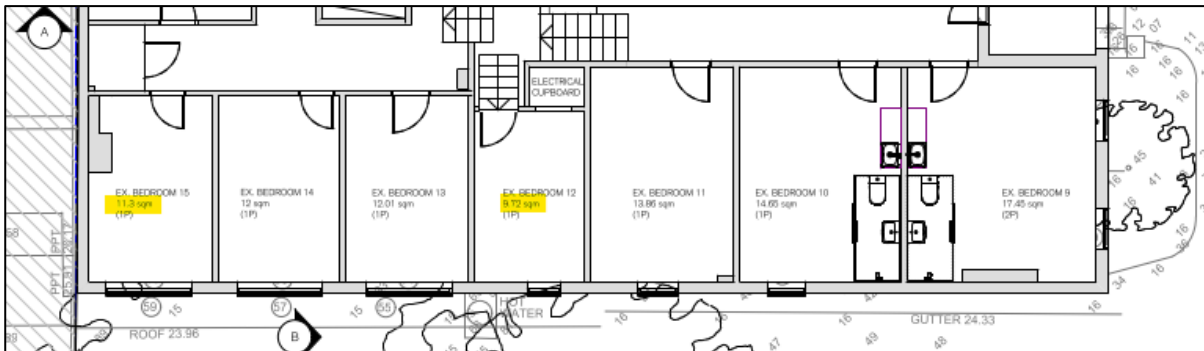


Figure 7. Extract of the proposed first floor plan with the Rooms 12 and 15 showing a room size that is less than the development standard.

The above concern was raised to the applicant in the additional information request letter issued on 11 August 2022 to amend the documentation and comply with the approval. Applicant has provided a response prepared by KN Planning Pty Ltd, dated 8 September 2022, ref # KN561/03, which refutes Council's claim and provided the following comments:

1 *Inadequate Room Sizes* – the issue in respect to the stamped plans for DA2017/114 “included two rooms that are less than 12m<sup>2</sup> in floor area for single lodger rooms”. A review of the stamped plans clearly indicates that Room 12, an existing room accommodating a single lodger, had an area of 9.72 m<sup>2</sup>. All other existing rooms within the ground and first floor levels of the approved boarding house (as at 2018) had a floor area equal to or greater than 12m<sup>2</sup> as evident of the floor areas detailed for each existing or proposed room on the stamped plans.

It needs to be remembered that DA2017/114 was lodged with Council in 2017 to regularise the use of the building that was formerly a residential college for the Jehovah’s Witnesses for the purpose of a boarding house.

Clause 29(2)(f) of the SEPP (Affordable Rental Housing) 2009 set out a minimum room size standard for a single occupancy room of 12m<sup>2</sup>. However, Clause 29(4) set out the following:

(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).

Thus, the statutory power was available to Council at the time of determining DA2017/114 to approve the use of Room 12 for the purpose of a single occupancy room – which it did by granting consent to the application for the use of the existing building as a boarding house.

The s4.55(1A) application seeks consent for the carrying out of minor building works that are not related to Room 12.

Figure 8. Extract of the letter prepared by the applicant’s Planner.

Council understands that the then applicable provisions are non-discretionary and Council had the authority to approve or refuse a development if it satisfies Clause 29 (1) and (2) of the SEPP ARH. However, working on the facts that is currently before Council, as previously mentioned, the NOD for the original DA referenced only the SEE which indicated that the boarding rooms were to have at least 12m<sup>2</sup> and 16m<sup>2</sup>, for single and double occupancy, respectively. Further to this, Council’s Planner’s report for the original DA also acknowledged that the rooms are to satisfy the SEPP ARH non-discretionary standards for accommodation sizes.

<p>(f) <i>Accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</i></p> <p>(i) <i>12 square metres in the case of a boarding room intended to be used by a single lodger, or</i></p> <p>(ii) <i>16 square metres in any other case.</i></p>	<p>The proposed development includes 10 single boarding rooms and 9 double rooms.</p> <p>All of the single boarding rooms have a minimum GFA of 12m<sup>2</sup> and all of the double boarding rooms have a minimum GFA of 16m<sup>2</sup> (excluding bathroom and kitchen facilities) in accordance with the ARHSEPP.</p>	<p><b>Yes</b></p>
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Figure 8. Extract from the Planner's report for the original DA that discussed the room sizes.

The above information can be taken into consideration as to why the plans were not referenced in the Notice of Determination and only the SEE was. Further, Council will not support a co-living private room size that is less than the minimum stipulated in the Housing SEPP. The accommodation size standard in the Housing SEPP is already considered to be the minimum allowable to have an adequately sized accommodation and any size less than this is considered unreasonable. As such, the proposal is not supported in this regard.

The applicant did not provide a Clause 4.6 variation statement to address the concerns raised by Council.

### **Strathfield Local Environmental Plan**

The development site is subject to the Strathfield Local Environmental Plan 2012.

### **Part 2 – Permitted or Prohibited Development**

#### **Clause 2.1 – Land Use Zones**

The subject site is zoned R3-Medium Density Residential and the proposal as modified is a permissible form of development with Council's consent.

### **Part 4 – Principal Development Standards**

The nature of the proposed development does not trigger an assessment against the provisions of the principal development standards in the LEP.

### **Clause 4.6 Variations to Development Standards**

The provisions of Clause 4.6 do not apply to an application for the modification of development consent, which seeks to modify a development standard.

### **Part 5 – Miscellaneous Provisions**

#### **Heritage Conservation**

The subject site has been identified as a Heritage Item I96 – "Wairuna" Victorian Italianate style house under Schedule 5 of SLEP. A Heritage Impact Statement was submitted to Council, prepared by John Oultram Heritage and Design dated January 2018. The submitted report details a scope of works that is not reflective of the whole extent of the proposal. As such, the report only includes the following works as proposed –



#### Ground Floor

- Reconfiguration of the front bedrooms
- New infill wall to bedroom 3
- Removal of the dividing walls to the rear

#### First Floor

- Reconfiguration of the entry wall to Bedroom 19

#### BCA Upgrade

- Relocation and addition of sprinklers
- New ramp and landing to the front entry
- New handrail to the stair

As previously detailed in the proposal section of this report, the following works form part of the modification application but were not identified in the Heritage Impact Statement –

#### Ground Floor

- New bathroom facility to Bedroom 3.
- Minor increase in size of the electrical cupboard.
- Partitioning the approved Bedroom 5 (22.10m<sup>2</sup>) to accommodate an additional bedroom – resulting to Bedroom 5 (13.34m<sup>2</sup>) and Bedroom 5A (15.6m<sup>2</sup>).
- Removal of the bathroom facility of the approved Bedroom 5.
- Relocation of the internal wall south of Bedroom 6, resulting to a smaller bedroom – 12.68m<sup>2</sup> from the approved 15.77m<sup>2</sup>.
- New external access door to Bedroom 8.
- Replacement of doors to windows on the eastern external wall of Bedroom 7 to windows.

#### First Floor

- New bathrooms to the approved Bedroom 18 and Bedroom 17.

The Heritage Impact Statement is considered inadequate as it does not reflect the full proposed works in this modification application. As such, it is considered that the proposal does not satisfy the objectives of Clause 5.10 of the SLEP 2012.

Council did not request for an amended Heritage Impact Statement as the proposal cannot be supported due to the non-compliance with the room sizes stipulated in the Housing SEPP S69(1)(a).

### **Part 6 – Additional Local Provisions**

#### **Acid Sulfate Soils**

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. Therefore, development consent under the provisions of this section is not required.

## 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

It is considered that the proposed development does not satisfy the aims, objectives and development standards of the Strathfield LEP 2012, in particular the following:

- *Cl1.2(2)(f) – to identify and protect environmental and cultural heritage.*
- *Cl5.10(1)(a) – to conserve the environmental heritage of Strathfield.*
- *Cl5.10(1)(b) – to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric,...*
- *Cl5.10(4) – Council is not satisfied that the proposed works within the heritage item will not adversely impact the locally-significant heritage fabric of the building due to lack of documentation that truly reflects the proposal.*

**(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and**

There are no draft planning instruments that are applicable to this site.

**(iii) any development control plan,**

The proposed development as modified is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within Part P – Heritage.

### 2 Development of Heritage Items

The inadequacy of the submitted Heritage Impact Statement does not satisfy Council that the proposed works will not have significant impact to the heritage significance of the item. Council's controls indicate that a partial demolition (internal demolition) of the heritage item must be supported by a Statement of Heritage Impact. As previously mentioned, the full extent of the proposed works are not reflected in the submitted Heritage Impact Statement and as such, Council is of the opinion that the proposed development will adversely impact the heritage item and its fabric.

## **PART H – Waste Management (SCDCP 2005)**

In accordance with Part H of Strathfield CDCP 2005, a waste management plan was not submitted with the application. Considering the nature of the proposal, should it be supported, this can be conditioned to be prepared in accordance with this part of the SCDCP 2005 and be submitted to the PCA prior to the receipt of the construction certificate.

**(iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,**

The provisions of this clause are not relevant to the modification and have been addressed/considered as part of the original development consent.

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

The proposal is considered to have adverse environmental and social impact. The proposal did not adequately demonstrate to Council that the proposed works, including the internal demolition to the heritage item, will be satisfactory and will not impact the heritage significance of the building. The proposal also involves two rooms that are less than the minimum allowed for a co-living housing private room in the Housing SEPP. This will result in inadequate room sizes to be occupied by the public.

**(c) *the suitability of the site for the development,***

The nature of the proposed development does not trigger a consideration against this matter for consideration.

**(d) *any submissions made in accordance with this Act or the regulations,***

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. No submissions were received during this period.

**(e) *the public interest.***

The proposed development having private rooms that are less in area of what is considered as the minimum in a State policy is considered to be not in the public interest.

### **Local Infrastructure Contributions**

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

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

The proposed modifications do not result in the increase or change to the contributions imposed on the original consent.

### Conclusion/Recommendation

The application for modification has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, the provisions of the SLEP 2012 and SCDCP 2005.

Pursuant to Section 4.55(1A) of the Environmental Planning & Assessment Act 1979 and following detailed assessment of the proposed modifications to Development Consent No. 2017/114/3 for the internal alterations to change the configuration of rooms in an approved boarding house be refused in accordance with the attached reasons for refusal.



Signed:

**P Santos**  
**Senior Planner**

**Date: 20 September 2022**

- I confirm that I have determined the abovementioned development application with the delegations assigned to my position.
- I have reviewed the details of this development application and I also certify that Section 7.11/7.12 Contributions are not applicable to this modification application.

Report and recommendations have been peer reviewed by:



Signed:

**L Gibson**  
**Senior Planner**

**Date: 21 September 2022**

That Development Application No. DA2017.114.3 for Section 4.55(1A) Modification Application for internal alterations to change configuration of rooms in an approved boarding house at 9-13 Beresford Road STRATHFIELD be **REFUSED**, for the following reasons:

## REFUSAL REASONS

Under Section 4.16(1)(b) of the Environmental Planning and Assessment (EP&A Act, 1979), this consent is REFUSED for the following reason;

### 1. Refusal Reason – Environmental Planning Instrument

Pursuant to Section 4.15 (1)(a)(i) of the [Environmental Planning and Assessment Act 1979](#), the proposed development does not comply with the relevant environmental planning instruments in terms of the following:

- (a) The proposal fails to satisfy s3(c) principle of the State Environmental Planning Policy (Housing) 2021 ('Housing SEPP') as the rooms with a size that is less than the minimum permitted by s69(1)(a)(i) do not provide residents with a reasonable level of amenity.
- (b) The proposal fails to satisfy s69(1)(a)(i) of the Housing SEPP where two rooms are shown to have less than the minimum considered to be adequate by the policy.
- (c) The proposal fails to satisfy CI1.2(2)(f), CI5.10(1)(a) and (b) of the Strathfield Local Environmental Plan 2012 ('SLEP 2012') where the proposed internal alterations to the heritage item do not satisfy the objectives of the plan which seek to identify and protect environmental and cultural heritage and the clause which seek to conserve the environmental heritage and the significance of the subject heritage item, including its fabric.

### 2. Refusal Reason - Development Control Plan

Pursuant to Section 4.15 (1)(a)(iii) of the [Environmental Planning and Assessment Act 1979](#), the proposed development does not comply with the following sections of the Strathfield Consolidated Development Control Plan 2005 in terms of the following:

- (a) The proposal fails to satisfy CI2 Development of Heritage Items of Part P Heritage where the proposal is not supported with an adequate Heritage Impact Statement that ensures the works will not have adverse impact on to the heritage significance of the heritage item.

### 3. Refusal Reason – Impacts on the Environment

Pursuant to Section 4.15 (1)(b) of the [Environmental Planning and Assessment Act 1979](#), the proposed development is likely to have an adverse impact on the following aspects of the environment:

- (a) Environmental Impact – the proposal is considered to have an adverse environmental impact to the heritage significance of the heritage item with the inadequacy of the provided Heritage Impact Statement which is required to demonstrate that the internal works, including the internal demolition, will not diminish the significance of the heritage fabric of the subject building.

- (b) Social Impact – the proposal involves two rooms that are less than 12m<sup>2</sup>, which is what is considered as adequate by the Housing SEPP with rooms 12 and 15 having 9.72m<sup>2</sup> and 11.3m<sup>2</sup>, respectively.

4. **Refusal Reason – Public Interest**

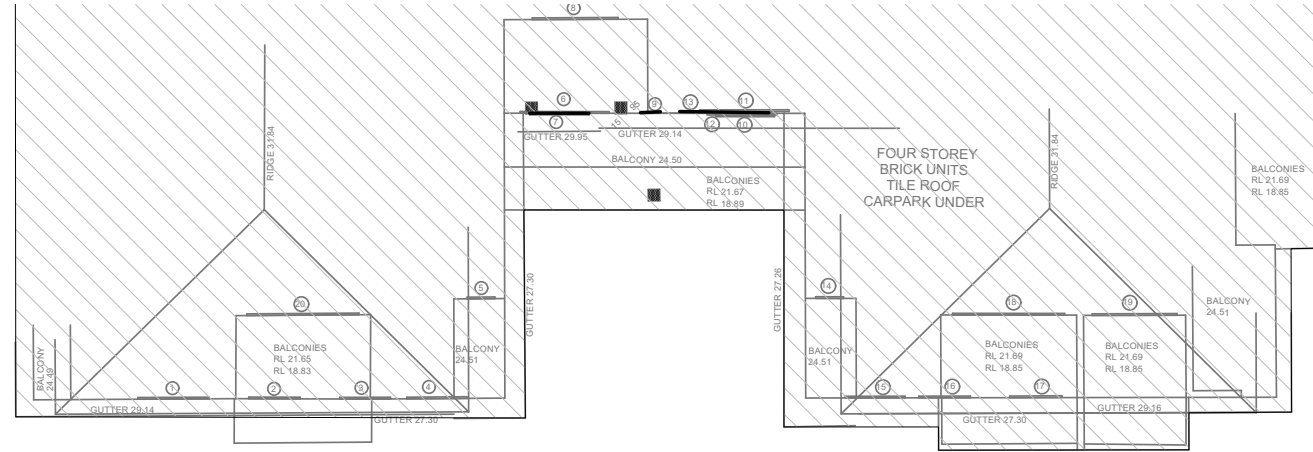
Pursuant to Section 4.15 (1)(e) of the [Environmental Planning and Assessment Act 1979](#), the proposed development is not considered to be in the public interest as it involves rooms with sizes that are less than what is considered to be adequate and would provide a satisfactory amenity for the occupants. The proposal would likely to set an undesirable precedent.

ATTACHMENTS

1. [1.1](#) DA2017.114.3- 9-13 Beresford Road STRATHFIELD- ARCHITECTURALS

**S4.55 ISSUE**  
**INTERNAL ALTERATIONS**  
**11 BERESFORD ROAD, STRATHFIELD**

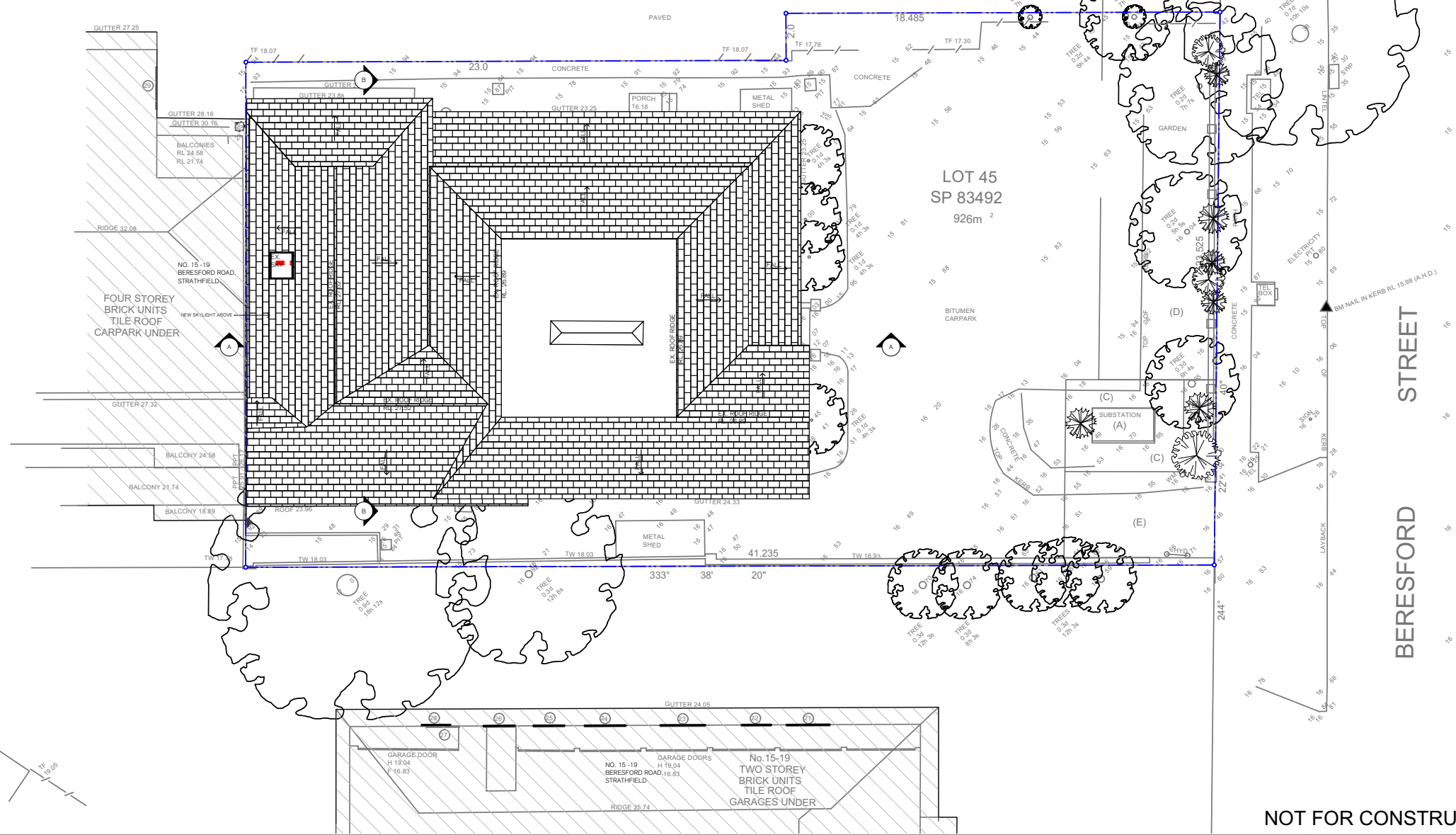
Drawing List			
Sheet No.	Sheet Name	Size	Rev. No.
01	SITE/ ROOF PLAN	ISO A3	A
02	GROUND FLOOR PLAN	ISO A3	A
03	FIRST FLOOR PLAN	ISO A3	A



- (A) SUBSTATION PREMISES No.3901 (LEASE No.806675)
- (B) EASEMENT FOR ELECTRICITY PURPOSES 2.69 WIDE (LEASE No.806675)
- (C) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES 1.14 & 1.22 WIDE (LEASE No.806675)
- (D) EASEMENT FOR ELECTRICITY 5 WIDE (DP 703554)
- (E) RIGHT OF WAY 3.66 WIDE (VIDE LEASE No.806675)

FOLIO CP/SP69537 ALSO NOTES:  
 POSITIVE COVENANT & RESTRICTION(S) ON THE USE OF LAND

SP 69537



SITE / ROOF PLAN

NOT FOR CONSTRUCTION

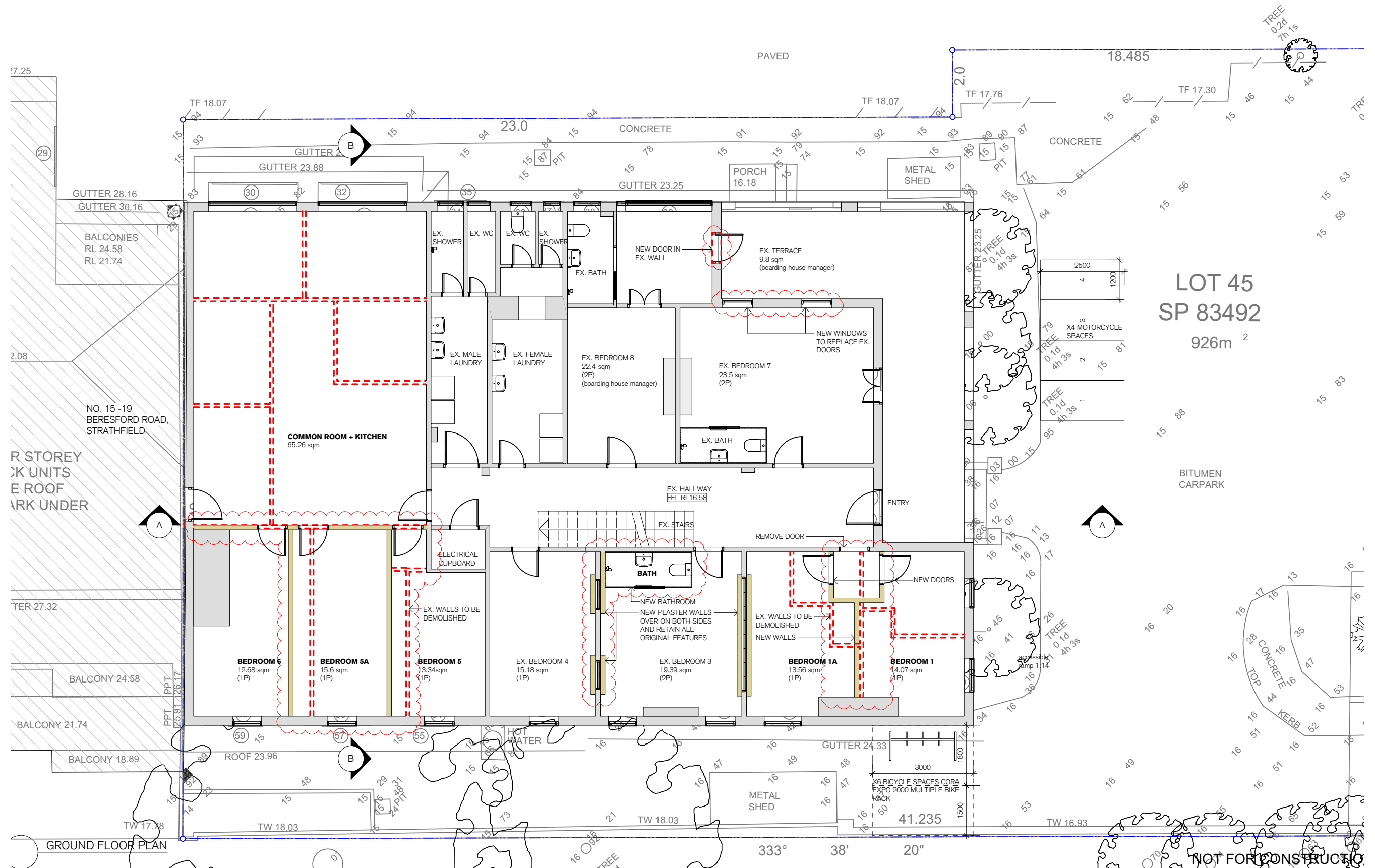
79 BEATTIE STREET,  
 BALMAIN NSW 2041  
 NSW REG. ARCHITECT NO. 8057  
 CHRISTOPHER JORDAN  
 p: (02) 8094 9850  
 m: 0402 357 698  
 e: chris@christopherjordan.com.au

Key:	AC	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MR	METAL KLIP-LOK ROOF	TM	TIMBER FLOORING/DECKING
	AL	ALUMINIUM	DP	DOWN PIPE	FHR	FIRE HOSE REEL	MS	METAL SHEET	TFD	TIMBER FRAMED DOOR
	AFD	ALUMINIUM FRAMED WINDOW	DPS	DOWNPIPE SPREADER	FB	FIRE INDICATOR PANEL	OV	OVEN	TFW	TIMBER FRAMED WINDOW
	AFW	ALUMINIUM FRAMED WINDOW	DR	DRYER	FT	FLOOR TILE	P	PANTRY	TOP	TOP OF FENCE
	BG	BOX GUTTER	DW	DISHWASHER	FW	FLOOR WASTE	PL	PLASTERBOARD	TOW	TOP OF WALL
	BDY	BOUNDARY	EX	EXISTING	GB	GLASS BALUSTRADE	RL	RELATIVE LEVEL	TS	TIMBER SCREEN
	BWK	FACE BRICK	F	FRIDGE	GD	GRATED DRAIN	SK	SKYLIGHT	WC	WATER CLOSET
	CFL	COMPRESSED FIBRE CEMENT CLADDING	FCL	FINISHED CEILING LEVEL	HS	HANDSAL	SL	SLAB LEVEL	WM	WASHING MACHINE
	CONC	CONCRETE	FEL	FIRE EXTINGUISHER	HS	HANDSAL	TA	TACTILE INDICATORS		
	CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL BALUSTRADE	TC	TIMBER CLADDING		

SITE/ ROOF PLAN		LN
INTERNAL ALTERATIONS		By
11 BERESFORD RD, STRATHFIELD		
S4.55 ISSUE		

SCALE	1:200	Project No.	KHO407
	@ ISO A3		
Drawn By	LN	Drawing No.	01
Checked By	CJ	Rev #	A
Date	NOV 21		

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LOT 45  
SP 83492  
926m<sup>2</sup>

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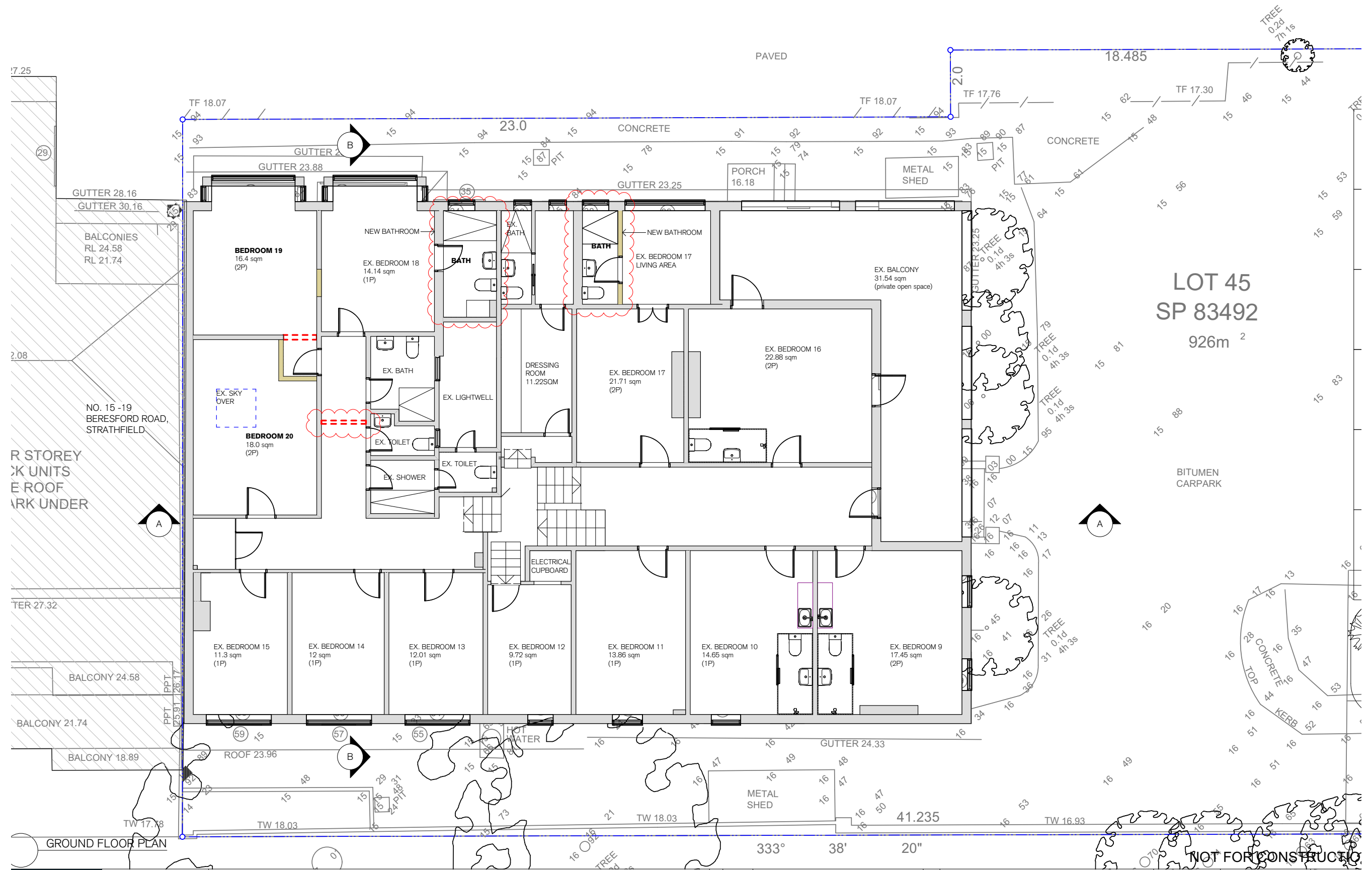
Key:	AC	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MR	METAL KLIP-LOK ROOF	TM	TIMBER FLOORING/DECKING
AL	ALUMINIUM	DR	DOWN PIPE	FHR	FIRE HOSE REEL	MS	METAL SHEET	TFD	TIMBER FRAMED DOOR	
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CPT	CARPET	FFL	FINISHED FLOOR LEVEL	MC	METAL BALUSTRADE	TA	TACTILE INDICATORS			
						TC	TIMBER CLADDING			

GROUND FLOOR PLAN	
INTERNAL ALTERATIONS	
11 BERESFORD RD, STRATHFIELD	
LN	S4.55 ISSUE
By	

SCALE	1:100	Project No.	KHO407
	@ ISO A3	Drawing No.	02
Drawn By	LN	Rev #	A
Checked By	CJ	Date	NOV 21

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<p><b>Christopher Jordan</b> Architecture &amp; Design</p> <p>79 BEATTIE STREET, BALMAIN NSW 2041 NSW REG. ARCHITECT NO. 8057 CHRISTOPHER JORDAN</p> <p>p: (02) 8094 9850 m: 0402 357 698 e: chris@christopherjordan.com.au</p>	<p>Key:</p> <p>AC AIR CONDITIONING UNIT AL ALUMINUM AFD ALUMINUM FRAMED WINDOW AFW ALUMINUM FRAMED WINDOW BG BOX GUTTER BDY BOUNDARY BWK FACE BRICK CFC COMPRESSED FIBRE CEMENT CLADDING CONC CONCRETE CARPET</p> <p>CR CEMENT RENDER DP DOWN PIPE DPS DOWNPIPE SPREADER DR DRYER DW DISHWASHER EX EXISTING F FRIDGE FCL FINISHED CEILING LEVEL FEL FIRE EXTINGUISHER FLL FINISHED FLOOR LEVEL</p> <p>CG CEMENT RENDER DP DOWN PIPE DPS DOWNPIPE SPREADER DR DRYER DW DISHWASHER EX EXISTING F FRIDGE FCL FINISHED CEILING LEVEL FEL FIRE EXTINGUISHER FLL FINISHED FLOOR LEVEL</p> <p>FG FIXED GLASS FHR FIRE HOSE REEL FIP FIRE INDICATOR PANEL FT FLOOR TILE FW FLOOR WASTE GB GLASS BALUSTRADE GD GRATED DRAIN HS HANDRAIL MB METAL BALUSTRADE MC METAL CLADDING</p> <p>MR METAL KLIP-LOK ROOF MS METAL SHEET OV OVEN P PANTRY PB PLASTERBOARD PL PLASTER LEVEL SK SKYLIGHT SL SLAB LEVEL TA TACTILE INDICATORS TC TIMBER CLADDING</p> <p>TM TIMBER FLOORING/DECKING TFD TIMBER FRAMED DOOR TFW TIMBER FRAMED WINDOW TOP TOP OF FENCE TOW TOP OF WALL TSC TIMBER SCREEN WC WATER CLOSET WM WASHING MACHINE</p>	<p>16/11/21</p> <p>16/11/21</p> <p>16/11/21</p>	<p>S4.55 ISSUE</p> <p>S4.55 ISSUE</p> <p>S4.55 ISSUE</p>	<p>LN</p> <p>By</p>	<p>FIRST FLOOR PLAN</p> <p>INTERNAL ALTERATIONS</p> <p>11 BERESFORD RD, STRATHFIELD</p> <p>S4.55 ISSUE</p>	<p>SCALE</p> <p>1:100</p> <p>@ ISO A3</p> <p>Drawn By LN</p> <p>Checked By CJ</p> <p>Date NOV 21</p>	<p>Project No.</p> <p>KHO407</p> <p>Drawing No.</p> <p>03</p> <p>Rev #</p> <p>A</p>
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TO: Strathfield Local Planning Panel Meeting - 6 October 2022  
 REPORT: SLPP – Report No. 29  
 SUBJECT: DA2022.103- 125 COSGROVE ROAD STRATHFIELD SOUTH  
 LOT 2 DP 866977  
 DA NO. DA2022.103

**SUMMARY**

<b>Property:</b>	125 Cosgrove Road STRATHFIELD SOUTH Lot 2 DP 866977 DA2022.103
<b>Proposal:</b>	Use of existing industrial warehouse as a resource recovery facility.
<b>Applicant:</b>	J Taouk
<b>Owner:</b>	Hng Holding P/L
<b>Date of lodgement:</b>	6 June 2022
<b>Notification period:</b>	9 June 2022 to 1 July 2022
<b>Submissions received:</b>	Five (5)
<b>Assessment officer:</b>	P Santos
<b>Estimated cost of works:</b>	\$100,000.00
<b>Zoning:</b>	IN1-General Industrial & RE2-Private Recreation - SLEP 2012
<b>Heritage:</b>	N/A
<b>Flood affected:</b>	Yes
<b>Local Planning Panel Criteria</b>	Designated development and contentious development.
<b>RECOMMENDATION OF OFFICER:</b>	<b>REFUSAL</b>

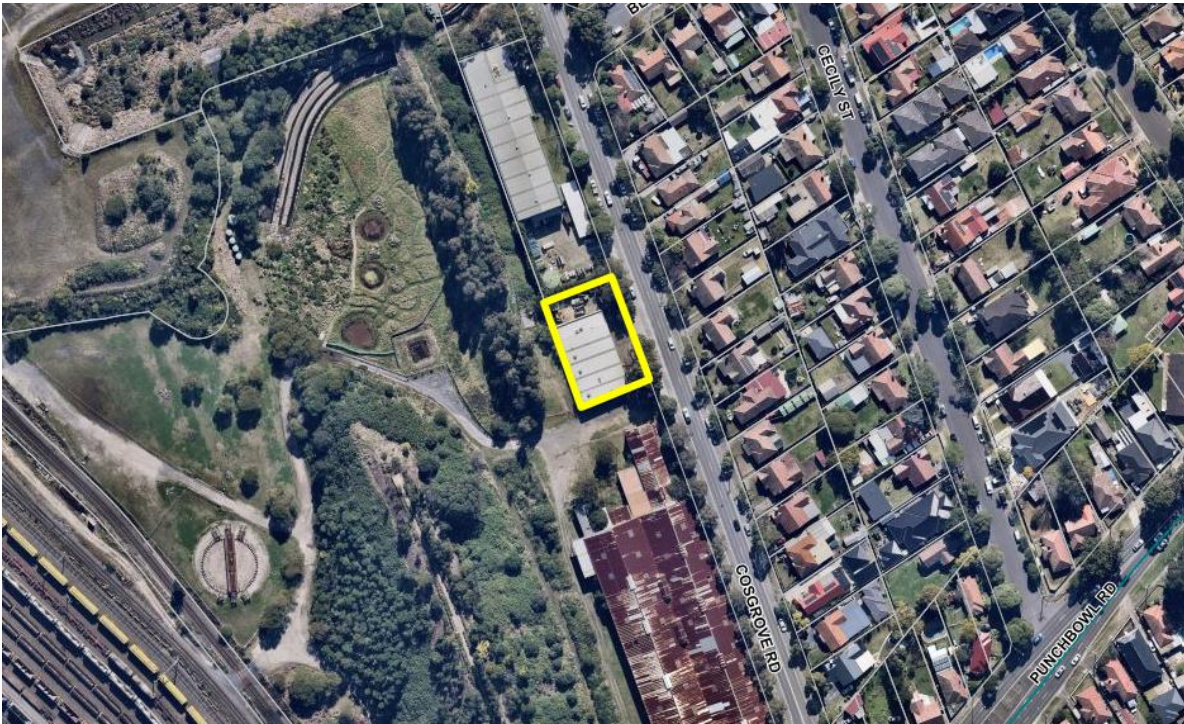


Figure 1. Aerial imagery of the subject site (outlined in yellow) and the immediate locality.

## EXECUTIVE SUMMARY

The application was referred to the Strathfield Local Planning Panel for determination as the proposed development is considered both sensitive development (designated development) and contentious (subject to three or more unresolved submissions).

### Proposal

Development consent is being sought for the use of existing industrial warehouse as a resource recovery facility.

The proposal involves an activity that will utilise the machinery to be installed on the site called Organic Carbonisation System (OCS) where waste is exposed to high pressure (10 bar) and a combustion-free temperature (450 degree Celsius) to produce OCS-Char (carbon pellets)

### Site and Locality

The site is rectangular in shape and has a frontage width of 43.1m to Cosgrove Road, an average depth of 28.2m and a total area of 1,215.42m<sup>2</sup>.

The site is currently occupied by an existing warehouse building. Vehicular access is provided off Cosgrove Road via an existing driveway to a roller door on the front elevation of the building.

The current streetscape is characterised by a mix of industrial development on the western side of the road and low density residential on the eastern side.

## **State Environmental Planning Policy (Transport and Infrastructure) 2021**

The predominant zone of the site – IN1 General Industrial, is a prescribed zone under Section 2.152 of Chapter 2 of the SEPP, which renders the proposal permissible with consent. While the partial zone of the site – RE2 Private Recreation, is not a prescribed zone in this section of the SEPP, Clause 5.3 Development Near Zone Boundaries of the SLEP 2012 permits the development to be carried subject to satisfaction of the clause's provisions. Council considers the provisions of the clause in the SLEP 2012 are satisfied. As such, the proposal is permissible on the site, with consent.

## **Strathfield Local Environmental Plan**

The site is comprised of two zones – predominantly IN1-General Industrial and RE2-Private Recreation under the provisions of Strathfield LEP 2012. The proposed use is not a development permitted in the zones under the LEP. Nevertheless, the SEPP Transport and Infrastructure prevails over the LEP, and contains a provision that permits the use in the IN1 General Industrial zone with consent.

The proposal does not satisfy a relevant objective of the LEP and the flood planning provisions of the plan. This is discussed in more detail in the body of the report.

## **Development Control Plan**

The proposed development does not satisfy the relevant provisions of Strathfield Consolidated DCP 2005. This is discussed in more detail in the body of the report.

## **Notification**

The application was notified in accordance with Council's Community Participation Plan from 9 June 2022 to 1 July 2022, where five submissions were received raising the following concerns:

- Traffic issues
- Air pollution
- Waste Management & Flood Water Issues
- Fire Safety

## **Issues**

- Inadequate documentation supporting a designated development
- Flood planning consideration
- Insufficient documentation proving the development will not have an adverse impact to neighbouring residential properties

## **Conclusion**

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Development Application 2022/103 is recommended for refusal subject to the attached reasons of refusal.

## REPORT IN FULL

### Proposal

Council has received an application seeking development consent for the use of existing industrial warehouse as a resource recovery facility.

The proposal involves an activity that will utilise the machinery to be installed on the site called Organic Carbonisation System (OCS) where waste is exposed to high pressure (10 bar) and a combustion-free temperature (450 degree Celsius) to produce OCS-Char (carbon pellets).

Up to 200kg of waste is to be transported to the premises and typically involve/comprise of the following:

- Food waste
- Car tyres
- Plastic
- Timber
- Paper
- Cupboard

The proposal includes the following operational matters:

- Hours and days of operation: 8.00am to 5.00pm, Monday to Friday
- Staff: 5 at any one time

No external works form part of the proposal.

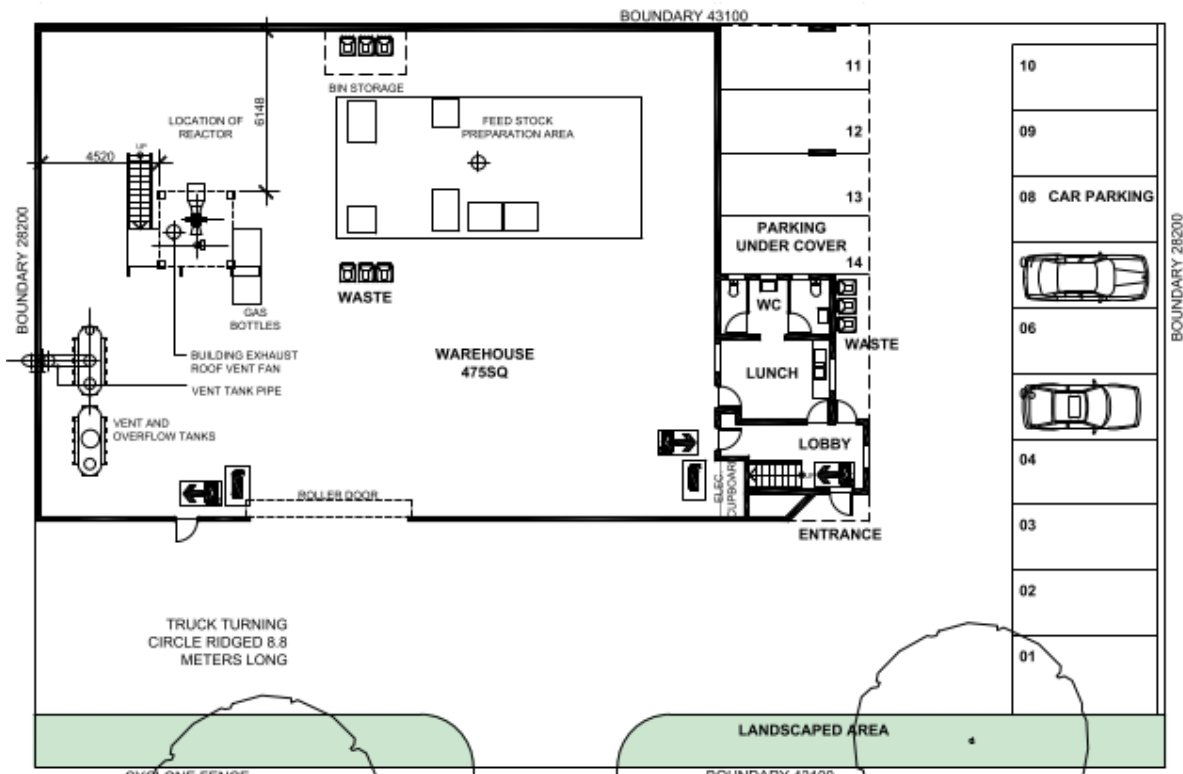


Figure 2. Extract of the ground floor plan.

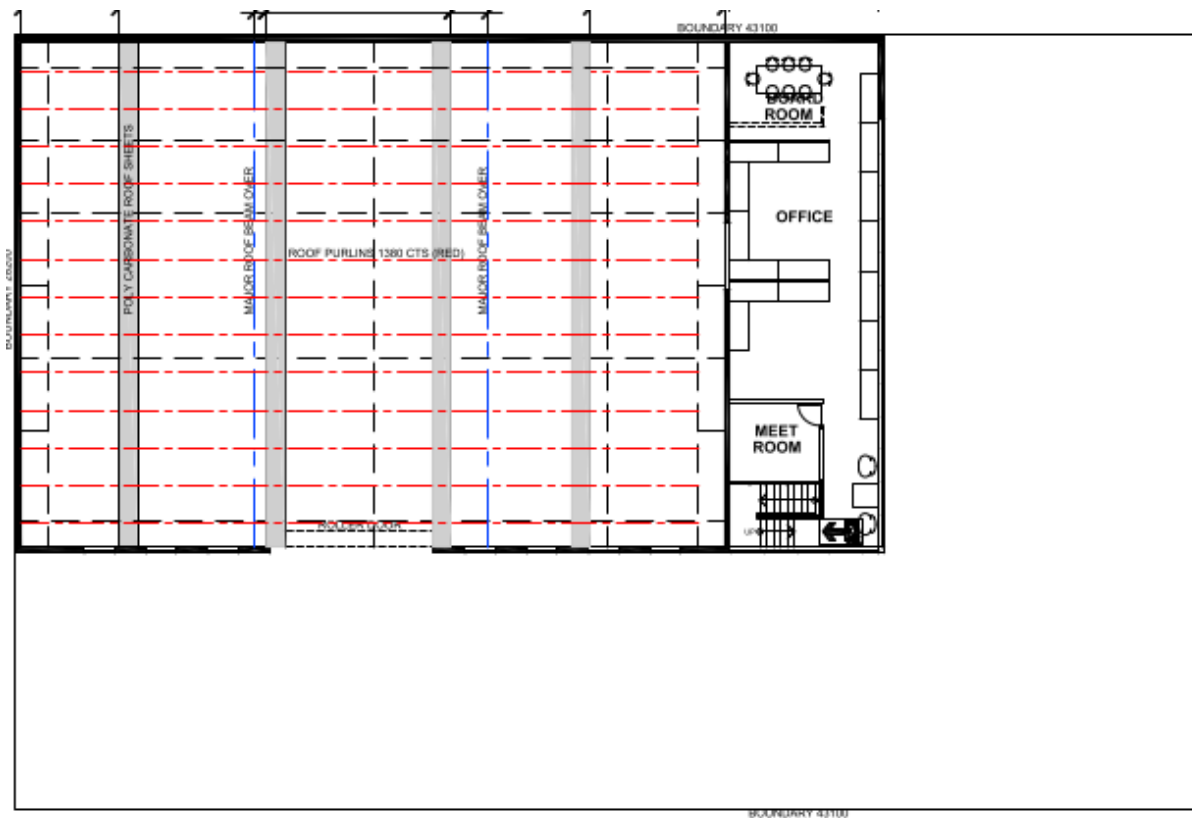


Figure 3. Extract of the first floor plan.

## **Background**

- |              |  |
|--------------|--|
| 6 Jun 2022   | The application was lodged and referred to the relevant external agency for concurrence (CNR-40717) – Department of Planning and Environment.  |
| 9 June 2022  | The application was put on neighbour notification until 1 July 2022. Five submissions were received, including a petition. The particulars of the submissions are discussed in more detail in the public submissions section of this report.   |
| 27 June 2022 | The Department of Planning and Environment's Environment and Heritage Group has provided no objection to the proposal.   |
| 12 July 2022 | An additional information request letter was issued to the applicant via the NSW Planning Portal, raising the following concerns: <ul style="list-style-type: none"> <li>• Traffic Assessment Report</li> <li>• Inadequate information relevant to the intended operation of the facility (i.e. waste volume, hours of operation, transport arrangement, etc)</li> <li>• Waste management plan</li> <li>• Amended plans to illustrate the location of the OCS machine</li> </ul> |

- To address whether the application is a designated development or not

12 July 2022	Inadequate additional information was provided to Council.
18 July 2022	Further additional information was requested, raising inconsistency and inadequacy with and of the provided information.
29 July 2022	Applicant requested an extension of six weeks to provide the requested information. This was declined and a two-week extension was granted by Council's Planner.
16 August 2022	Information was received via the NSW Planning Portal.

### **The Site and Locality**

The subject site is legally described as Lot: 2 DP: 866977 and commonly known as 125 Cosgrove Road, Strathfield South. It is located off the western side of the Cosgrove Road, between the road's intersection with Blanche Street and Punchbowl Road.

The site is rectangular in shape and has a frontage of 43.1m to Cosgrove Road, average depth of 28.2m and a total area of 1,215.42m<sup>2</sup>.

The site is currently occupied by an existing warehouse building. Vehicular access is provided off Cosgrove Road via an existing driveway to a roller door on the front elevation of the building.

The current streetscape is characterised by a mix of industrial development on the western side of the road and low density residential on the eastern side.

A development application for the purpose of a garden centre (Flower Power) with ancillary café, pet shop and fresh produce market is proposed at the neighbouring property - 0 or 127 Cosgrove Road, Strathfield South, abutting the southern and western boundaries of the subject site.



*Figure 4. A closer aerial imagery of the subject site (outlined in yellow) and the immediate locality.*





*Figure 5. Front façade of the existing building on the site.*



*Figure 6. Continuation of the front façade of the existing building on the site, towards the northern end.*



*Figure 7. The subject site (foreground) and the adjoining site to the south, currently containing a dilapidated tarpaulin shed.*



*Figure 8. Existing industrial development/business to the north of the site.*

## Referrals

### INTERNAL

#### Traffic Management

The application was referred to Council's Traffic Engineer, who provided the following comments:

*"I have reviewed the basic information package relating to this application and I am unable to assess the proposed development application..."*

*"A Traffic and Parking Assessment has not been submitted with this development application."*

*"A suitably qualified traffic consultant should be engaged to prepare a Traffic Impact Assessment report to ensure that there are no adverse impacts from the operation of this proposed facility on the surrounding road network."*

*"The report should address the following but not limited to:*

- Proposed hours of operation*
- The number of truck movements to deliver waste and transport the biochar*
- Proposed onsite parking provision*
- Truck manoeuvrability and swept path analysis for compliance with Australian Standards*
- Clarification is required on the maximum number of truck movements per day/week and impact to traffic flows along Cosgrove Road. During the validation period of the OCS, the SEE states that there will be one delivery of organic matter per day and two truck shipments of production per week, however, it is not clear if this remains the same or increases after the validation period*
- Other conditions (if any) imposed by TfNSW"*

The concerns raised by Council's Traffic Engineer was relayed to the applicant via an additional information request letter issued on 12 July 2022.

The applicant responded with a Traffic and Parking Assessment Report provided to Council on 19 August 2022, prepared by Terraffix Pty Ltd with reference # 22055, dated 15 August 2022. The report was referred to Council's Traffic Engineer who provided conditions of consent, including restricting the size of vehicles to undertake deliveries to the site, should the application be recommended for approval.

#### Biodiversity Management

The application was referred to Council's Environmental Projects Officer – Sustainability who provided the following comments:

*"I have some concerns about the lack of information in the Statement of Environmental Effects in relation to the environmental benefits, however, I believe there is no concern of significant detrimental effects to the environment as all works are being undertaken indoors."*

*"Should works be undertaken outside there may be effects to wildlife, however this can be conditioned."*

As mentioned, Council's Environmental Projects Officer – Sustainability has provided special conditions of consent to be imposed should the application be recommended for approval. Despite the conditions to be imposed, insufficient information has been submitted with the application to demonstrate that there will be no adverse impact to the identified biodiversity that exists in the adjacent property at 0 or 127 Cosgrove Road, Strathfield South.

### **Waste Management**

The application was referred to Council's Environmental Health Officer who provided the following comments:

*“...need to provide a proper Waste Management Plan and Architectural Plans indicating how/where they will collect and dispose of their operational/ongoing waste.”*

*“Since it is a commercial/industrial venue, their waste is not collected by Council but they need to have a WMP and written evidence of private licenced waste contractor collecting their waste and recyclables, indicating truck will be able to collect waste onsite, and not from the kerbside.”*

The above concerns raised by Council's Environmental Health Officer can be resolved by imposing relevant conditions of consent.

### **Health Management**

The application was referred to Council's Environmental Health and provided the following comments:

*“The proposal has not stated the amount of waste to be received and processed via the OCS.”*

*“There are no architectural plans to show the location of the flare stack from the OCS reactor, as shown in the functioning of the OCS – additional information supplied by the applicant.”*

*“The applicant has not specifically stated which types of wastes will be accepted to transfer and process into biochar.”*

*“Proposed hours of operation are not stated.”*

*“...the number of truck movements to deliver waste and transport the biochar is not mentioned.”*

*“The effects of odour to neighbouring properties has not been mentioned. The applicant does not state how long delivered waste will be stored before processed in the reactor, in addition the location of stock piling.”*

*“Overall the information provided contains very limited information to support this application.”*

Council's Health Officer concluded that the application cannot be supported due to lack of information.

The concerns raised by Council's Health Officer was relayed to the applicant via an additional information request letter issued on 12 July 2022.

The applicant provided a waste management plan and an amended Statement of Environmental Effects which were referred to Council's Environmental Health team for review and comments. The documents provided to Council were deemed inadequate to support the application. In particular, the following comments have been provided:

*"The updated architectural plans have outlined several ventilation/exhaust outlets to the roof – which was not mentioned previously."*

*"The effects of odour to neighbouring properties has not been mentioned. Therefore a report is required by a suitably qualified person accredited as a Certified Air Quality Professional to determine the quality of air expelled into the atmosphere from the fumes, nitrogen and carbon dioxide produced by the carbonisation and what type of filtration process occurs to ensure low levels of toxicity within the fumes expelled into the atmosphere."*

*"The proposal has not included an acoustic report to determine the types of noise generated (OCS reactor, vehicle/truck movements within the site to load the reactor, vehicle/truck movements in and out of the site, mechanical ventilation)."*

Council's Environmental Health Officer concluded that the application cannot be supported due to the inadequate information provided to Council.

## EXTERNAL

### **Department of Planning and Environment – Environment and Heritage Group ('the Department')**

Pursuant to Chapter 3 Hazardous and Offensive Development of State Environmental Planning Policy (Resilience and Hazards) 2021, the application was referred to the Department, which responded that they do not have any comment on the application.

### **Section 4.10 Designated Development – EP&A Act 1979**

The proposed development is considered to be a designated development in accordance with this section of the EP&A Act. Section 45(4)(e) of Part 2 of Schedule 3 of the EP&A Regulation 2021, stipulates that due to the flood affectation and proposed of the site, the proposal is a designated development and must adhere to the relevant requirements of the EP&A Act. In particular, an Environmental Impact Statement.

As it was not included in the documentation initially provided to Council, Council's Planner requested the applicant to address whether the proposal is a designated development or not in an additional information letter issued on 12 July 2022. The applicant provided an amended Statement of Environmental Effects prepared by Think Planners, dated 15 August 2022, that indicates that the proposal is not a designated development.

Council is not satisfied that the proposal is not a designated development as the site is identified to be within a flood prone area. As such, an EIS is required to be provided to Council to adequately assess the extent of the proposal. Due to the lack of adequate documentation to assess the application, the proposal cannot be supported and as such is recommended for refusal.

### **Section 4.15 Assessment – EP&A Act 1979**

The following is an assessment of the application with regard to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

#### **(1) Matters for consideration – general**

***In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:***

- (a) the provision of:**  
**(i) any environmental planning instrument,**

### **State Environmental Planning Policies**

Compliance with the relevant state environmental planning policies is detailed below:

<b>STATE ENVIRONMENTAL PLANNING POLICY</b>	<b>COMPLIES</b>
State Environmental Planning Policy (Biodiversity and Conservation) 2021 <ul style="list-style-type: none"> <li>Chapter 2 – Vegetation in non-rural areas</li> </ul>	Yes
State Environmental Planning Policy (Resilience and Hazards) 2021 <ul style="list-style-type: none"> <li>Chapter 3 – Hazardous and Offensive Development</li> <li>Chapter 4 – Remediation of land</li> </ul>	No Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021 <ul style="list-style-type: none"> <li>Chapter 2 - Infrastructure</li> </ul>	Yes

### **STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021**

#### **Chapter 2 – Vegetation in non-rural areas**

The intent of this Chapter within the SEPP is related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development does not result in the removal or loss of any trees or vegetation subject to the provision of this SEPP.

The aims and objectives outlined within the SEPP are considered to be satisfied.

### **STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

#### **Chapter 3 – Hazardous and Offensive Development**

Pursuant to Chapter 3 of the SEPP, the application was referred to the Department of Planning and Environment. The details of the referral are in the Referrals section of this report.

The proposed use is assessed against the relevant planning guidelines published by the Department relating to hazardous or offensive development. Furthermore, the proposal has been assessed against the relevant provisions of the SEPP as being a potentially offensive industry.

The application was referred to Council's Environmental Health Team that commented that the inadequate information provided to Council, including the ones provided after the additional information request letter, to ensure that there will be no impact to the adjoining and nearby land uses. Council's Environmental Health Team's comments are detailed in the Referrals section of this report.

Taking the above into consideration, due to lack of information and adequate supporting reports from suitably qualified consultants, it is considered that Council is not satisfied that the proposal will not impact the existing developments in the locality, in particular, the dwelling houses across the road from the site.

#### **Chapter 4 – Remediation of land**

Chapter 4 applies to the land and pursuant to Section 4.15 is a relevant consideration.

The site has been identified as contaminated and a review of the available history of the site indicates that the former use was not a use listed in Table 1 of the contaminated land planning guidelines. Furthermore, it is not a site that is listed within an investigation area and that the proposed use for the purpose of this development application is not for any use identified in Subsection 4.6(4)(c) of this chapter of the SEPP. As such, a preliminary site investigation is not required to be considered by Council to make a determination under this section of the SEPP.

Council is of the view that the proposed use is suitable for the land in its contaminated state.

### **STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021**

#### **Chapter 2 - Infrastructure**

Section 2.153(1) of this chapter of the SEPP provides that the proposal is permitted on the site with consent. It is acknowledged that the site comprises of two zones – IN1 General Industrial and RE2 Private Recreation.

The majority of the site is zoned IN1 General Industrial, which is a prescribed zone for the purpose of the development in Section 2.152 of Chapter 2 of the SEPP. The other zone, RE2 Private Recreation, is not identified to be a prescribed zone. However, Clause 5.3 Development Near Zone Boundaries of the SLEP 2012 is applicable and would allow the proposal in the zone RE2 despite it being a prohibited development, subject to the proposed use satisfying the objectives of both the zones.

It is considered that the proposal satisfies the relevant objectives of both the IN1 and RE2 zones. As such, the provisions of Council's LEP Clause 5.3 Development Near Zone Boundaries are considered satisfied.

#### **Strathfield Local Environmental Plan**

The development site is subject to the Strathfield Local Environmental Plan 2012.

## **Part 2 – Permitted or Prohibited Development**

### Clause 2.1 – Land Use Zones

The subject site is zoned IN1-General Industrial and RE2 - Private Recreation. The proposed use of a resource recovery facility is not a development in either of the zone in the SLEP 2012. However, as previously mentioned, The Transport and Infrastructure SEPP renders the proposed use permissible in the prescribed zones which include IN1 General Industrial. Also, as previously mentioned, Council's LEP under Clause 5.3, allows a development that is prohibited in a zone to be considered if that zone is adjacent to a zone that permits the development.

## **Part 4 – Principal Development Standards**

The proposed development does not trigger an assessment against the relevant principal development standards.

## **Part 5 – Miscellaneous Provisions**

### **Flood Planning**

The subject site has been identified as being at or below the flood planning level. The proposal is to occupy an existing warehouse development and does not involve any new building footprint or hard surface area. However, the proposal would not satisfy the relevant objectives and provisions of the clause as there is inadequate documentation to support that the operations and management of the proposed use will not result to adverse environmental and amenity impact to neighbouring properties and its occupants (including any biodiversity).

It is considered that the proposal is not compatible with the flood function and behaviour on the land and that no regard was given for the appropriate measures to manage potential risk to life in the event of a flood.

## **Part 6 – Additional Local Provisions**

### **Acid Sulfate Soils**

The subject site is identified as having Class 5 Acid Sulfate Soils and located within 500m of a Class 1, 2, 3 or 4 soils. However, due to the nature of the proposed development, no excavation works are proposed and as such, a development consent under this clause is not required.

### **Earthworks**

The proposal does not include any significant excavation or basement works.

### **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



It is considered that the proposed development does not satisfy the aims of the plan stipulated in Clause 1.2, in particular the one below due to the lack of supporting report/documentation that would satisfy council that the proposed use will not result to adverse environmental or amenity impact:

- *(h) to minimise the risk to the community by identifying land subject to flooding and restricting incompatible development*
- (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and**

There are no draft planning instruments that are applicable to this site.

- (iii) any development control plan,**

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal and the relevant objectives and controls contained within Part D – Industrial Development.

#### **PART D – Industrial Development**

##### **Acoustic Amenity and Air Quality**

As per the SCDCP 2005, Council must be satisfied that for new non-residential development/use, the development must not adversely affect the amenity of adjacent residential development in terms of noise, odour, poor air quality, hours of operation and/or service deliveries. As per the referral comments from Council's Environmental Health, no adequate documentation has been provided to Council relating to potential acoustic and air quality issues that may arise due to the operation of the OCR equipment and any emissions. As such, the proposal is not supportable in this regard.

#### **PART H – Waste Management (SCDCP 2005)**

In accordance with Part H of Strathfield CDCP 2005, a waste management plan was submitted with the application. The plan details measure for waste during demolition and construction, and the on-going waste generated by the development during its use. The submitted plan is deemed inadequate but can be resolved by way of a condition of consent to be imposed should the development be supported.

- (iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,**

The requirements of Australian Standard AS2601–1991: *The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development does not involve the demolition of a building.

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

With the site being within the floodplain and the lack of documentation that would have satisfied council whether the proposed use and its operation could be managed effectively in an event of a flood, the proposal is considered to have adverse environmental impact.

**(c) the suitability of the site for the development,**

Due to the site's flood affectation and lack of adequate supporting documentation, the site is considered not suitable for the development.

**(d) any submissions made in accordance with this Act or the regulations,**

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. Five submissions were received raising the following concerns, including a petition.

**1. Traffic Issues**

Concerns were raised regarding potential traffic impact that may arise due to the proposed operation of the development, in particular trucks moving in and out of the site. See relevant comments below:

*"A Traffic and Parking Assessment has not been submitted with this development application."*

*"At peak hour now we have a lot of trouble entering & leaving our own houses, the traffic is all lined up waiting for the traffic lights, I am concerned garbage trucks will be problems entering & leaving the factory unit as in the past the big trucks had to mount the nature strip of our house (even more trouble if we have a car parked outside our house)."*

*"...the driveway width may be inadequate for the vehicles proposed to access the site."*

*"The site appears to be too small to handle the frequency of deliveries proposed to be facilitated on-site."*

*"The proponent has not indicated the size of trucks proposed to access the site and whether these trucks can be wholly contained on-site without overhang onto the road reserve or Cosgrove Road."*

*"The proponent has not prepared swept paths to prove the truck movements sought to be undertaken are in fact feasible and safe."*

As per the referrals section of this report, a Traffic Report was requested from the applicant, which was referred to Council's Traffic Manager who provided conditions of consent to be imposed should the application be supported, including the restriction on types of vehicles.

**2. Air Pollution**

Concerns were raised regarding the potential air pollution that may arise from the proposed activities to be undertaken on the site. See the following relevant comments from the submission received by Council during the notification period:

*"There is no mention of how they intend to have appropriate filters installed to ensure there is no pollution to the residents across the street."*

*"...the testing of plastic can be toxic and should be at a far distance from residents. There are many children and infants that live across the street and these chemicals and smells can cause a serious impact to their health."*

*“...how much chemicals will be airborne, what danger to our health, as there are the neighbours children playing in their own yards...”*

*“Notations on the accompanying drawings indicate that organic waste will be offloaded from the trucks and then tipped directly into the inlet hopper associated with the OCS with bins moved to the bin washdown area located at the front of the building.”*

*“Additional analysis should be undertaken to ensure that the use does not result in offensive odour.”*

*“...the air quality from the processing of organic waste and associated plant operation should not adversely affect air quality or result in smells to surrounding properties.”*

*“The desired project will drastically increase pollution levels as well as noise levels which will have serious negative effects on people’s health and living conditions within the area.”*

*“The proposal seeks development consent for the handling of putrescible organic waste which has the potential emit unpleasant odours and chemicals into the atmosphere.”*

The same sentiments were expressed by Council’s Environmental Health Officer who concluded that no adequate documentation has been provided to Council to warrant their support. Details of the comments of Council’s Environmental Health Officer are detailed in the assessment section of this report.

### 3. **Waste Management and Flood Water Issues**

Concerns were raised regarding waste management and how the operations of the development may potentially be impacted of the site’s flood affectation. See comments below extracted from the submissions.

*“NSW Ports is concerned at the prospect of waste accumulating on-site and subsequently exacerbating the odour and amenity impacts discussed...”*

*“The proposed should prepare a Waste Management Plan to ensure the odour and amenity impacts discussed...”*

*“In heavy rain any contaminants that gets washed away in the rainwater in street goes in street goes into the canal in Cosgrove Road and that goes into Cooks River...”*

The proposal has been identified as a designated development due to the nature of the proposal and the flood affectation of the site. No Environmental Impact Statement was prepared and as such, Council cannot support the proposal due to inadequate information that the proposed use will not result to contaminants/polluted by-products be washed away in an event of flooding.

### 4. **Fire Safety**

Concerns were raised regarding fire safety due to the nature of the operation of the site, in particular the equipment to be installed on the site – the OCS reactor, and how it operates. See comments below extracted from the submissions.

*“The OCS operates by heating the raw solid food up to a temperature of 450 degrees and then cooling it down.”*

*“Further information should be submitted to outline fire safety fire safety procedures associated with the OCS use and to ensure the safety of adjoining properties...”*

*“NSW Ports is concerned that without proper mitigations, a fire event on-site could spread.”*

Should the proposal be recommended for approval, a condition would have been imposed to ensure that the building would satisfy BCA.

**(e) the public interest.**

The proposed development is of a scale and character that does not conflict with the public interest.

**Local Infrastructure Contributions**

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

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

**STRATHFIELD INDIRECT SECTION 7.12 CONTRIBUTIONS PLAN**

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

Based on the Cost of Works of \$ 100,000.00 and in accordance with Council’s s7.12 Indirect Contributions Plan, should the development be supported, no contribution is required to be levied.

**Conclusion**

The application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, the provisions of the SLEP 2012 and SCDCP 2005.

Following detailed assessment it is considered that Development Application No. 2022/103 should be refused in accordance with the outlined refusal reasons.



Signed:

**P Santos**  
**Senior Planner**

**Date: 12 September 2022**

- I confirm that I have determined the abovementioned development application with the delegations assigned to my position.
- I have reviewed the details of this development application and I also certify that Section 7.11/7.12 Contributions are not applicable to this development.

Report and recommendations have been peer reviewed by;



Signed:

**L Gibson**  
**Senior Planner**

**Date: 16 September 2022**

That Development Application No. DA2022.103 for use of existing industrial warehouse as a resource recovery facility at 125 Cosgrove Road STRATHFIELD SOUTH be **REFUSED**, for the following reasons:

## **REFUSAL REASONS**

Under Section 4.16(1)(b) of the Environmental Planning and Assessment (EP&A Act, 1979, this consent is REFUSED for the following reason;

### **1. Refusal Reason – Environmental Planning Instrument**

Pursuant to Section 4.15 (1)(a)(i) of the [Environmental Planning and Assessment Act 1979](#), the proposed development does not comply with the relevant environmental planning instruments in terms of the following:

- (a) The proposal fails to satisfy the objectives of the State Environmental Planning Policy (Resilience and Hazards) 2021 – particularly Section 3.1(e) which seeks for the consent authority to have sufficient information to consider whether the development is hazardous or offensive and to enable the imposition of relevant conditions to minimise any adverse impact.
- (b) The proposal fails to satisfy the aims of the Strathfield Local Environmental Plan 2012 ('SLEP 2012') – particularly Clause 1.2(2)(h), which seeks to minimise the risk to the community by identifying land subject to flooding and restricting incompatible development.

- (c) The proposal fails to satisfy the objectives of Clause 5.21 Flood Planning of the SLEP 2012 – particularly Clause (1)(a), (b) and (c) which seek the following:
  - i. Minimise the flood risk to life
  - ii. Allow compatible development
  - iii. Avoid adverse or cumulative impacts on the environment
- (d) The proposal fails to satisfy the provisions of Clause 5.21 Flood Planning of the SLEP 2012 due to the lack of supporting documentation that would satisfy council whether the proposal is a compatible land use on the site that would not result to adverse environmental and amenity impact to neighbouring properties and stakeholders.

## 2. Refusal Reason - Development Control Plan

Pursuant to Section 4.15 (1)(a)(iii) of the [Environmental Planning and Assessment Act 1979](#), the proposed development does not comply with the following sections of the Strathfield Consolidated Development Control Plan 2005 in terms of the following:

- (a) The proposal fails to satisfy the objective of Clause 2.14 Air, Noise and Water Pollution due to the inadequate documentation supporting the proposal that would have enabled council to properly assess any potential air and noise pollution.

## 3. Refusal Reason – Impacts on the Environment

Pursuant to Section 4.15 (1)(b) of the [Environmental Planning and Assessment Act 1979](#), the proposed development is likely to have an adverse impact on the following aspects of the environment:

- (a) Natural environment – the site is within the floodplain and there is no adequate information that would have satisfied council whether the proposed use and its operation could be managed effectively in an event of a flood, the proposal is considered to have adverse environmental impact.

## 4. Refusal Reason – Suitability of Site

Pursuant to Section 4.15 (1)(c) of the [Environmental Planning and Assessment Act 1979](#), the site is not considered suitable for the proposed development for the following reasons:

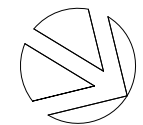
- (a) Due to the site's flood affectation and lack of adequate supporting documentation regarding how the operation of the site will be managed in an event of a flood, the site is considered not suitable for the development.

## 5. Refusal Reason – Public Interest

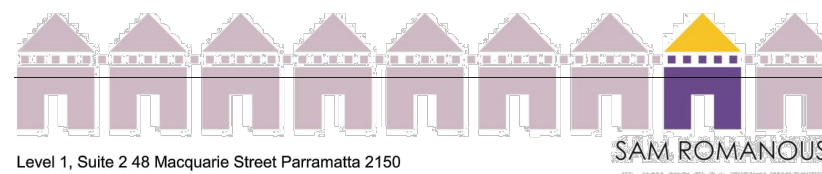
Pursuant to Section 4.15 (1)(e) of the [Environmental Planning and Assessment Act 1979](#), the proposed development is not considered to be in the public interest as it poses potential risks to the environment and life.

## ATTACHMENTS

1. [↓](#) DA2022.103-125 Cosgrove Rd STRATHFIELD SOUTH-Architectural Plans
2. [↓](#) DA2022.103-125 Cosgrove Rd STRATHFIELD SOUTH-Landscape Plan



B	9Mar21	Roof framing shown on plans and section
A	1 SEP20	ISSUED TO CLIENT



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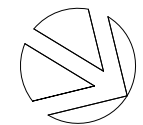
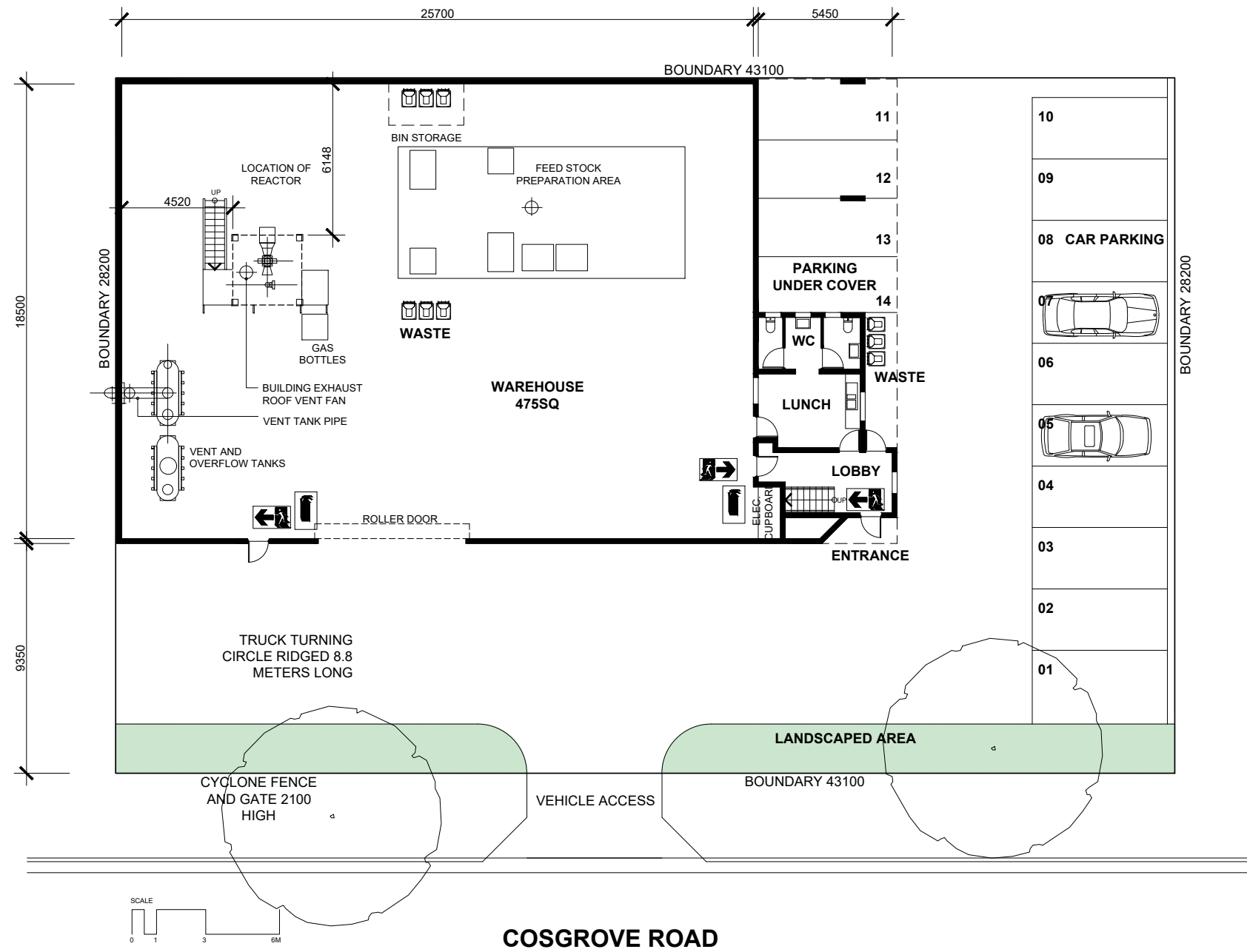
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DRAWING TITLE:  
**SITE ANALYSIS**

CLIENT:  
**JOSEPH TAOUK**

Date \_\_\_\_\_ Project No. **SK00**





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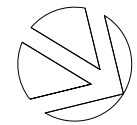
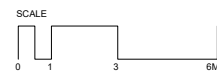
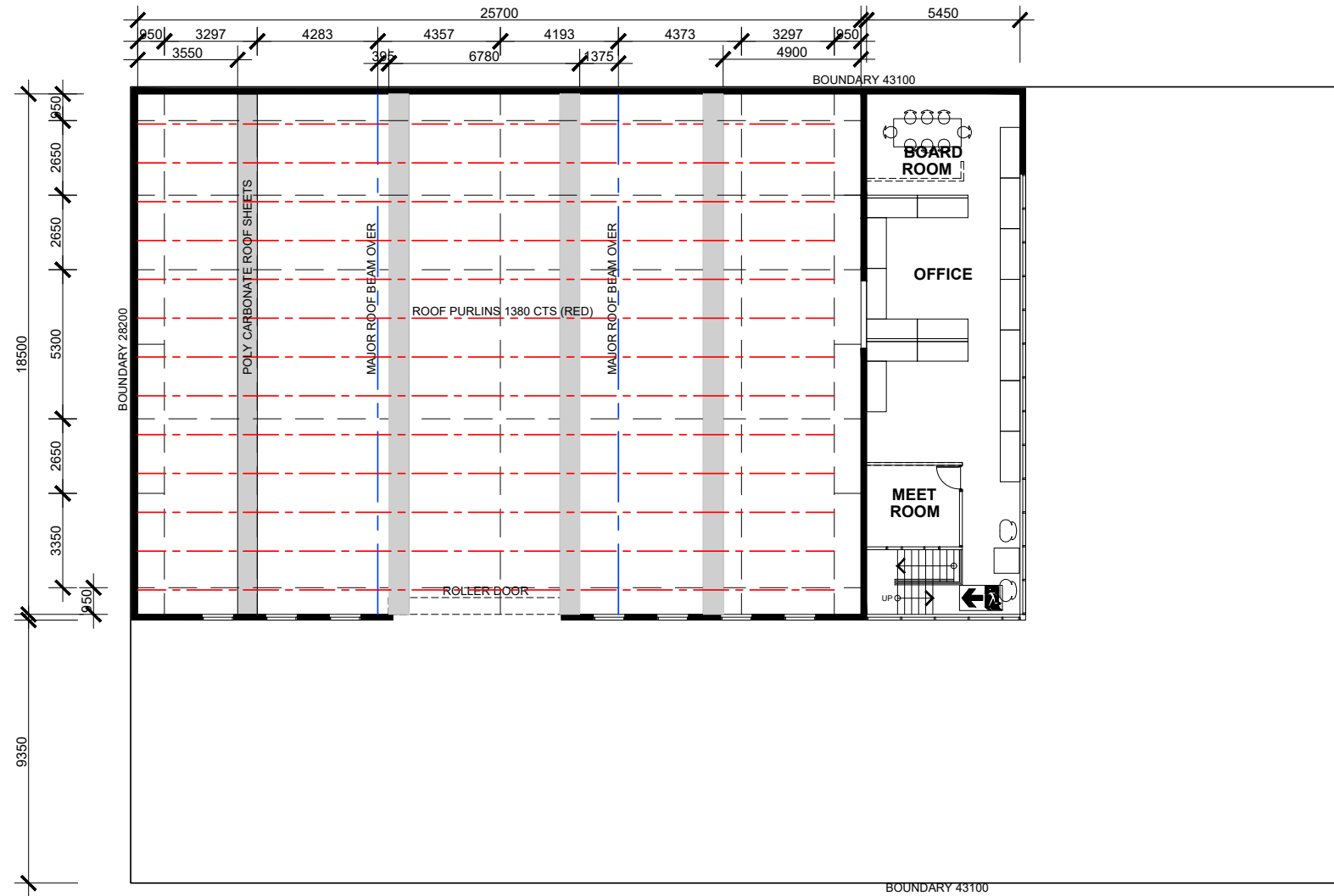
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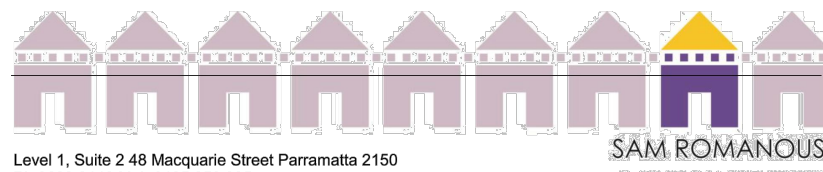
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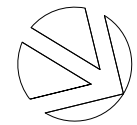
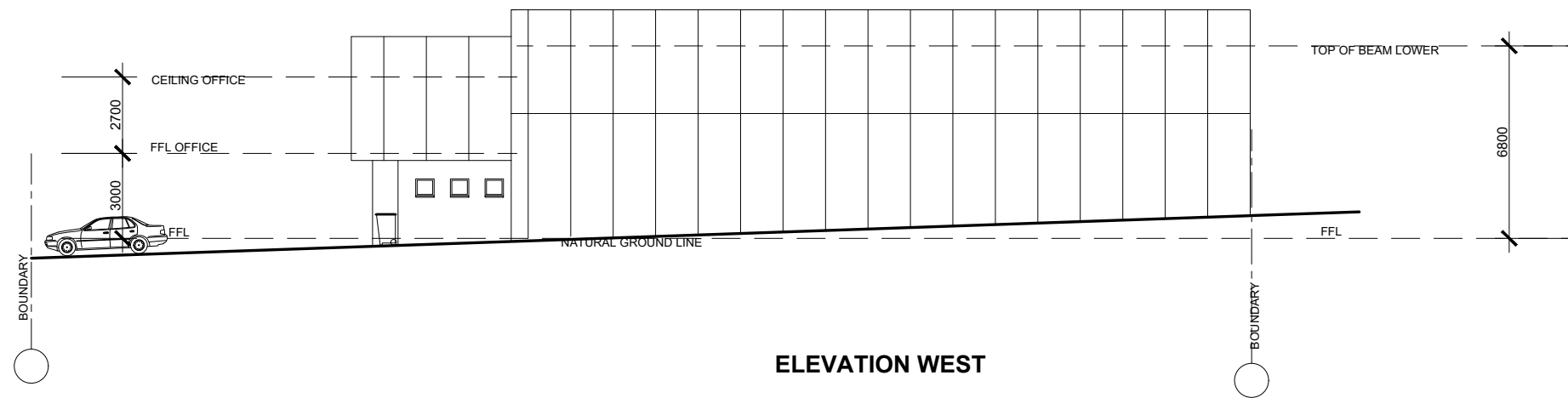
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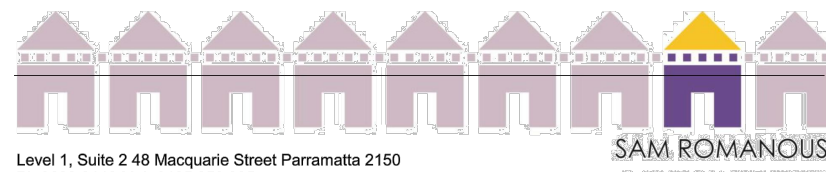
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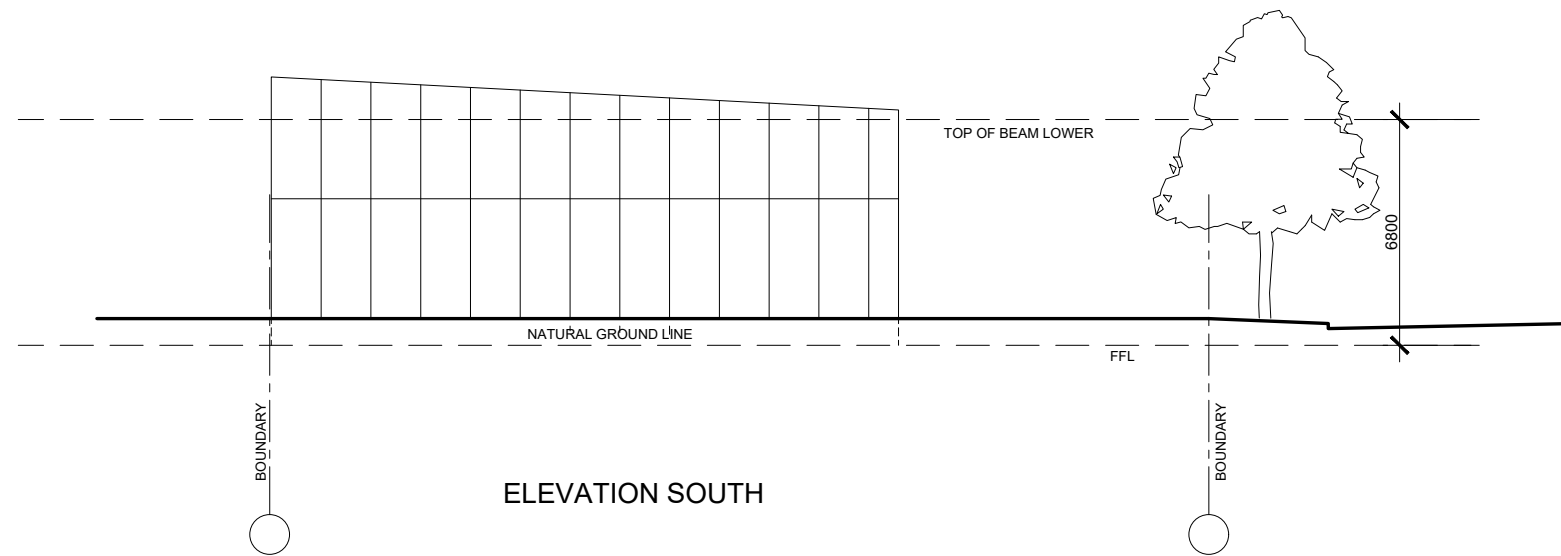
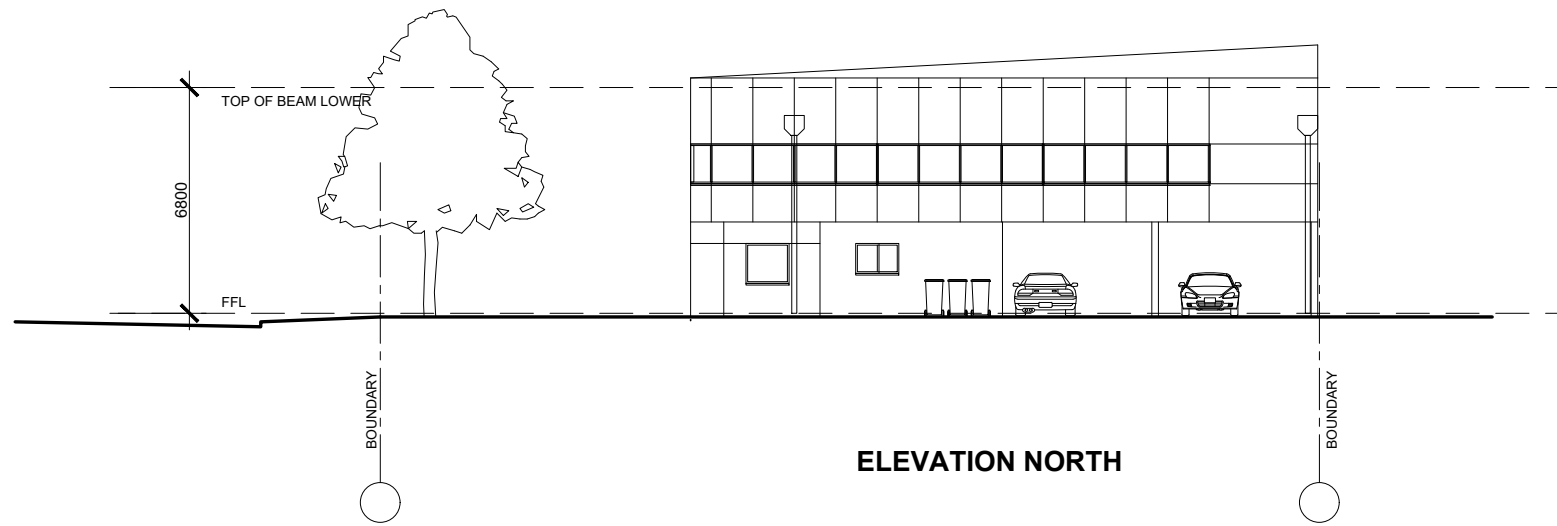
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**DRAWING TITLE:**  
**PLAN UPPER**

**CLIENT:**  
**JOSEPH TAOUK**

Date \_\_\_\_\_ Project No. **21002**



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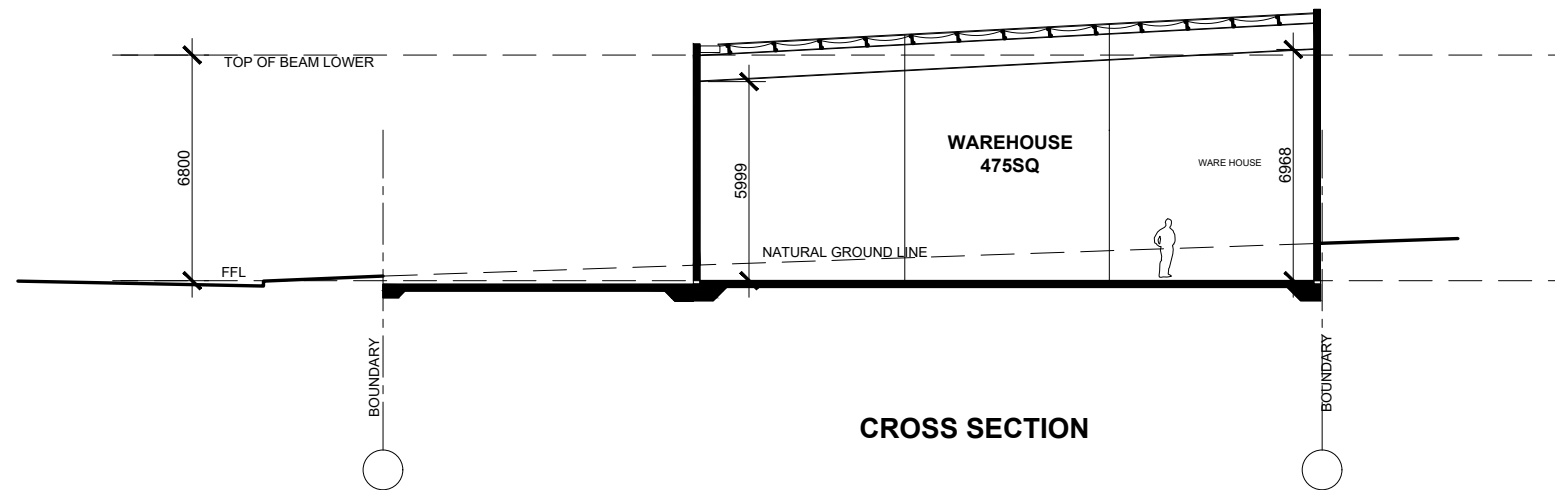
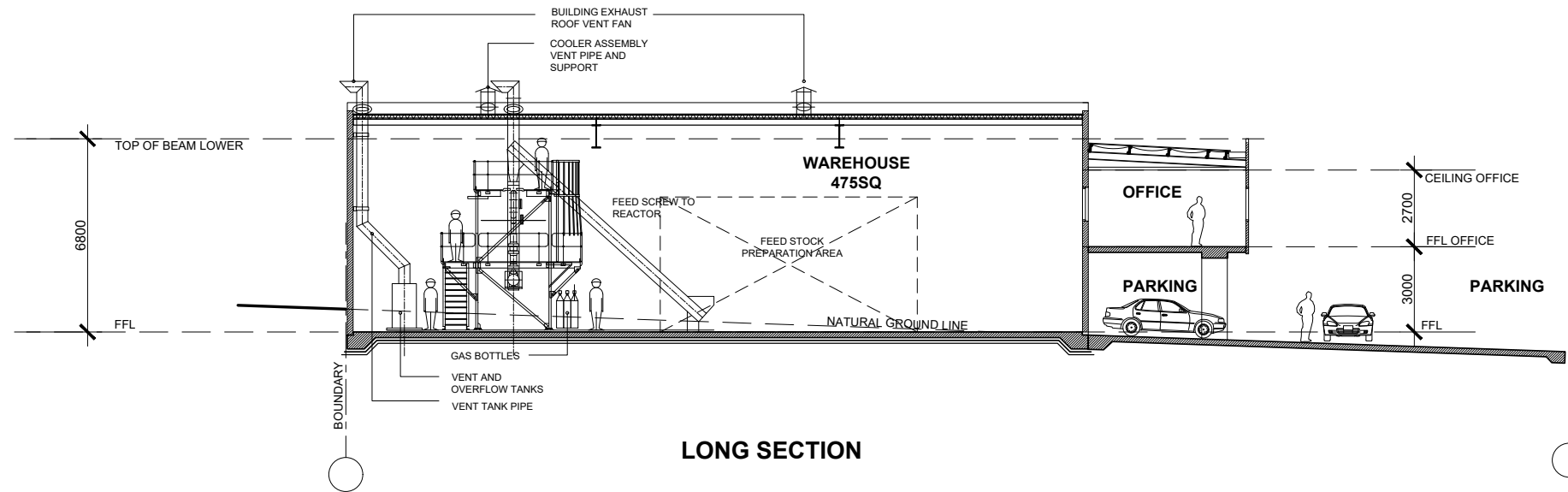
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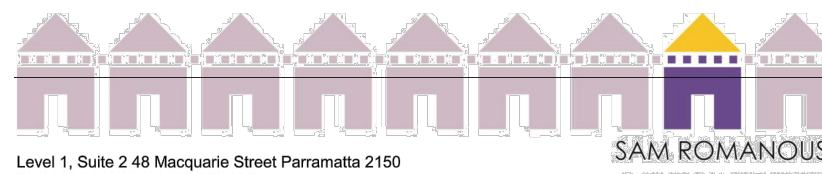
PROJECT DESCRIPTION:  
**EXISTING WAREHOUSE**

PROJECT ADDRESS:  
**125 COSGROVE ROAD  
 STRATHFIELD NSW**

DRAWING TITLE: <b>ELEVATIONS</b>	
CLIENT: <b>JOSEPH TAOUK</b>	
Date	Project No. <b>2021-0004</b>



B	9Mar21	Roof framing shown on plans and section
A	1 SEP20	ISSUED TO CLIENT

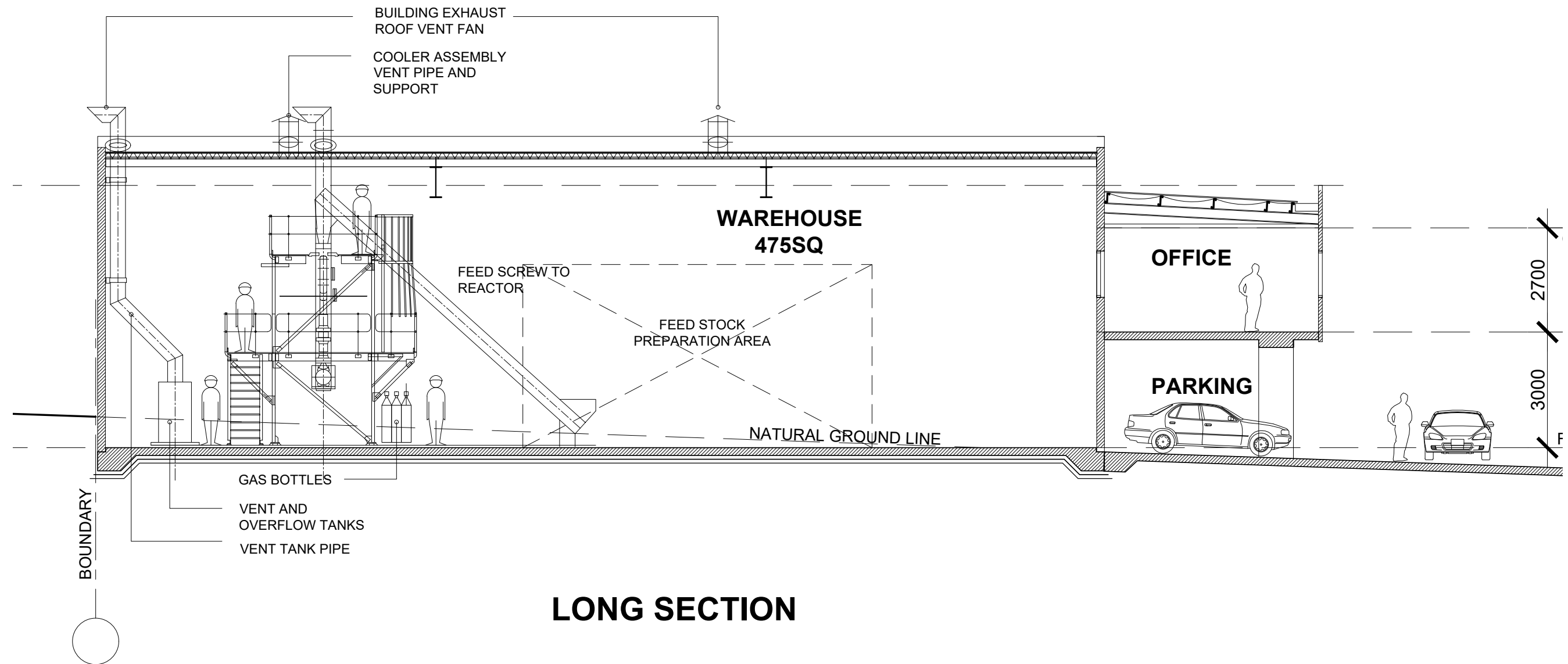


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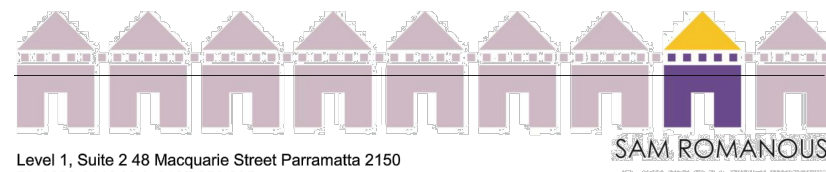
PROJECT DESCRIPTION:  
**EXISTING WAREHOUSE**  
  
PROJECT ADDRESS:  
**125 COSGROVE ROAD**  
**STRATHFIELD NSW**

DRAWING TITLE:  
**SECTIONS**  
CLIENT:  
**JOSEPH TAOUK**  
Date \_\_\_\_\_ Project No. **2102**



**LONG SECTION**

B	9Mar21	Roof framing shown on plans and section
A	1 SEP20	ISSUED TO CLIENT



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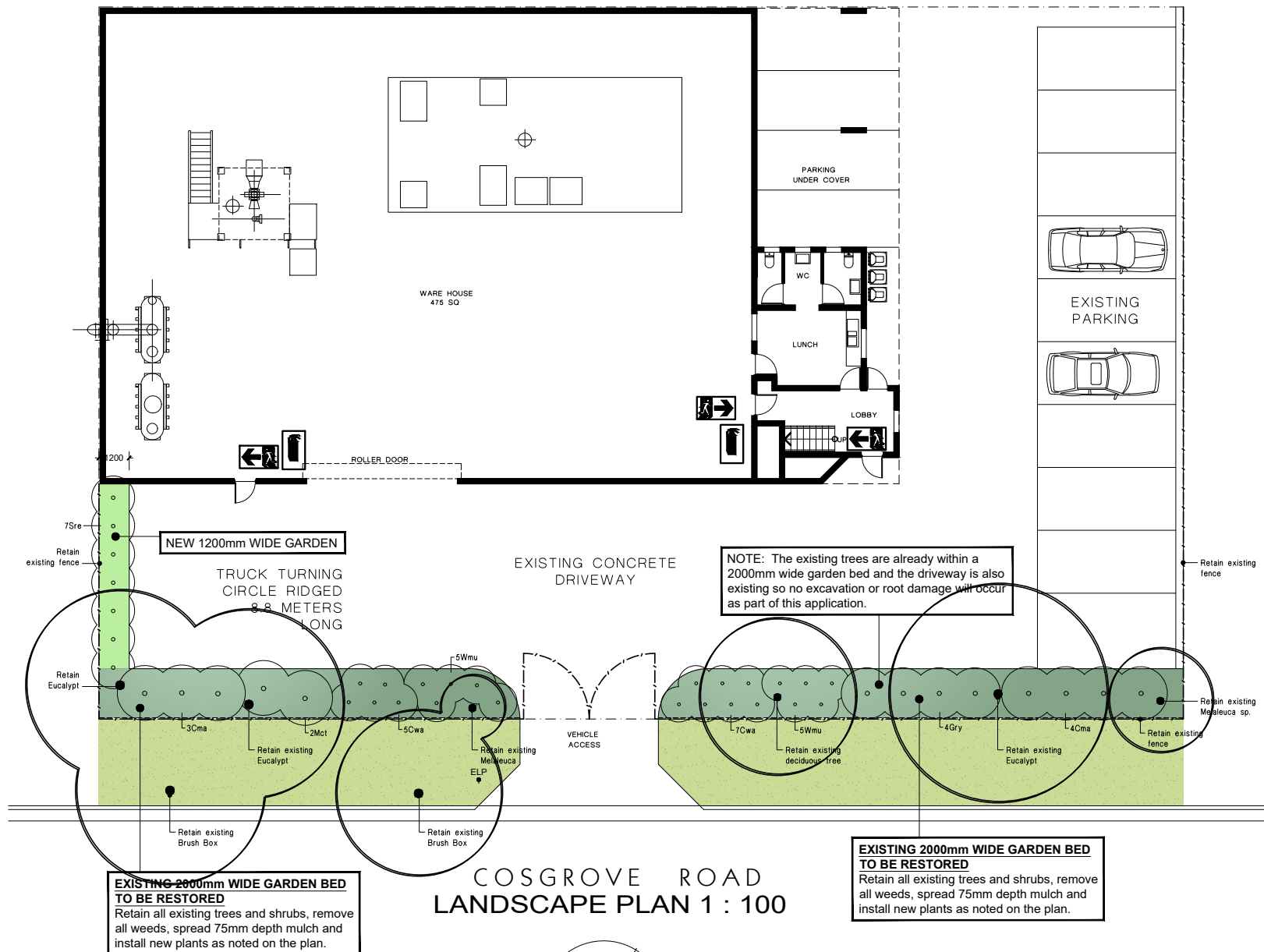
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**EXISTING WAREHOUSE**

**PROJECT ADDRESS:**  
**125 COSGROVE ROAD**  
**DELFIELD NSW**

**DRAWING TITLE:**  
**SECTIONS**

**CLIENT:**  
**JOSEPH TAOUK**

Date \_\_\_\_\_ Project No. **SK05**

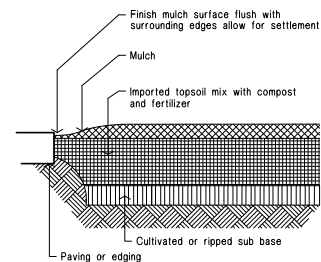
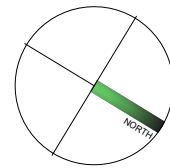


**LEGEND**

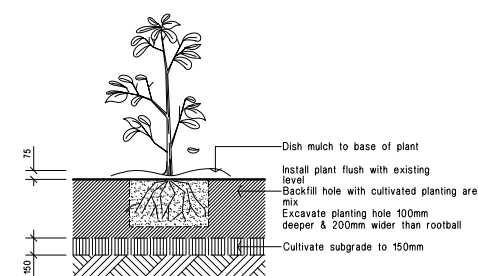
- existing turf
  - existing trees to be retained
  - NEW GARDEN BED**  
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable i.e. No clay). Install 75mm depth of selected mulch.
  - EXISTING GARDEN BED TO BE RESTORED**  
Retain all existing trees and shrubs, remove all weeds, spread 75mm depth mulch and install new plants as noted on the plan. Fill plants to be planted in individually hand dug holes to minimize root damage to existing trees.
- maintenance:**  
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fall during this period are to be replaced at no additional cost.
- fencing:**  
For all fencing types and materials refer to the Architects plans.

**PLANT SCHEDULE**

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
<b>Shrubs</b>				
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	12	5 litre	-
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)	7	5 litre	-
Gry	Grevillea Rhyolitica 'Deua Flame' (Grevillea - 1.5m)	4	5 litre	-
Mct	Melaueca 'Claret Tops' (Paperbark - 1.2m)	2	5 litre	-
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)	7	5 litre	-
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)	10	5 litre	-



**Ground preparation**  
Planting area using imported topsoil  
Detail. Not To Scale.



**Planting in garden beds**  
Detail. Not To Scale.

DATE AMENDMENT ISSUE



Project: **EXISTING WAREHOUSE**  
No. 125 Cosgrove Road,  
**BELFIELD**

Client:  
Mr Joseph TAOUK

Drawing Title:  
**LANDSCAPE PLAN**

Issue: DA date: 15/08/22 Issue no: A  
file name: c:\ drawing No:  
drawn: HK scale: 1:100 @ A1  
checked: RF project No: 4798a L-01

TO: Strathfield Local Planning Panel Meeting - 6 October 2022  
 REPORT: SLPP – Report No. 30  
 SUBJECT: DA2021.272- 74-76 MARLBOROUGH ROAD HOMEBUSH WEST  
 LOT: 3 DP: 1261802  
 DA NO. DA2021.272

**SUMMARY**

<b>Property:</b>	74-76 Marlborough Road HOMEBUSH WEST Lot: 3 DP: 1261802 DA2021.272
<b>Proposal:</b>	Removal of identified trees/vegetation, demolition of all existing structures, construction of a part 4, part 6 storey residential flat building with a total of 47 residential units over two basement levels containing 92 car parking spaces.
<b>Applicant:</b>	A George
<b>Owner:</b>	Skyton Holdings No. 5 Pty Ltd
<b>Date of lodgement:</b>	20 October 2021
<b>Notification period:</b>	27 October – 3 December 2021
<b>Submissions received:</b>	80
<b>Assessment officer:</b>	J Gillies
<b>Estimated cost of works:</b>	\$14,084,226.00
<b>Zoning:</b>	R3-Medium Density Residential / PART SP2-Infrastructure - SLEP 2012
<b>Heritage:</b>	No
<b>Flood affected:</b>	No
<b>Is a Clause 4.6 Variation Proposed:</b>	Yes, 78.6% variation to Clause 4.3 Height of Buildings (SLEP 2012)
<b>Referral to SLPP</b>	Development type and variation to development standard > than 10%
<b>RECOMMENDATION OF OFFICER:</b>	<b>REFUSED</b>





**Figure1 – Locality Plan (Site shown in yellow)**

## EXECUTIVE SUMMARY

### Proposal

Development consent is being sought for the removal of identified trees/vegetation, demolition of all existing structures, construction of a part 4 and part 6 storey residential flat building with a total of 47 residential units over two basement levels containing 92 car parking spaces.

### Site and Locality

The site is identified as 74-76 Marlborough Road HOMEBUSH WEST and has a legal description of Lot: 3 DP: 1261802. The site is a irregular shaped parcel of land 5,419.9m<sup>2</sup> in area and is located on the eastern side of Marlborough Road near Courallie Avenue.

### Strathfield Local Environmental Plan

The site is zoned part R3-Medium Density Residential and part SP2-Infrastructure under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal incorporates a variation to *Clause 4.3 Height of Buildings* and a Clause 4.6 request has been submitted addressing the variation.

### Development Control Plan

The proposed development generally satisfies the provisions of Strathfield Consolidated DCP 2005. This is discussed in more detail in the body of the report.

## Notification

The application was notified in accordance with Council's Community Participation Plan from 27 October 2021 – 3 December 2021, where 80 submissions were received raising various issues. This is discussed in more detail in the body of the report.

## Issues

Clause 4.6 Request, SEPP 65 and ADG Compliance, and Integrated Development - General Terms of Approval from Water NSW.

## Conclusion

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act 1979, Development Application 2021/272 is recommended for refusal as stated in the attached reasons for refusal.

## REPORT IN FULL

### Proposal

Council has received an application seeking development consent for the removal of identified trees/vegetation, demolition of all existing structures, construction of a part 4, part 6 storey residential flat building with a total of 47 residential units and 92 car parking spaces over two basement levels.

More specifically, the proposal incorporates the following:

#### Basement level 1:

- 30 residential parking spaces including 3 disabled spaces,
- 10 visitor parking spaces,
- Bulky waste items storage,
- Waste and recycling room,
- 1 electric vehicle charging station,
- 1 carwash bay
- Storage cages,
- 2 lifts and fire stairs, and
- Various infrastructure rooms (pumps, etc).

#### Basement level 2:

- 52 residential parking spaces including 5 disabled spaces,
- 2 lifts and fire stairs, storage cages and bicycle racks.

#### Ground floor and above (residential):

- 47 Residential units with the following mix:
- 1 bed – 5 (11%),
- 2 bed – 37 (79%),
- 3 bed – 5 (11%)

#### Communal open space and landscaping:

- A rooftop communal terrace (438.6m<sup>2</sup>), and
- Ground floor landscaped areas within the front, side and rear setbacks including 1,412.7m<sup>2</sup> deep soil landscaped area.

Other external works:

- Basement ramp and driveway crossover at Courallie Avenue,
- Bin collection and bulk items zone and loading bay, and
- Pedestrian entry path.

Figure's 2 and 3 below are depictions of the proposed development provided by the applicant's architect.



**Figure 2 – Aerial view of the proposed development**



**Figure 3 – Aerial view of the proposed development**

## **Background**

20 October 2021	The Development Application (DA) was lodged with Council.
26 October 2021	Council's Planner undertook a site visit.
27 October 2021	The DA was neighbor notified. A total of 80 submissions were received regarding the proposed development.
8 December 2021	The Application was considered by Council's Design Review Panel (DRP), with minutes from the meeting issued to Council 3 weeks later.
1 February 2022	<p>An additional information request letter was issued to the applicant. The letter raised the following issues for the applicant to address:</p> <ul style="list-style-type: none"><li>• Council is not supportive of the development as proposed. For reasons outlined by the DRP and due to the height variation.</li><li>• The proposed development does not incorporate an appropriate mix of dwelling types.</li><li>• Pedestrian connectivity should be improved as part of the proposed development.</li><li>• Additional traffic impact discussion is required to be submitted by the Applicant.</li><li>• Improvements to on-site waste management and storage infrastructure is required.</li><li>• Water NSW have requested a Stop The Clock be applied to the Proposal due to a lack of information relating to the proposal, in particular regarding the basement and associated excavation. A revised Geotechnical report would be required.</li></ul>
27 April 2022	The Applicant submitted revised Architectural Drawings, an updated SEE and updated Clause 4.6 Variation Request in response to Council's letter from 1/2/22. The Applicant advised Council they believed the Water NSW requirements could be conditions of consent.
13 May 2022	The revised plans were placed on Council's on-line DA tracker (Masterview) and all submitters were advised via letter of the revised plans.
18 July 2022	<p>Council's Planner undertook a second site visit to better understand the submissions / objections and applicant's revised design.</p> <p>The applicant was again advised that the requirements of Water NSW must be addressed and that the following was outstanding:</p> <ul style="list-style-type: none"><li>• Amended SEPP65 Design Statement,</li><li>• BASIX Statement,</li><li>• Amended Swept Paths,</li><li>• Amended Traffic Report,</li><li>• Amended Landscape Plans.</li></ul>

At the time of writing, the applicant had not submitted a Geotechnical Report for consideration by Water NSW. Water NSW had advised Council that a 21 day time frame would be required for referral comments to be provided and this was relayed to the Applicant.

## The Site and Locality

The subject site is legally described as Lot: 3 DP: 1261802 and commonly known as 74-76 Marlborough Road, HOMEBUSH WEST. The site is an irregular shaped parcel of land 5,419.9m<sup>2</sup> in area and is located on the eastern side of Marlborough Road near Courallie Avenue and immediately north of the T1 and T2 Rail Lines.

The site has an irregular boundary, with the southern end of the site area incorporating part of the east-west orientated section of Courallie Avenue. It is noted that Courallie Avenue runs in an east west direction but also extends northwards to the west of the site.

The section of Courallie Avenue is zoned SP2 Infrastructure and the remainder of the site zoned R3 Medium Density Residential. As addressed under the assessment of the proposal against SLEP 2012, the portion of the site zoned R3 is 3,833.3m<sup>2</sup> and has been used for calculating compliance with floor space ratio (FSR), landscaped area and other development standards.

The western boundary adjoins existing residential flat buildings (RFB) at 80-82 Courallie Avenue and 81-86 Courallie Avenue. The northern boundary adjoins an existing RFB at 66-72 Marlborough Road. At the north western corner, the site also adjoins existing development at 76-78 Courallie Avenue.

The subject allotment incorporates a cut-out at the north eastern corner where the pool and communal open space for 66-72 Marlborough Road is located. The applicant has provided a useful depiction of the surrounding built form which is shown in Figure 4 below.



**Figure 4 – Applicants site analysis plan**

To the east the site adjoins Marlborough Road which extends over the T1 and T2 rail lines located on the southern side of Courallie Avenue.

The subject site itself is dominated by a bitumen car park with a single storey office style structure towards the northern boundary and another storage like structure towards the eastern boundary, both are in a dilapidated state. A number of trees are also present across the site, with the more mature ones being located along the northern and eastern boundary, as well as in the verge along Courallie Avenue which as outlined above technically forms part of the subject site.

The other dominant feature of the site are the large overhead powerlines that extend from the south eastern corner of the site to the west generally along the alignment of the northern verge of Courallie Avenue.

The site generally slopes from the eastern boundary down to the western boundary. Currently, there a number of retaining walls accommodating a crossfall of 2.94m.

Vehicular access is provided to the site via an existing driveway from Courallie Avenue. In the location of the subject site, Courallie Avenue incorporates a narrow footpath and some mature trees. As Courallie Avenue heads east, it heads underneath the Marlborough Road overpass and connects with the Marlborough Road slip road where left out is the only manoeuvre allowed, as well as left in from Marlborough Road. The footpath heads up a berm to the Marlborough Road overpass.

Figures 5 – 16 below provide site photos of the subject site and adjoining land uses.



**Figure 5 – The subject site as viewed from the Marlborough Road overpass**



**Figure 6 – Adjoining development to the west at 81-86 Courallie Avenue**



**Figure 7 – Adjoining development to the west at 80-82 Courallie Avenue**



**Figure 8 – Adjoining development to the north at 66-72 Marlborough Road**



**Figure 9 – On the left of the photo is the rear of the main structure at the site and on the right is adjoining development at 76-78 Courallie Avenue and 66-72 Marlborough Road**





**Figure 10 – Adjoining development at 66-72 Marlborough Road**



**Figure 11 – The ancillary storage like structure near the eastern boundary of the site**



**Figure 12 – The south eastern corner of the site where the transmission line is located**



**Figure 13 – The Courallie Avenue portion of the site with Marlborough Road overpass in the background**



**Figure 14 – The T1 and T2 rail lines located immediately south of the site**



**Figure 15 – Looking east towards the site across the front setback of the adjoining development at 81-86 Courallie Avenue**



**Figure 16 – Street view along Marlborough Road with the pool area of the development at 66-72 Marlborough Road on the right of the photo**

## INTERNAL REFERRALS

### Waste Management Comments

The Application was referred to Council's Environmental Health Team who provided the following comments in relation to waste management:

1. *Onsite collection must occur from loading bay located in the ground level as determined by the submitted Waste Management Plan.*
2. *The Waste Management Plan and Architectural Plans must be amended to indicate a loading bay area on the ground floor, preferably adjacent to ground floor "Bulk Items Store" at the entry of the site from Courallie Avenue. The WMP must indicate onsite at-grade collection of waste, with waste servicing and collection arrangements clearly depicted and annotated on Architectural Plans. The site must be designed to allow collection vehicles to enter and exit the property in a forward direction with minimal need for reversing and to be operated with adequate clearances, indicating adequate turning circles, as per vehicle dimensions below (from Appendix D, PART H of Strathfield Consolidated Development Control Plan 2018 - Waste Minimisation and Management Plan).*
3. *The amended WMP must also indicate how other types of waste will be managed (i.e. chemical / hazardous waste (i.e. cleaning chemicals, paints, light globes, batteries, e-waste, printing cartridges, sharps, etc.) will be disposed and collected.*
4. *No waste storage areas can be visible from the street and should be located in the basement (including bulky items storage, which is currently shown in the front setback). Noting the oversupply of parking spaces, additional bulky storage space can be accommodated in the basement.*
5. *The waste storage area shall be large enough to accommodate the proposed number of bins at a minimum rate of 1.1m<sup>2</sup> per 240L bin and 2.03m<sup>2</sup> per 660L bin, and located in an area to suitably facilitate servicing on waste collection day.*
6. *The layout of the waste and recycling storage room must allow easy unobstructed access to all bins (stacked bin arrangements are not acceptable) and allow the bins to be easily removed for servicing purposes.*
7. *Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities.*

8. *A caretaker or individual(s) shall be nominated as being responsible for transferring the bins to the collection point and back into the waste storage room/area.*
9. *The above should be reflected in a revised WMP and Plan of Management and submitted as part of the revised Application.*

The Applicant was provided with the above referral comments and the following is noted regarding their response and revised design:

- A revised WMP was not submitted. This is essential for confirming compliance with points 2, 3, 5, 6, 7, 8 and 9.
- The amended design addresses requirement 1 however turning paths have not been provided to demonstrate that collection vehicles can enter and exit in a forward direction.
- Waste storage areas will not be visible from the street, only the waste collection area will be.

### **Traffic Engineer Comments**

The Application was referred to Council's Traffic Engineer who provided the following comments:

#### *1. On-site car parking provision*

*The proposed residential development is providing a total number of 92 parking spaces (including accessible and visitor spaces) and therefore satisfies the minimum car parking requirements stated in Strathfield Development Control Plan 2005.*

*One car wash bay has been provided by the proposed residential development on basement level 1, which meets the statutory requirement.*

#### *2. Bicycle Parking Provision;*

*The proposed residential development is providing a total number of 12 bicycle spaces (including resident and visitor spaces) and therefore satisfies the minimum bicycle parking requirements stated in Strathfield Development Control Plan 2005.*

#### *3. Vehicle traffic generation*

*Comment - Applying typical in/out split, the proposed residential development is expected to generate a total number of 29 trips in the morning peak hour and 23 trips in the evening peak hour.*

#### *4. Future Traffic Volumes,*

*The additional trips generated by the proposed residential development have minimum impact on the intersection of Parramatta Rd and Courallie Ave performance in both AM and PM peak periods. The right turn into Parramatta Road has a poor LoS. The remaining turn movements are acceptable.*

*The LoS, AVD and DS of each intersection would not be noticeably affected by the addition of development traffic.*

*This traffic generation post-development appears to be moderate.*

5. *On-site parking layout*

*In comparing the previous basement layout with the current Issue F, there were no overall changes to the aisle widths and parking space dimensions. This is satisfactory.*

6. *Ramp Grades*

*Driveway Ramp Section 1 & 2 on Architectural plans 2534 Drawing No. 21 show internal driveway ramp grades of 1 in 8 or 12% for transitions, and 1 in 4 or 25% for max grades. These grades are considered satisfactory.*

7. *Waste Collection*

*The development proposed at-grade shared waste collection on Courallie Ave for 20 X660ltr Bins.*

*Council Waste Collection Policy typically requires 10m rear loader to service this type of development. With this regards, the swept paths should demonstrate compliance with the following requirements:*

- *10m rear loader accessible – turning circle 18m kerb to kerb*
- *Length of standing area 10m*
- *3.6m height clearance*
- *Gradient of ramps maximum 1 in 5 or 20%*

8. *Car Share*

*No details have been provided with regards to the car share arrangement. The written evidence from a car share provider confirming an in principle agreement with the proposed car share scheme should be a condition of a development consent;*

Council's Traffic Engineer provided general support for the application and recommended conditions of consent, should approval be granted.

However, the garbage truck swept paths were identified as an outstanding requirement. This could be conditioned, but it is not preferable.

**Environmental Health Comments (Contamination)**

The application was referred to Council's Environmental Health Team who outlined the following in relation to contamination:

*I have some concerns about the proximity to the contaminated land site at 81 Courallie Avenue Homebush West as the Geotech report does not discuss potential for contamination at the site and the proposal is to construct basement level car parking.*

*I believe these can be conditioned at pre construction stage or prior to final design stage (prior to the endorsement of a construction certificate).*

### Environmental Health Comments (Acoustics)

The Application was referred to Council's Environmental Health Team who outlined the following in relation to noise impacts on the proposed development and adjoining development:

*The acoustic assessment generally provide appropriate mitigation measures against noise impacts generated from the surrounding site, namely noise and vibration impact from the railway corridor despite having assessed against one reading of freight train.*

*Identified neighbouring residential site R1-R4 should have adequate acoustic protection against the new proposed development based on the assumption that acoustic measures were complied with due to the close proximity onto railway corridor towards the south.*

*It was noted that the assessment was conducted against an earlier revision of the proposed design, as such, prior to issuing of Construction Certificate, a revised acoustic assessment must be submitted to ensure compliance.*

*It was noted that the mechanical plant noise assessment not assessed at this stage due to lack of information. Prior to issuing of OC, a compliance acoustic report should be issued to assess the noise impact generated from the plant equipment.*

Council's Environmental Health Officer provided recommended conditions of consent, should the Application be supported.

### Tree Management Comments

The Application was referred to Council's Tree Management Officer who provided the following comments:

**Tree 1:** *Could be located on neighbouring and / or road reserve. Part of vegetative screen along Courallie Avenue. (See photos). If removed will be a loss of vegetation and require replacement as part any approved landscape works.*

**Tree 2.3/2, 4:** *Part of vegetative screen along Courallie Avenue. (See photos). If removed will be a loss of vegetation and require replacement as part of any approved landscape works.*

**Tree 5,6,7,8,9,14,15:** *Existing trees and shrubs that impacted by any proposed redevelopment of the site. They are not significant specimens and could be easily removed and replaced as part of future landscape works.*

**Trees 10,11,12,13,16:** *to be retained with setbacks and retention conditions provided in provided the above report. The above report needs to address the property allotment detail for their retention. At present it just has "Neighbouring Property Specimen" .*

Noting the above, standard tree retention and removal requirements would be included in a notice of determination, should approval be recommended. However, a special condition would require revision to the Arborist Report and submission to Council to address the identified concerns for Trees 10, 11, 12, 13, 16.

## Stormwater Management Comments

The Application was referred to Council's Development Control Engineer who outlined the following in relation to stormwater management:

*I have reviewed the stormwater drainage plan issue A project no. 2896-DA drawing no. SW010, SW020, SW030 and SW040 dated 13.09.2021 and the stormwater quality management plan rev A dated September 2021 prepared by Mance Arraj.*

*I have made an assessment based on the topography of the site and the proposed stormwater system. Site falls to rear but natural fall to the side (Courallie Avenue) has enabled compliant design submission.*

*Concept plan indicates all impervious areas drain into below ground OSD tank. Proposed basement drains into pump holding tank by gravity means via grated trench drain. Rising main connects to the OSD tank. The site discharges to Council drainage system in Courallie Avenue via extended trunk drainage pipe under kerb and gutter by gravity means. WSUD principles have been incorporated into design and Council requirements have been met. From engineering perspective, concept plan is feasible.*

## EXTERNAL REFERRALS

### AUSGRID

The Application was referred to Ausgrid due to the presence of the overhead powerlines running across the southern extent of the site.

Ausgrid provided their consent for the proposed development, subject to the implementation of their General Terms of Approval as part of the conditions of consent.

The above comments were provided in relation to the original Architectural Drawings submitted with the Application. The revised design increases the height of the building at the southern extent near to the powerlines. Notwithstanding, the GTA's provided by Ausgrid are not impacted by the amended design and remain relevant.

### Sydney Trains

The Application was referred to Sydney Trains in accordance with Sections 2.98 and 2.99 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

Sydney Trains provided their consent for the proposed development, subject to the implementation of their General Terms of Approval as part of the conditions of consent.

### Water NSW

The Application was referred to Water NSW as integrated development under Section 4.46 of the EP&A Act. Water NSW provided the following comments:



*WaterNSW requests that the consent authority stop-the-clock for this development and arrange for the applicant to provide the following information to enable assessment of the application:*

1. *Confirmation that the structures below the predicted highest groundwater table are waterproof (tanked basement) and dewatering management program is designed considering the Minimum requirements for building site groundwater investigations and reporting.  
Note: Department of Planning, Industry & Environment (DPIE) require the perimeter walls and floor of the basement being constructed using 'tanked' (waterproof) construction method.*
2. *Volume of water to be extracted annually*
3. *Duration of the water take for dewatering*
4. *Method of measuring the water take and recording*
5. *Provide documents updated with the above information*
6. *If a tanked basement design is not possible, DPIE will require additional modelled data to support a hydro-geological review and assessment of the alternative drained basement design.*

*The Geotech report will need to be updated accordingly. For details of the additional data requirements for DPIE to assess drained basement scenarios, please refer to Table 1 Modelling Inputs in the attachment.*

The Applicant had access to the above referral via the NSW Planning Portal and the comments were reiterated in Council's RFI from 1 February 2022.

The Applicant did not provide a formal response to the referral requirements as part of their revised design. Council requested comment from the Applicant on the above via email and the following response was provided by the Applicant:

*It has been our experience that Water NSW only attends to applications that have been approved before they issue a Notice of Requirements to the Applicant.*

*This can be a Condition of a Development Consent.*

In August, the Applicant was urged to address Water NSW'S requirements, and at this point the Applicant acted on obtaining geotechnical studies. At time of writing, the Applicant had not submitted a geotechnical report to Council.

It is noted that the Application was referred to Water NSW in accordance with Section 4.46 of the EP&A Act, being Integrated Development. As per the requirements of Section 4.46, Council cannot grant consent to the subject Application without General Terms of Approval from Water NSW.

### **Design Review Panel**

The Application was referred to Council's Design Review Panel who provided the following comments:

#### **1 Preface**

- i. *Due to the situation with Covid-19, the subject site was inspected separately by panel members prior to the meeting. Site photos taken by the assessing officer along with Google maps/street view and general knowledge of the area have also been relied on.*

## **2 Key Issues and Recommendations**

- i. The Panel does not support the proposed development in its current form, for the reasons set out in this report.*

## **3 Site Context**

- i. The site adjoins Marlborough Road to the south-east with Homebush Bay Drive located beyond. To the south-west it also adjoins Courallie Avenue with the Main Western Railway located immediately beyond. Both aspects are hostile environments.*
- ii. To the north and north-east, the site adjoins 3-4 storey apartment buildings and to the north-west, a 6 storey apartment building is currently under construction.*
- iii. The site is partially zoned SP2 with a transmission tower located in the southern portion of the site with an easement for electricity purposes including suspended high voltage cables, approximately 21m wide stretching from Courallie Avenue to the front building line. It is noted that no development including significant landscaping is permitted within the easement.*
- iv. The proposal achieves compliance with the maximum FSR for the site. As no part of the building can be located within the aforementioned easement, it has resulted in all GFA being located within the unburdened part of the site resulting in a non-compliant building height. Council's assessment officer advised that Council is generally supportive of the building height non-compliance due to site constraints and absence of unreasonable impact on neighbouring developments.*

## **4 Design Response to Site Constraints**

- i. As noted above, the site is exposed to heavy traffic noise and air pollution along two boundaries, as well as airborne humming noise from the overhead HV transmission cables.*
- ii. The Panel notes that all elevations and finishes are very similar, rather than responding to the different contexts and orientations of the site.*
- iii. The applicant should provide details to Council of proposed acoustic attenuation measures and how traffic related pollution exposure will be managed. The Panel also recommends that the applicant provide a detailed report that demonstrates compliance with part 4J of the ADG and the cross-referenced Infrastructure SEPP.*

## **5 Redesign**

- i. A number of possible modifications to improve the amenity and outlook from the apartments were discussed at the meeting including:*
  - The elevations fronting the hostile environments along Marlborough Road and Courallie Avenue could be made more solid with street facing apartments reconfigured to position non-habitable, access and service functions along the road frontages to assist in mitigation of acoustic and air-pollution impacts.*
  - The two southern apartments on each level in closest proximity to the tower could be relocated. This could potentially be through an additional level. The Panel acknowledges that this will result in further building height non-compliance however this may be contextually appropriate when a 6 storey apartment building to the north-west (under construction) and the orientation of the site are taken into consideration. Any additional overshadowing would fall within the subject site and across the road reserves of Marlborough Road and Courallie Avenue.*

- *Any additional part-storeys should be located on the southern parts of the proposal, and act as a defensive element/barrier protective of a lower element to the north containing a roof top terrace (refer discussion below).*
  - *The north-eastern corner of the proposal is setback 9m from the boundary. This setback could be reduced and apartments relocated to this corner away from the transmission tower. As the adjoining site contains a swimming pool opposite this corner, a decreased setback would likely be acceptable in terms of impacts on the adjoining residential flat building.*
  - *The proposal contains re-entrant recesses/corners and does not take advantage of the minimum 9m side setbacks. The floor plans should be rationalised ensuring space is used more efficiently by redistributing GFA.*
- ii. *The Panel recommends that 3D modelling be undertaken to establish a built form proposal that responds to the hostile site constraints whilst ensuring a building that also responds appropriately to the surrounding built context.*
  - iii. *The building could alternatively be designed as two interlocking, “L shaped” elements wrapped around the central circulation core. The southern “L” could wrap around the south-eastern corner with service and non-habitable areas located along the street facing facades. This element would be taller than the north-western “L”, and would also facilitate an increase the number of apartments facing north. The “L”s could be articulated to allow natural light into the common access corridors.*
  - iv. *This alternative arrangement is likely to demonstrate that by relocating apartments away from the southern corner and the transmission tower, design quality and residential amenity would be markedly improved, with the impacts of further increase in building height and decreased setbacks considered to be manageable/acceptable.*

## **6 Communal Open Space**

- i. *The proposal complies with the required level of deep soil however as it is located within the easement containing overhead wires, canopy trees or other substantial plantings, shade structures and BBQ facilities etc. commonly provided in a communal open space are not permitted. The deep soil area therefore presents as an inactive area in the foreground to Courallie Avenue and the railway line behind. This condition further supports the recommendation to locate service and non-habitable areas along the street facades, thereby orientating the outlook from living areas towards the north, north-west and north-east. Locating the driveway under the building would also create a more compact form and improve the deep soil provision. The carpark appears inefficient and when re-laid out with the L shaped built form concept above, could be made more efficient, and possibly accommodating of the driveway under the building.*
- ii. *Communal open space is provided within the side setbacks and is in close proximity to the private open space to the ground floor apartments, which will create visual and acoustic privacy impacts. It is further noted that (apart from a few dispersed benches), very little in terms of useable facilities is provided for residents.*
- iii. *The Panel recommends that a roof top terrace is on the northern side of the building to provide better resident amenity. By locating a communal terrace on the north side, better solar access is created. Rooftop communal space must be setback from the edges to avoid any overlooking of the adjoining developments.*

### **7 Internal Planning**

- i. *As per the ADG, a maximum of 8 apartments per circulation core per level is recommended. The proposal is non-complaint with up to 11 apartments proposed off the single circulation core per level. Reducing the floor plate size compensated for by additional levels would address this issue.*
- ii. *A number of apartments have inefficient, long internal corridors. The Panel recommends that these corridors are rationalised to maximise the useable area of apartments.*

Following receipt of the Design Review Panel comments, the Applicant revised the design. Their cover letter addresses the proposed changes. Of note, was the change from a 5 storey building to a part 6 and part 4 storey building.

### **Section 4.15 Assessment – EP&A Act 1979**

The following is an assessment of the application with regard to Section 4.15 (1) of the Environmental Planning and Assessment Act 1979.

#### **(1) Matters for consideration – general**

***In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:***

- (a) ***the provision of:***
  - (i) ***any environmental planning instrument,***

### **State Environmental Planning Policies**

Compliance with the relevant state environmental planning policies is detailed below:

<b>STATE ENVIRONMENTAL PLANNING POLICY</b>	<b>COMPLIES</b>
State Environmental Planning Policy (Biodiversity and Conservation) 2021 <ul style="list-style-type: none"> <li>• Chapter 2 – Vegetation in non-rural areas</li> <li>• Chapter 10 – Sydney Harbour Catchment</li> </ul>	Yes Yes
State Environmental Planning Policy (Building Sustainability Index BASIX) 2004	Yes
State Environmental Planning Policy (Resilience and Hazards) 2021 <ul style="list-style-type: none"> <li>• Chapter 4 – Remediation of land</li> </ul>	No, to be conditioned
State Environmental Planning Policy (Transport and Infrastructure) 2021 <ul style="list-style-type: none"> <li>• Chapter 2 - Infrastructure</li> </ul>	Yes

### **STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021**

#### **Chapter 2 – Vegetation in non-rural areas**

The intent of this Chapter within the SEPP is related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposal was referred to Council's Tree Management Officer who outlined specific conditions to be imposed with any development consent in order to ensure the protection of a number of significant trees located near the boundaries of the subject site.

Further, no objection was raised to the removal of a number of trees on the site subject to replacement planting. Relevant consent conditions will be imposed.

The aims and objectives outlined within the SEPP are considered to be satisfied.

## **Chapter 10 – Sydney harbour Catchment**

All stormwater from the proposed development as modified can be treated in accordance with Council's Stormwater Management Code and would satisfy the relevant planning principles of Chapter 10 - Sydney Harbour Catchment.

### **STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004**

A BASIX Certificate has been issued for the proposed development and the commitments required by the BASIX Certificate have been satisfied.

### **STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

#### **Chapter 4 – Remediation of land**

Chapter 4 applies to the land and pursuant to Section 4.15 is a relevant consideration.

The Applicant submitted a Geotechnical Report (not a contamination report) that did not identify any contamination at the site. Council's Environmental Health Team outlined that although the Geotechnical Report did not identify any contaminants at the site, known contaminants exist west of the site at 81-86 Courallie Avenue.

Accordingly, Council's Environmental Health Team has provided recommended conditions of consent for additional site investigations prior to the issue of a construction certificate, to confirm the proposed development is suitable from a contamination perspective.

The objectives outlined within Chapter 4 of the SEPP are considered to be satisfied.

### **STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021**

#### **Chapter 2 - Infrastructure**

The subject site adjoins a rail line and the proposed development incorporates penetration of ground to a depth of at least 2m below ground level (existing). Accordingly, the Application was referred to Sydney Trains in accordance with Sections 2.98 and 2.99 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

Sydney Trains provided their consent for the proposed development, subject to the implementation of their General Terms of Approval as part of the conditions of consent.

The subject site also features an overhead powerline and in accordance with Section 2.48 of the SEPP, was referred to AUSGRID for concurrence. Ausgrid provided their consent for the proposed development, subject to the implementation of their General Terms of Approval as part of the conditions of consent.

As noted above, the referral comments were provided in relation to the original Architectural Drawings submitted with the Application. The revised design increases the height of the building at the southern extent near to the powerlines. Notwithstanding, the GTA's provided by Ausgrid are not impacted by the amended design and remain relevant.

**STATE ENVIRONMENTAL PLANNING POLICY No 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT**

The proposed development is subject to the provisions of SEPP No 65, which aims to improve the quality of residential flat design in NSW.

In determining a development application for consent to carry out development for the purposes of a RFB, the consent authority must consider the following:

- (a) the advice (if any) obtained from the design review panel, and
- (b) the design quality of the development when evaluated in accordance with the design quality principles, and
- (c) the Apartment Design Guide.

The advice from Council's DRP has been considered above and below is an assessment of the proposed development against the design quality principles and the ADG.

It is noted that the amended design subject of this assessment has not been supported by a revised Design Verification Statement.

**Design Quality Principles under Schedule 1 of SEPP 65**

Principle	Objective	Proposed
<p><b>Principle 1: Context and neighbourhood character</b></p>	<p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p><b>Objective not achieved achieved.</b></p> <p>The proposed development responds to the site by concentrating the development footprint in the northern portion of the site, and outside of the overhead powerline easement. The proposed design allows for a suitable interface with the powerline which is a challenging feature of the site. The proposed development incorporates low ground cover underneath the powerline easement and landscaped setbacks adjoining the surrounding existing RFBs.</p> <p>The resulting building footprint is concentrated in the northern portion of the site near to adjoining developments. Adequate building separation and setbacks are achieved.</p>

Principle	Objective	Proposed
		<p>However, the northern elevation is lacking in both privacy measures and at this interface and the interface with buildings to the west, the proposed height of the development is of a scale that is not in keeping with the adjoining developments.</p>
<p><b>Principle 2: Built form and scale</b></p>	<p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>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.</p> <p>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.</p>	<p><b>Objective is not achieved.</b></p> <p>The subject site has an 11m building height and therefore is capable of accommodating a 3 storey RFB. The proposed design is for a Part 4 and Part 6 storey RFB, presented as a necessary outcome to respond to the site constraints and achieve the permissible FSR.</p> <p>The proposed development aligns the 6 storey component of the building with an adjoining 5-6 storey RFB and has the 4 storey component adjoining existing 3 storey RFBs.</p> <p>The stepping of the development, with the northern portion being 4 stories and the southern portion being 6 stories, is considered a sound design response for the site.</p> <p>However, the fourth storey does not align with the adjoining 3 storey RFBs and results in an out of character bulk and scale. Although the overall height is similar between the proposed four storey component and the roof ridge line of the adjoining developments, the proposed flat roof design results in a bulky and overbearing façade. An improved outcome may incorporate removal of the fourth floor or a setback of approximately 2m for the fourth floor (with landscaped podium area) to create some visual relief along the western and northern facades.</p>

Principle	Objective	Proposed
		<p>In regards to the six storey component, the alignment with the six storey building to the west is considered reasonable and it is noted the proposed 5<sup>th</sup> and 6<sup>th</sup> stories are setback from the western boundary an additional 3m (to the stories below which have a 6m setback).</p> <p>The sites unique constraints, being the transmission line, limit opportunity for defining the public domain. However the proposed landscaping regime will improve the existing outcome along Courallie avenue by opening the space up and removing privacy limiting trees and industrial style fences.</p>
<p><b>Principle 3: Density</b></p>	<p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population.</p> <p>Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p><b>Objective is not achieved.</b></p> <p>The proposal incorporates a suitable mix of apartments and each apartment complies with minimum areas.</p> <p>However, a number of apartments have been poorly designed with bedrooms adjoining living areas of neighboring apartments and the internal circulation corridors. Further, unit 501 incorporates a bedroom adjoining the roof terrace communal open space.</p> <p>It is acknowledged that this outcome can be difficult to completely comply with, however no acoustic attenuation measures were provided to support the proposed outcomes.</p>
<p><b>Principle 4: Sustainability</b></p>	<p>Good design combines positive environmental, social and economic outcomes.</p> <p>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</p>	<p><b>Objective achieved.</b></p> <p>The development exceeds the requirement for solar access and cross flow ventilation requirements are complied with, The NaTHERS Certificate submitted with the Application shows a 6.5 star energy rating which exceeds Council's DCP requirement of 3.5 stars.</p>



Principle	Objective	Proposed
	waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.	
<p><b>Principle 5: Landscape</b></p>	<p>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.</p> <p>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.</p> <p>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.</p>	<p><b>Objective achieved.</b></p> <p>The proposed development achieves an acceptable landscape outcome considering the site constraints. Deep soil landscaped area is easily complied with due to the limitations of the transmission line easement.</p> <p>Communal open space has been concentrated on the fifth floor, with ground floor landscaping focused on vegetating the setbacks to soften the interface with adjoining neighbors.</p> <p>The quality of landscaping embellishments across the development could be improved, with trees along the boundaries that will mature to heights capable of providing visual privacy between developments. Landscaping on the roof top terrace could also incorporate a wider variety of plantings including some small tree species.</p> <p>The above could be addressed as conditions of consent.</p>
<p><b>Principle 6: Amenity</b></p>	<p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>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.</p>	<p><b>Objective achieved.</b></p> <p>The proposal incorporates a suitable mix of apartments and each apartment complies with minimum areas.</p> <p>The development exceeds the requirement for solar access and cross flow ventilation requirements are complied with, The NaTHERS Certificate submitted with the Application shows a 6.5 star energy rating which exceeds Council's DCP requirement of 3.5 stars.</p>

Principle	Objective	Proposed
<p><b>Principle 7: Safety</b></p>	<p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>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.</p>	<p><b>Objective achieved.</b></p> <p>The proposed development incorporates a large front setback to Courallie Avenue (approximately 20m and variable) to accommodate the transmission line easement. However, the proposed landscaping regime and pedestrian and vehicle access points will assist in defining the interface between the public and private domain. It is considered a positive outcome that the proposed development only incorporates a mail wall along the front boundary, creating a feeling of openness at the street.</p> <p>The building has been designed to shield residents from the harsh infrastructure to the south. However, use of winter balconies and highlight windows allows for adequate passive surveillance over the public domain (Courallie Avenue). Passive surveillance over Marlborough Road is adequate with numerous balconies and windows.</p>
<p><b>Principle 8: Housing diversity and social interaction</b></p>	<p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>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.</p>	<p><b>Objective achieved.</b></p> <p>The development incorporates a suitable mix of apartment sizes as follows:</p> <ul style="list-style-type: none"> <li>• 1 bed – 5 (11%),</li> <li>• 2 bed – 37 (79%),</li> <li>• 3 bed – 5 (11%)</li> <li>• Total – 47 Units.</li> </ul>
<p><b>Principle 9: Aesthetics</b></p>	<p>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.</p> <p>The visual appearance of a well</p>	<p><b>Objective achieved.</b></p> <p>The development incorporates a variety of materials, colours and textures and is consistent with modern developments in the surrounding locality.</p>

Principle	Objective	Proposed
	designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	

### Apartment Design Guide Compliance Table

The following design requirements of the ADG not detailed in the SEPP 65 discussion above are assessed in the table below:

Required	Proposed	Compliance
<b>2E – Building Depth</b>		
Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line when precinct planning and testing development controls.	Apartment depths are generally less than 18m and greater than 12m.	Yes
<b>3B – Orientation</b>		
<p><i>Objective 3B-1</i> Building types and layouts respond to the streetscape and site while optimising solar access within the development.</p> <p>Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east-west.</p> <p><i>Objective 3B-2</i> Overshadowing of neighbouring properties is minimised during mid winter.</p> <p>Where an adjoining property does not receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%.</p>	The proposed development has been orientated to allow for overshadowing to occur to the south where non-residential land uses are located. Thus, overshadowing to neighbouring properties is minimised.	Yes

<b>3C – Public Domain Interface</b>		
<p><i>Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security.</i></p> <p>Direct street entry to ground floor apartments.</p> <p>Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings.</p> <p>Upper level balconies and windows should overlook the public domain.</p> <p>Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences/walls should be limited to 1m.</p> <p>Length of solid walls should be limited to along street frontages.</p> <p>Opportunities for people to be concealed should be minimised.</p> <p><i>Objective 3C-2 Amenity of the public domain is retained and enhanced.</i></p>	<p>The site has frontage to a section of Courallie Avenue that is burdened by heavy infrastructure with large overhead powerlines, the Marlborough Road overpass to the east and T1 and T2 rail line to the south.</p> <p>Accordingly, the design incorporates a brick heavy southern façade with highlight windows and winter balconies.</p> <p>Nevertheless, passive surveillance is achieved through highlight windows, balconies with operable louvers and the location of clear and visible vehicle and pedestrian entry points along the southern façade. Ground level courtyards for units 102 and 103 also allow for passive surveillance of the public domain.</p> <p>The opportunity for concealment is minimal. To ensure that a sense of openness and passive surveillance is minimised, conditions of consent can require no front fencing (although the plans indicate no fencing is proposed), with the exception of a short mail wall.</p> <p>The pedestrian entry point achieves a level outcome with the ground floor apartments and pedestrian entry points.</p>	<p>Yes</p>
<b>3D – Communal Open Space</b>		
<p><i>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.</i></p> <p>Communal open space has a minimum area of <b>25% (958.325m<sup>2</sup>)</b> of the site (the</p>	<p>The communal open space for the proposed development is considered to form two areas.</p> <p>At ground level, there is a space along the eastern boundary adjacent to Units 108 and 109. The space has a width of 4.3m (with an additional 1m behind a retaining wall), a length of 21.7m and an approximate area of 95m<sup>2</sup>. Considering the size of the space, embellishments and location along a pedestrian movement corridor, the space is not a highly</p>	<p>Yes, acceptable on merit. However a detailed landscape plan is required prior to CC to confirm the quality of</p>

<p>R3 zoned portion).</p> <p>Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter).</p> <p>Communal open space should be consolidated into a well designed, easily identified and useable area.</p> <p>Communal open space should have a minimum dimension of 3m and larger developments should consider greater dimensions.</p> <p>Communal open space should be co-located with deep soil areas.</p> <p><i>Objective 3D-2 Communal open space is designed to allow for a range of activities respond to site conditions and be attractive and inviting.</i></p> <p>Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:</p> <ul style="list-style-type: none"> <li>• Seating for individuals or groups</li> <li>• Barbeque areas</li> <li>• Play equipment or play areas</li> <li>• Swimming pools, gyms, tennis courts or common rooms</li> </ul>	<p>usable space and is likely to have a mostly aesthetic value.</p> <p>Another space similar to the space described above is located in the north-western corner of the site, but is much smaller (20m<sup>2</sup>).</p> <p>The primary and most useable space is the terrace communal open space on Level 5 which features an outdoor gym, pergolas with BBQs and seating underneath and planter boxes.</p> <p>The roof top communal open space will have full solar access in mid-winter.</p> <p>In total, the communal open spaces across the site equate to approximately 515m<sup>2</sup>, less than the required 958.325m<sup>2</sup>. Noting the amount of deep soil landscaping to be provided across the site (refer discussion below) the site constraints, and the number of units, the quantum of communal open space is accepted on merit.</p>	<p>individual spaces.</p>
<p><b>3E – Deep Soil Zones</b></p>		
<p><i>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant</i></p>	<p>Due to the site constraints, the proposal exceeds the deep soil landscape requirements, with 932.5m<sup>2</sup> in the front setback alone, where only low ground cover or turf can be delivered</p>	<p>Yes</p>

<p><i>and tree growth. They improve residential amenity and promote management of water and air quality.</i></p> <p>Provide deep soil zone comprising minimum 7% of site area and a minimum dimension of 6m.</p> <p>15% (574.995) of the site area if greater than 1,500m<sup>2</sup>.</p>	<p>due to the overhead powerline easement.</p> <p>Other deep soil areas within the eastern and western side setbacks provide for additional deep soil and allow for canopy tree planting. This is especially important for the western side setback to allow for planting of canopy trees to improve privacy and visual amenity. Although the rear (northern) setback does not meet the 6m minimum dimension requirement (3.75m wide), this space also allows for canopy tree planting that can improve the interface between the site and existing development to the north.</p> <p>However, as outlined above, an updated landscape plan is required to ensure that species selection is suitable for the site and will accommodate canopy trees capable of achieving a 10m mature height (minimum) and other landscaping embellishments.</p>	
<b>3F – Visual Privacy</b>		
<p><i>Objective 3F-1</i> <i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.</i></p> <p>Up to 12m (4 storeys)</p> <p>Habitable rooms and balconies – 6m</p> <p>Non-habitable rooms - 3m</p> <p>Up to 25m (5-8 storeys)</p> <p>Habitable rooms and balconies – 9m</p> <p>Non-habitable rooms - 4.5m</p> <p><i>Objective 3F-2</i> <i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</i></p> <p>Communal open space,</p>	<p>The building separation for the site is addressed below under each of the adjoining buildings.</p> <p><u>81-86 Courallie Avenue</u> (adjoins site to the west). It is noted that the rear balconies of this site are built to the boundary.</p> <ul style="list-style-type: none"> <li>• 4 stories – Habitable rooms/balconies – <b>6m</b></li> <li>• 5<sup>th</sup> and 6<sup>th</sup> stories – <b>9m</b></li> </ul> <p><u>80-82 Courallie Avenue</u> (adjoins site to the west).</p> <ul style="list-style-type: none"> <li>• 4 stories – Habitable rooms/balconies – <b>9m</b></li> </ul> <p><u>76-78 Courallie Avenue</u> (adjoins site to the north west).</p> <ul style="list-style-type: none"> <li>• 4 stories – <b>11.6m</b></li> </ul> <p><u>66-72 Marlborough Road</u> (adjoins site to the north east).</p> <ul style="list-style-type: none"> <li>• 4 stories – <b>11m</b></li> </ul> <p>The proposal incorporates compliant setbacks that facilitate the above building separations.</p> <p>Privacy measures in the form of winter balconies and sliding perforated screens provide visual privacy for the western elevation. However the northern elevation does not incorporate such measures and overlooking to the north is a concern.</p>	<p>Compliance with Objective 3F-1 is achieved.</p> <p>Compliance with Objective 3F-2 is not achieved. A number of units place bedrooms next to high use communal areas.</p>

<p>common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows.</p> <p>Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas.</p> <p>Balconies and private terraces should be located in front of living rooms to increase internal privacy.</p> <p>Windows should be offset from the windows of adjacent buildings.</p> <p>Recessed balconies or vertical fins should be used between adjacent balconies.</p>	<p>At ground level, courtyards with planter boxes and privacy screens incorporated into fencing allow for visual separation between units and common open spaces.</p> <p>A number of units incorporate poorly located bedrooms that may impact on internal amenity for the proposed RFB. For example:</p> <ul style="list-style-type: none"> <li>• Units 108 and 109 have bedrooms fronting the ground floor communal open space and a number of ground floor apartments have bedrooms fronting the internal corridor.</li> <li>• Units 210 and 205 repeated above have bedrooms adjoining the internal corridors.</li> <li>• Unit 501 has a bedroom adjoining the roof top terrace communal open space and fire stair exit.</li> </ul> <p>An acoustic assessment that addresses attenuation measures for these units was not submitted with the application.</p>	
<b>3G – Pedestrian Access and Entries</b>		
<p><i>Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain</i></p> <p>Multiple entries should be provided to activate the street edge.</p> <p>Building entries should be clearly identifiable and communal entries should be distinguishable from private entries.</p> <p><i>Objective 3G-2 Access, entries and pathways are accessible and easy to identify</i></p> <p>Building access areas including lift lobbies, stairwells and hallways should be clearly visible from public domain and communal spaces.</p>	<p>The proposed development incorporates a clearly identifiable pedestrian entry path and 3.75m wider pedestrian entry point. Communal entries are distinguished from private entries to ground floor courtyards (refer to courtyard fence details on the submitted architectural drawings).</p> <p>Additional pedestrian entry points along the southern façade are not considered practicable noting the constraints associated with the Marlborough Road overpass berm and overhead powerlines.</p> <p>Access, entries and pathways are accessible and easy to identify</p> <p>Building access areas including lift lobbies, stairwells and hallways are visible from public domain and communal spaces.</p> <p>Steps and ramps have been integrated into the design.</p>	<p>Yes</p>

<p>The design of ground floors and underground carparks minimise level changes along pathways and entries.</p> <p>Steps and ramps integrated into overall building and landscape design.</p>		
<p><b>3H – Vehicle Access</b></p>		
<p><i>Objective 3H-1</i> <i>Vehicle access points are designed and located to achieve safety, minimise conflict between pedestrians and vehicles and create high quality streetscapes.</i></p>	<p>The site has only one option for access, being via Courallie Avenue. The proposed entry driveway is paved to encourage a low speed environment and conditions of consent will require compliance with Australian Standards.</p> <p>Landscaping along the front verge within the site as well as the western side setback form a safe environment at the interface with the public domain. Council’s Traffic Engineer did not object to the treatment of the driveway and vehicle entry points.</p>	<p>Yes</p>
<p><b>3J – Bicycle and Car Parking</b></p>		
<p><i>Objective 3J-1</i> <i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.</i></p> <p><i>For development in the following locations:</i></p> <ul style="list-style-type: none"> <li>• <i>On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area.</i></li> </ul> <ul style="list-style-type: none"> <li>• 0.6 spaces per 1 bedroom units (5 units x 0.6 = <b>3 spaces</b>)</li> <li>• 0.9 spaces per 2 bedroom unit (37 units x 0.9 = <b>33.3 spaces</b>)</li> <li>• 1.4 spaces per 3+ bedroom unit (5 unit x 1.4 spaces = <b>7 spaces</b>)</li> <li>• 1 space per 5 units (visitor parking) (47 units / 5 = <b>9.4 spaces</b>)</li> </ul> <p><b>Total of 53 spaces required</b></p>	<p>The site is located within 800m of a railway station and hence the minimum car parking requirements for residents and visitors should follow the RMS Guide to Traffic Generating Developments (GTTGD) or Council DCP, whichever is less.</p> <p>The proposal incorporates a total of 74 residential parking spaces and 10 visitor spaces. In addition, 8 adaptable parking spaces are provided as well as 1 EV charging bay, a carwash bay and bicycle racks. In total, the proposal incorporates 92 parking spaces.</p>	<p>Yes</p>



<b>4A – Solar and Daylight Access</b>		
<p><i>Objective 4A-2</i> <i>Daylight access is maximised where sunlight is limited.</i></p> <p>Living rooms and private open spaces of at least 70% of units receive 2 hours of sunlight between 9am and 3pm at mid-winter.</p> <p>A maximum of 15% of units (18 units) receive no direct solar access between 9am and 3pm at mid-winter.</p>	<p>The proposed development indicates that 74% of apartments receive more than 2 hours of sunlight to living rooms in mid-winter and 9% receive no sun light.</p>	<p>Yes</p>
<b>4B – Natural Ventilation</b>		
<p><i>Objective 4B-3</i> <i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environmental for residents.</i></p> <p>At least 60% of units are naturally cross ventilated in the first nine storeys of the building.</p>	<p>The submitted architectural drawings illustrate a technical compliance with the 60% cross flow ventilation requirement.</p>	<p>Yes.</p>
<b>4C – Ceiling Heights</b>		
<p><i>Objective 4C-1</i> <i>Ceiling height achieves sufficient natural ventilation and daylight access.</i></p> <p><u>Minimum floor to ceiling heights:</u></p> <ul style="list-style-type: none"> <li>• Habitable: 2.7m</li> <li>• Non-habitable: 2.4m</li> </ul> <p><i>Objective 4C-2</i> <i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</i></p> <p><i>Objective 4C-3</i> <i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i></p>	<p>Floor to ceiling heights have been measured at 2.8m and comply with the requirement.</p>	<p>Yes</p>
<b>4D – Apartment Size and Layout</b>		
<p><i>Objective 4D-1</i> <i>The layout of rooms within an apartment is functional, well organised and provides</i></p>	<p>The proposal achieves the minimum areas required.</p>	<p>Yes</p>

<p><i>a high standard of amenity.</i></p> <p><u>Minimum internal area:</u></p> <ul style="list-style-type: none"> <li>• 1 bed: 50m<sup>2</sup></li> <li>• 2 bed: 70m<sup>2</sup></li> <li>• 3 bed: 90m<sup>2</sup></li> <li>• Additional bathrooms +5m<sup>2</sup></li> </ul>		
<b>4E – Private open space and balconies</b>		
<p><i>Objective 4E-1 Apartments provide appropriately sized private open spaces and balconies to enhance residential amenity.</i></p> <p>Studio: 4m<sup>2</sup> 1 bed: 8m<sup>2</sup>, min depth 2m 2 bed: 10m<sup>2</sup>, min depth 2m 3 bed: 12m<sup>2</sup>, min depth 2.4m</p> <p><i>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.</i></p>	<p>The proposal incorporates compliant balcony sizes. A number of the balconies are presented as winter balconies with either floor to ceiling awning windows or operable louvres from the top of a 1.3m high balustrade to the ceiling. This outcome is considered to represent internal floor area, which is discussed in further detail under compliance with Strathfield LEP 2012. However, for the purposes of private open space and considering the location of noise sources to the south and south-east of the building, these outcomes are accepted as suitable private open spaces.</p>	Yes
<b>4F – Common Circulation and Spaces</b>		
<p><i>Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments</i></p> <p>Maximum of 8 apartments off a single core. If this cannot be achieved then no more than 12 apartments should be provided off a circulation core on a single level.</p>	<p>The proposal incorporates 10 apartments off a single core at certain points. As this number is not greater than 12 and is only the circumstance for Levels 2, 3 and 4 (ground level has multiple alternative access points, Levels 5 and 6 have less than 8 units per floor), the outcome is acceptable. Further, the site constraints require a consolidated development footprint.</p>	Yes, the proposed 10 apartments off a single core is accepted on merit.
<b>4G – Storage</b>		
<p>Studio: 4m<sup>3</sup> 1 bed: 6m<sup>3</sup> 2 bed: 8m<sup>3</sup> 3 bed: 10m<sup>3</sup> At least 50% are located internally within the units.</p>	<p>The proposal complies with storage requirements. This is generally split across internal unit storage and basement cages.</p>	Yes
<b>4H – Acoustic Privacy</b>		
<p><i>Objective 4H-1 Noise transfer is minimised through the siting of</i></p>	<p>The proposed development incorporates adequate building separation with the neighbouring properties as per the</p>	No, a number of units place bedrooms

<p><i>buildings and building layout</i> Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses.</p> <p>Window and door openings are generally orientated away from noise sources.</p> <p>Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas.</p>	<p>requirements of Section 3F.</p> <p>However, numerous units incorporate bedrooms adjoining neighbouring living areas (101 and 102, 201 and 210 repeated above).</p> <p>There are also numerous units with bedrooms located along the circulation core and off communal courtyards (e.g. Unit 501).</p> <p>It is acknowledged that complete compliance with this standard can be difficult. However, an acoustic report has not been provided that ensures internal amenity will be satisfactory through wall treatments.</p>	<p>next to high use communal areas.</p>
<p><b>4J – Noise and Pollution</b></p>		
<p><i>Objective 4J-1</i> <i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i></p> <p>To minimise impacts the following design solutions may be used:</p> <ul style="list-style-type: none"> <li>• physical separation between buildings and the noise or pollution source</li> <li>• residential uses are located perpendicular to the noise source and where possible buffered by other uses</li> <li>• where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable</li> <li>• landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic</li> </ul>	<p>The proposed development has been designed to shield units from the noise sources located to the south, being the transmission line and rail line. The location of this infrastructure to the south allows the development to benefit from northern solar access.</p> <p>The submitted acoustic report has been reviewed by Council’s Environmental Health Team and if the development is approved, compliance with the recommendations in the report will be required as a condition of consent.</p>	<p>Yes</p>

and industry		
<b>4K – Apartment Mix</b>		
<p><i>Objective 4K-1</i> A range of apartment types and sizes is provided to cater for different household types now and into the future</p> <p>Variety of apartment types Appropriate apartment mix Different apartments distributed throughout the building. A variety of apartment types is provided The apartment mix is appropriate, taking into consideration:</p> <ul style="list-style-type: none"> <li>• the distance to public transport, employment and education centres</li> <li>• the current market demands and projected future demographic trends</li> <li>• the demand for social and affordable housing</li> <li>• different cultural and socioeconomic groups</li> </ul> <p><i>Objective 4K-2</i> The apartment mix is distributed to suitable locations within the building</p> <p>Different apartment types are located to achieve successful facade composition and to optimise solar access</p> <p>Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available</p>	<p>The proposed development incorporates the following unit breakdown:</p> <ul style="list-style-type: none"> <li>• 1 bed – 5 (11%),</li> <li>• 2 bed – 37 (79%),</li> <li>• 3 bed – 5 (11%)</li> <li>• Total – 47 Units.</li> </ul> <p>The proposed mix is acceptable.</p>	Yes

<b>4L – Ground Floor Apartments</b>		
<p><i>Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located</i></p> <p>Direct street access should be provided to ground floor apartments</p> <p><i>Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents</i></p> <p>Privacy and safety should be provided without obstructing casual surveillance.</p>	<p>The proposal has unique site constraints (power line easement) that limit the potential for direct street activation. The development has also been designed to shield residents from noise sources located to the south. In this context, the proposed development allows for some passive surveillance of Courallie Avenue, with winter gardens/balconies, and various windows facing the street. Ground floor apartments have direct access to the landscaped area under the power line, which will incorporate low ground cover (to comply with AUSGRID requirements) and therefore facilitate passive surveillance.</p>	<p>Yes</p>
<b>4M – Facades</b>		
<p><i>Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area</i></p> <p><i>Objective 4M-2 Building functions are expressed by the façade</i></p>	<p>The proposed building incorporates a variety of elements that are compatible with modern developments in the vicinity of the site.</p>	<p>Yes</p>
<b>4N – Roof Design</b>		
<p><i>Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street</i></p> <p><i>Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised</i></p> <p>Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations</p> <p><i>Objective 4N-3 Roof design incorporates sustainability features</i></p>	<p>The proposal incorporates a flat roof design that is integrated into the built form. The flat roof design is considered an appropriate contemporary outcome for the site that is suitable for delivery of the proposed roof top communal open space. The roof top communal open space allows for increased solar access for apartments of levels 5 and 6 and is setback from the gutter line of Level 4 below to improve privacy for neighbours.</p> <p>Notwithstanding the above, the flat roof design results in an outcome that conflicts with adjoining 3 storey developments which comprise pitched roofs.</p>	<p>Yes</p>

<p>Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include:</p> <ul style="list-style-type: none"> <li>• the roof lifts to the north</li> <li>• eaves and overhangs shade walls and windows from summer sun</li> </ul>		
<b>4O – Landscape Design</b>		
<p><i>Objective 4O-1 Landscape design is viable and sustainable</i></p> <p>Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:</p> <ul style="list-style-type: none"> <li>• diverse and appropriate planting</li> <li>• bio-filtration gardens appropriately planted</li> <li>• shading trees</li> <li>• areas for residents to plant vegetables and herbs</li> <li>• composting</li> <li>• green roofs or walls</li> </ul> <p>Ongoing maintenance plans should be prepared.</p>	<p>Given the site constraints, the proposed landscape outcome is considered appropriate. The rooftop terrace would benefit from some small trees (i.e. Lily Pilly's of the like) and more diverse plantings across wider areas to reduce heat. This could be addressed via conditions of consent.</p> <p>Ongoing maintenance plans and post occupation certificate inspections will be conditioned if approval is granted.</p>	Yes
<b>4Q – Universal Design</b>		
<p><i>Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p>Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features.</p>	<p>The proposal achieves the requirement.</p>	Yes

4W – Waste Management		
<p><i>Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i></p> <p><i>Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling</i></p>	<p>The proposal generally satisfies the ADG requirements for waste.</p>	<p>Complies with ADG requirements.</p>

### **Strathfield Local Environmental Plan**

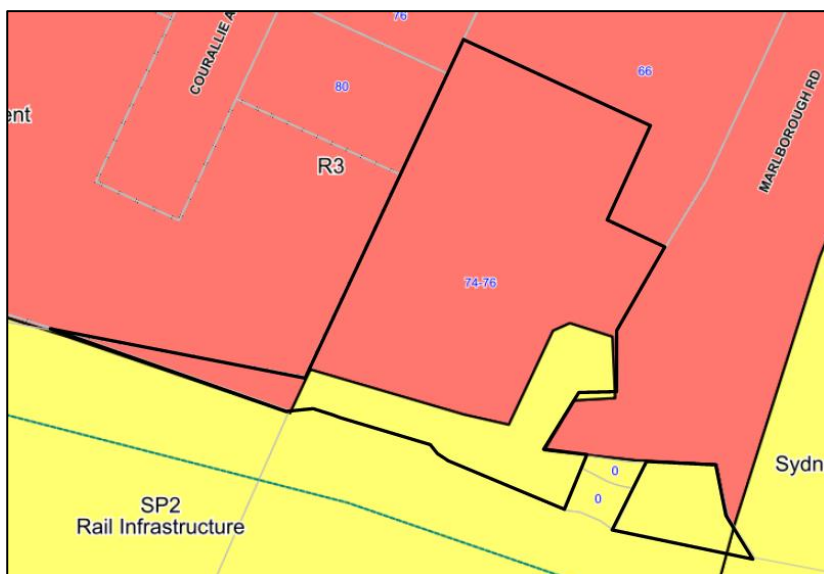
The development site is subject to the Strathfield Local Environmental Plan 2012 and is not consistent with the aims of this plan in that the proposal does not reflect the existing or desired future character of the locality. This is discussed in further detail under assessment of the Clause 4.6 Variation below.

### **Part 2 – Permitted or Prohibited Development**

#### **Clause 2.1 – Land Use Zones**

The subject site is zoned part R3-Medium Density Residential and part SP2-Infrastructure and the proposal is a permissible form of development with Council's consent.

The split zoning across the site is shown in Figure 18 below.



**Figure 17 – Zoning across the site**

**Part 4 – Principal Development Standards**

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.1A Minimum lot size	1,000m <sup>2</sup>	5,419.9m	Complies
4.3 Height of Buildings	11m	19.65 (78.6% Variation)	No, refer Clause 4.6 Assessment
4.4 Floor Space Ratio	1.2:1	1.192:1	Yes

In relation to Clause 4.4, it is noted that the Applicant has designed the building to achieve compliance with the FSR standard based only on the land area zoned R3 within the site. Figure 18 below illustrates the relative areas.

It is also noted that the Applicant has excluded a number of balconies from their gross floor area (GFA) assumptions. These balconies are 10.6m<sup>2</sup> in area and incorporate either floor to ceiling awning windows or operable glass louvers atop a solid balustrade. Neither outcome incorporates a fixed area that would be open to the elements and therefore, the balconies have been included in GFA. Nevertheless, the proposal remains compliant with the FSR development standard.

The balconies along the southern elevation incorporate perforated sliding privacy screens which would result in the balconies being open to the elements and therefore these balconies have been excluded from GFA.



**Figure 18 – Areas subject to FSR standard**



The definition of Site Area under *Clause 4.5 Calculation of floor space ratio and site area* (SLEP 2012) outlines that the following is to be excluded:

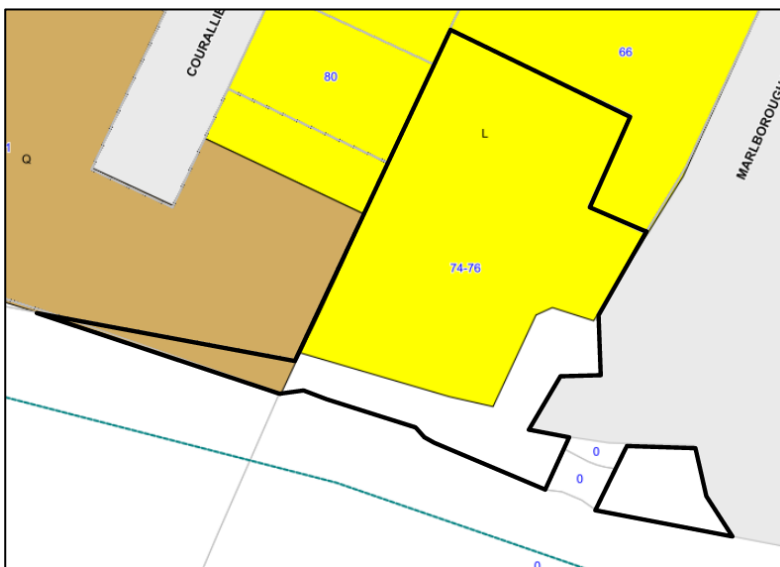
- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

The Applicant is correct in excluding the land zoned SP2 that covers a portion of Courallie Avenue and the transmission line stanchion, as a RFB is not permissible in the SP2 zone.

The Applicant has also included a portion of R3 zoned land that lies over Courallie Avenue (the sliver of land at the top (western end) of Figure 18). It is understood that this land, although a road way, is privately owned and does not by definition form a public place or community land. Therefore, it is not required to be excluded from FSR calculations.

The Applicant has not confirmed that no other law (covenant or like) prohibits development on this land.

In relation to Clause 4.3, it is noted that a small portion of the site has a building height of 20M (Q) (refer Figure 19). This area lies over a privately owned road way and has not been included in any height based assessment.



**Figure 19 – Height of Building mapping (SLEP 2012)**

### **Clause 4.6 Variations**

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

As demonstrated in the table above, the proposed development fails to comply with the maximum permissible height development standard permitted under Clause 4.3 of the SLEP 2012. The area of non-compliance relates to the entire development, however the degree of variation varies, as outlined below.

Overall height and area	Percentage variation
13.7m – taken from the roof line (not the top of any communal open space embellishments) of the fourth floor which is located at the northern end of the building footprint.	24.5%
19.3m – taken from the roof line of the sixth storey which is located at the southern end of the building footprint.	75%
19.65m – The lift overrun (located above the sixth storey).	78.6%

The images below depict the height variation.

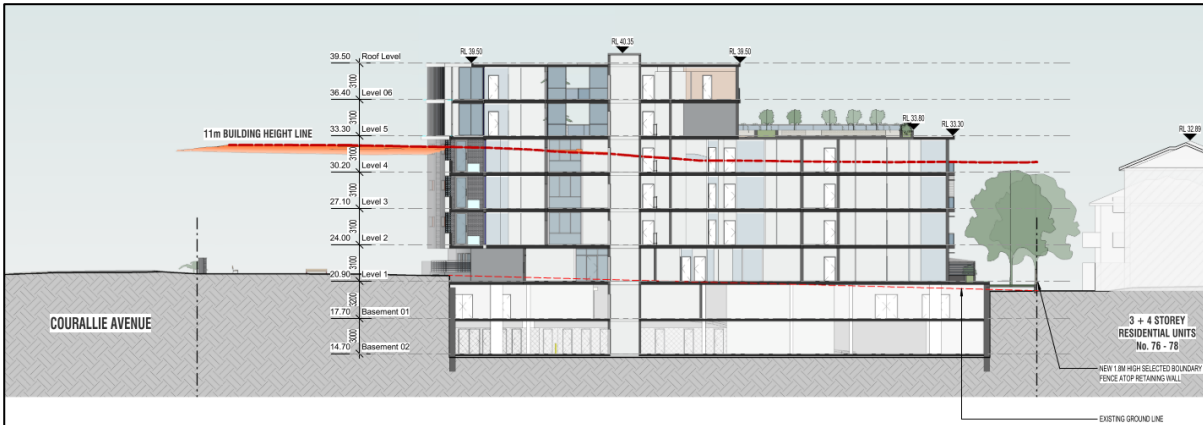


Figure 20 – 11m height plane in section



Figure 21 – 11m height plane in section



Figure 22 – 3D Image showing height plane



**Figure 23 – 3D Image showing height plane**

Clause 4.6(3) of the SLEP 2012 states the following:

*“Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

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

The applicant has provided a written request that seeks to justify the proposed contravention of the Height of Building development standard on the following grounds:

In regards to sub clause (a), the Applicant’s Variation Request includes the following:

- The site at present presents poorly with an incompatible depot building with extensive areas of hardstand. This is replaced with large extents of landscaping and deep soil and an attractive and contemporary residential flat building form;
- The building height is compatible with surrounding development noting it sits lower than the recently built development to the west and is of a height that is still compatible with development to the north- noting the height is comparable to the building at 62-64 Marlborough Road and is comparable to the height of the development at 76-78 Marlborough Road relative to the 4 storey component of the development.
- The departure to the building height enables achievement of a large development option- but a development option consistent with the permitted FSR and therefore contemplated density for the site. The reduction in height, to comply with the standard, would reduce the yield outcome and the diversity of development options achieved.
- The departure does not impact on the achievement of suitable land use intensity (demonstrated by compliance with FSR).
- The proposal has been designed to ensure that privacy impacts are mitigated and there are no additional overshadowing impacts to surrounding residential properties or any other sensitive land with the shadow cast on the site or the road or SP2 zoned land.

In regards to sub clause (b), the Applicant's Variation Request includes the following:

- A fundamental planning and design consideration for the site is the electrical easement running through the site and the large stanchion in the south eastern corner. The extent of the electrical easement occupies the first 21.34m of the R3 zoned portion of the site, which means that a large portion of the site cannot be built upon with the basement or the building itself and this area has been utilised as a landscaped communal area. This is reflected on the image set out previously in this request.
- The fundamental issue that arises is that the extent of built form is concentrated on the northern portion of the site. In order to achieve a suitable density on the land, to align with the permitted FSR, the development has sought to provide additional height to the northern portion given this is the developable portion of the land.
- In addition the height breach also facilitates a 'defensive' design response relative to the site context and configuration notably the busy road, the electrical stanchion and power lines and the railway line. This being an approach considered suitable by the DRP in their review of the prior scheme and demonstrates a suitable design response to the site and noting a specific endorsement of the height breach as a means of achieving a suitable design outcome on the site.
- Compliance with the FSR standard is achieved, however there is a breach to the height standard of 1-3 storeys. This is purely a reflection of the reduced 'buildable' area of the site and it is further noted that in terms of context the site adjoins a 6 storey apartment building to the west, and Marlborough Road sits substantially higher than the subject site. Hence the apparent bulk and scale of the building is downplayed by the site levels.
- Therefore the height departure is a means of adopting a suitable design response on the land having regard to the area of the site that can accommodate the built form and it avoids placing the building and residents under the power lines which has potential to impact health and safety of the occupants.
- The height breach and design response enables a suitable design outcome on the site and is consistent with the following Objects of the Environmental Planning and Assessment Act 1979:
  - (c) to promote the orderly and economic use and development of land,
  - (g) to promote good design and amenity of the built environment,
  - (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- Further it is noted that the relationship to adjoining properties is such that the additional height is not to be viewed in a way that presents excessive bulk and scale because:
  - The site to the west is higher than the subject site;
  - The road level to Marlborough Road is much higher than the subject site;
  - The developments to the north are also of a size and scape that is not out of character with the site noting the 4-6 storey form responds to the site interfaces of the development- being 6 storeys to the west and 3-4 storeys to the north. These are reflected on the streetscape elevations on Drawing 12 and 13.
- The additional height also does not generate any adverse amenity impacts to adjoining properties with regard to visual privacy or overshadowing given the lot orientation and careful design of the development.

Clause 4.6(4) of the SLEP 2012 states the following:

*“Development consent must not be granted for a development that contravenes a development standard unless:*

*(a) the consent authority is satisfied that:*

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

The applicant’s written request to justify the contravention of the building height standard does not adequately address the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

The written request is considered to be poorly founded for the following reasons:

- The 4 storey component of the development adjoins existing 3 storey developments to the north, north-west and west (80-82 Courallie Avenue, 76-78 Courallie Avenue, 66-72 Marlborough Road) and is therefore not in keeping with the bulk and scale of the developments immediately adjoining the site.
- The development does not incorporate any measures to setback or create visual relief for the fourth floor that could imitate the effects of a pitched roof which exists on developments adjoining the site to the north and north-west.
- The northern façade results in visual privacy impacts for the development to the north at 66-72 Marlborough Road. No privacy measures are proposed for this elevation.
- The development at 62-64 Marlborough Road does not adjoin the site and has a 14m height limit capable of supporting a 4 storey outcome. The subject site has an 11m height limit. Therefore, this is an irrelevant statement.
- The adjoining building to the west at 81-86 Courallie Avenue has a 20m building height, capable of accommodating a 5-6 storey RFB. The subject site has an 11m height limit. Therefore, this is an irrelevant statement.
- The current state of the site, said to present poorly, could be improved with a development that is compliant with the height control or reduced in size from what is proposed to tie in more closely with adjoining developments.
- Achieving the FSR permitted at the site is ideal, however contemplated density is applied broadly across areas and site constraints and local character influence the density and height permitted at the DA stage.

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

The proposal is not considered to be consistent with the objectives of the development standard in that:

- The proposed development, at the northern extent, is not compatible with the developments adjoining the site. The proposed four storey component of the development does not tie in with existing three storey RFBs that feature pitched rooves. The fourth floor of the proposed development does not incorporate any setbacks or measures to provide visual relief and a sympathetic outcome.

The site is Zoned R3 Medium Density Residential under SLEP 2012 wherein development for the purposes Residential Flat Buildings is permissible with consent. The proposal is generally consistent with the objectives of the R3 Zone in that:

- The development provides for the housing needs of the community and a variety of housing types in a medium density residential environment.

*(b) the concurrence of the Secretary has been obtained."*

Council may assume the concurrence of the Director-General under the Planning Circular PS 18-003 issued 21 February 2018.

In conclusion, the applicant's written request to justify the contravention of the Height of Building development standard is considered to be poorly founded in that the applicant has not satisfactorily demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

## **Part 5 – Miscellaneous Provisions**

### **Heritage Conservation**

The subject site is not listed as a heritage item or located within a heritage conservation area. The site does not adjoin nor is in close proximity to a heritage item and as such, the provisions of this clause are not applicable.

### **Flood Planning**

The proposed site has not been identified within the flood planning levels and as such, the provisions of this Clause are not applicable to the subject development.

## **Part 6 – Additional Local Provisions**

### **Acid Sulfate Soils**

The subject site is identified as having Class 5 Acid Sulfate Soils but is not located within 500m of a Class 1, 2 3 or 4 soils. Therefore, Development Consent under the provisions of this section is not required and as such an Acid Sulfate Soils Management Plan is not required.

### **Earthworks**

The proposal involves significant excavation works for the provision of a basement, driveway ramps and ancillary works. The extent of excavation has been limited to the footprint required to accommodate the minimum parking requirements, storage and access to and from the basement. The depth of excavation has been kept to minimum requirements to comply with Council's DCP controls and relevant Australian Standards and all ancillary works have been limited to what is required to provide access to and from the basement. The proposed works are unlikely to disrupt or effect existing drainage patterns or soil stability in the locality or effect the future use or development of the land. It is unlikely to effect the existing and likely amenity of adjoining properties and there is no potential for adverse impacts on any waterways, drinking water catchment or environmentally sensitive areas. The proposed excavation works are considered to satisfactorily address the objectives of this clause.

### **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

It is considered that the proposed development satisfies the aims, objectives and development standards, where relevant, of the Strathfield LEP 2012.

**(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and**

There are no draft planning instruments that are applicable to this site.

**(iii) any development control plan,**

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within Part C – Multiple Unit Housing, Part I – Provision of Off-Street Parking, and Part H Waste.

## **STRATHFIELD DEVELOPMENT CONTROL PLAN 2005: PART C – MULTIPLE UNIT HOUSING**

### **Part C – Multiple- Unit Housing (SCDCP 2005)**

DCP 2005 Part C – Multiple Unit Housing is of relevance to the assessment of an application for a residential flat building and as such applies to the subject application.

Clause 6(1) of SEPP 65 confirms that in the event of any inconsistency between the controls of the ADG and Council's Development Control Plan, the objectives, design criteria and design guidance set out in the ADG prevail.

This confirms that if a development control plan contains provisions that specify requirements, standards or controls in relation to the following matters, those provisions are of no effect:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage,
- (i) parking.

These matters, as of relevance to the application, have been addressed in the ADG assessment above where it has been determined that the proposal is satisfactory. The remaining matters of relevance provided in the DCP have been addressed in the table below.

<b>Sect.</b>	<b>Development Control</b>	<b>Required</b>	<b>Proposed</b>	<b>Compl.</b>
2.2	Building street setback and site requirements	Minimum width 30m Minimum arterial road frontage 25m Minimum site area 1,000m <sup>2</sup>	45m to Courallie Ave 51m to Marlborough Road	Yes
	Building envelope and setbacks	3.5m vertically at boundary and project inwards at 45°.	ADG prevails for RFB.	N/A
2.3	Dwelling unit and building design	15% of the development is required to be designed as adaptable housing for older people or people with disabilities.	ADG prevails for RFB.	N/A
		No single building should have a continuous wall length of more than 30m without separation.	All elevations are suitably articulated.	Yes
		Walls greater than 10m in length to be broken down or staggered.	Refer above	Yes
		Parking for people with disabilities.	The proposal has been reviewed by Council's Traffic Engineer who confirmed sufficient all abilities parking has been provided.	Yes
		Building materials and finishes are to be sympathetic to/with the adjoining buildings and streetscape.	The proposal incorporates a combination of facebrick, cladding and glazing that is consistent with the contemporary developments in the locality.	Yes
Unit sizes and lot layout	1 bed = 70m <sup>2</sup> 2 bed = 85m <sup>2</sup> 3 bed = 100m <sup>2</sup> >3 bed = 110m <sup>2</sup>	ADG prevails for RFB	N/A	
Townhouse/ Villa	2 bed = 100m <sup>2</sup> 3 bed = 110m <sup>2</sup> >3 bed = 120m <sup>2</sup>			
2.4	Energy efficiency	Application is required to provide a NatHERS certificate. Each dwelling must achieve 3.5 star NatHERS rating.	Proposal achieves a 6.5 star rating	Yes
2.4	Solar access	50% of the principle private open space achieves a minimum of three (3) hours solar access during the winter solstice.	Solar access in ADG prevails for RFB.	N/A



Sect.	Development Control	Required	Proposed	Compl.																				
		Solar access to habitable rooms and private open space of adjoining properties be provided for a minimum of three (3) hours during winter solstice.	Solar access in ADG prevails for RFB.	N/A																				
	Natural space heating and cooling	Reduce the need to artificially heat and cool dwellings.	Proposal achieves a 6.5 NatHERS star rating	Yes																				
	Natural lighting	Reduce reliance on artificial lighting.	Refer above	Yes																				
	Water management	Mandatory water storage 10 dwell= 500lt / dwell each dwell thereafter = 250 lt / dwell	Refer above	Yes																				
2.5	Streetscape orientation	Compatible with the existing character and address the street frontage.	The proposal has unique site constraints (power line easement) that limit the potential for direct street activation. Nevertheless, the development achieves an articulated facade to both Marlborough Road and Courallie Avenue.  As noted above, the development is not compatible with adjoining developments to the north and north-west.	Yes																				
		Dwellings facing the street will have frontage and apparent access.	Yes, refer above and ADG assessment	Yes																				
2.7	Open space and landscaping	<table border="1"> <thead> <tr> <th colspan="4">Landscaped area</th> </tr> <tr> <th>Devel op. Type</th> <th>Up to storey</th> <th>2-3 storey zone</th> <th>3-4 storey zone</th> </tr> </thead> <tbody> <tr> <td>RFB's</td> <td>50 %</td> <td>50%</td> <td>n/a</td> </tr> <tr> <td>Town house</td> <td>n/a</td> <td>40%</td> <td>40%</td> </tr> <tr> <td>Villa</td> <td>n/a</td> <td>n/a</td> <td>40%</td> </tr> </tbody> </table>	Landscaped area				Devel op. Type	Up to storey	2-3 storey zone	3-4 storey zone	RFB's	50 %	50%	n/a	Town house	n/a	40%	40%	Villa	n/a	n/a	40%	ADG prevails for RFB.	N/A
Landscaped area																								
Devel op. Type	Up to storey	2-3 storey zone	3-4 storey zone																					
RFB's	50 %	50%	n/a																					
Town house	n/a	40%	40%																					
Villa	n/a	n/a	40%																					
		At least 60% of the landscaped area must remain as unpaved 'soft' landscaping.	ADG prevails for RFB.	N/A																				
		35% of the landscaped area is to be provided as deep soil landscaping this excludes basement underneath areas.	ADG prevails for RFB.	N/A																				

Sect.	Development Control	Required	Proposed	Compl.
		10% of the site area is to be provided as communal open space, with a minimum dimension of 7m.	ADG prevails for RFB.	N/A
		RFBs – where dwellings do not have access to ground level open space at least one (1) main balcony is to have a size of 12m <sup>2</sup> (up to 2 bed) and 15m <sup>2</sup> (3 or more bed). Balconies must have a depth of 2m.	ADG prevails.	N/A
2.8	Privacy and security	Windows are not to be located less than 9m apart from other dwellings.	ADG prevails for RFB.	N/A
		Windows to be offset from adjoining dwelling by 0.5m; Have a sill height of 1.7m; or have obscure glazing to a height of 1.7m.	ADG prevails for RFB.	N/A
		Bedrooms not to adjoin living rooms/ garages of adjoining dwellings.	ADG prevails for RFB.	N/A
		Locked Shared pedestrian entries.	ADG prevails for RFB.	N/A
		Casual surveillance of street and public areas.	ADG prevails for RFB.	N/A
2.9	Vehicle Access and Parking	Accessible parking provided.	Refer above	Yes
		Car parking to be provided on the following basis: Residential 1 bed – 1 space 2 bed – 1.5 spaces 3 bed – 2 spaces  Visitor – 1 space per 5 units or part thereof.	The proposal has been reviewed by Council's Traffic Engineer who confirmed sufficient parking has been provided.  It is noted that the proposed 74 residential spaces and 10 visitor spaces achieve the minimum requirements of the ADG and Council's DCP.	Yes

## **PART H – Waste Management (SCDCP 2005)**

In accordance with Part H of Strathfield CDCP 2005, a waste management plan was submitted with the application. Council's Environmental Health Officer identified a number of issues with the submitted WMP in terms of compliance with Part H of SCDCP 2005, as follows:

- The site must be designed to allow collection vehicles to enter and exit the property in a forward direction with minimal need for reversing and to be operated with adequate clearances, indicating adequate turning circles, as per vehicle dimensions below (from Appendix D, PART H of Strathfield Consolidated Development Control Plan 2018 - Waste Minimisation and Management Plan).
- The amended WMP must also indicate how other types of waste will be managed (i.e. chemical / hazardous waste (i.e. cleaning chemicals, paints, light globes, batteries, e-waste, printing cartridges, sharps, etc.) will be disposed and collected.
- The waste storage area is to be large enough to accommodate the proposed number of bins at a minimum rate of 1.1m<sup>2</sup> per 240L bin and 2.03m<sup>2</sup> per 660L bin, and located in an area to suitably facilitate servicing on waste collection day.
- Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities (to be required in a Plan of Management).
- A caretaker or individual(s) shall be nominated as being responsible for transferring the bins to the collection point and back into the waste storage room/area.

The Applicant advised Council's assessment officer that a revised WMP was not required. As noted in the Traffic Referral comments, the Applicant has also not provided swept paths for a garbage truck (12.5m rigid vehicle).

## **Part I – Car Parking (SCDCP 2005)**

In accordance with Part I, parking rates for RFB's are set out under Part C – Multi-Dwelling Housing. The proposed development incorporates the following residential unit mix and parking requirements:

- 1 bed – 5 – 5 spaces required.
- 2 bed – 37 – 55.5 spaces required.
- 3 bed – 5 – 10 spaces required.
- 47 total units – 10 visitor spaces required.

The proposal incorporates a total of 74 residential parking spaces and 10 visitor spaces. In addition, 8 adaptable parking spaces are provided as well as 1 EV charging bay, a carwash bay and bicycle racks. In total, the proposal incorporates 92 parking spaces, as well as the infrastructure outlined above.

As outlined by Council's Traffic Engineer, the proposal is compliant with the minimum parking requirements and other parking and access requirements under Part I. Notwithstanding, the ADG parking requirements prevail as the site is within 800m of a rail station.

The proposal complies with all other parking and access requirements under the DCP, as confirmed in Council's Traffic Engineer referral.

The exception is the outstanding requirement for swept paths that demonstrate compliance with waste truck manoeuvring requirements.

**(iv) Any matters prescribed by the regulations, that apply to the land to which the development application relates,**

The requirements of Australian Standard *AS2601–1991: The Demolition of Structures* is relevant to the determination of a development application for the demolition of a building.

The proposed development does involve the demolition of a building. Should this application be approved, appropriate conditions of consent may be imposed to ensure compliance with the requirements of the above standard.

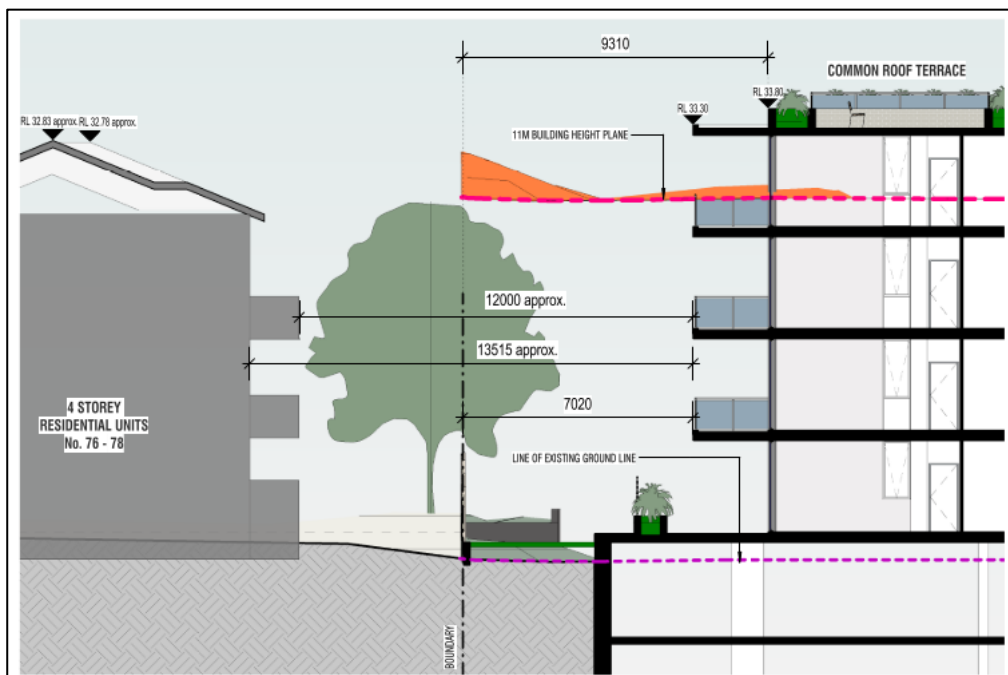
**(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,**

**Privacy and Overlooking**

The proposed building footprint is concentrated in the northern portion of the site near to adjoining developments due to site constraints. Adequate building separation and setbacks are achieved and it is noted that the proposed development accommodates the majority of the building separation to all boundaries, with a number of adjoining buildings either built to the boundary or 3 or 4m from the boundary.

However, the northern elevation is lacking in privacy measures and overlooking is a concern. The provision of privacy screens similar to those along the western elevation (metal sliding screens) would address this concern.

Further, the fourth floor results in direct overlooking from units along the northern and parts of the western elevation into existing developments to the north and west. A moderate setback for the fourth floor would contribute to addressing this. However, this would require re-design of units across the fourth floor and cannot be conditioned.



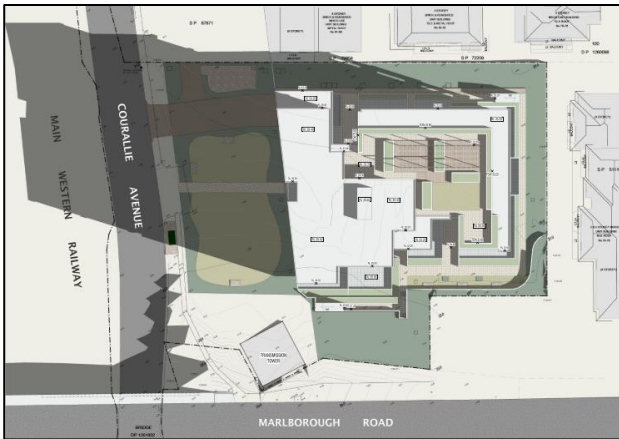
**Figure 24 – Proposed development interface with existing development at 76-78 Marlborough Road**



**Figure 25 – Proposed northern elevation**

**Overshadowing**

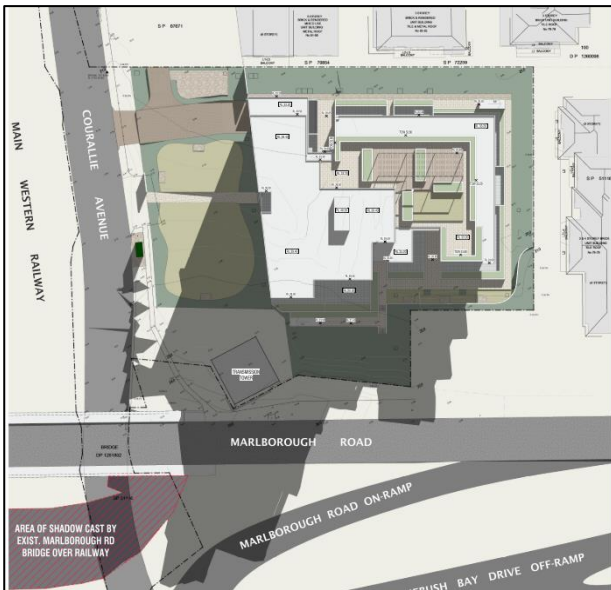
As outlined elsewhere in this report, the site’s orientation allow for the proposed buildings shadow to be cast in a southerly direction where there are no existing buildings and no potential for future buildings. Overshadowing is not considered to be a problematic impact. This is illustrated in the shadow diagrams below:



**Figure 26 – Shadow cast at 9am 21 June**



**Figure 27 – Shadow cast at 12 Noon 21 June**



**Figure 28 – Shadow cast at 3pm 21 June**

## **Contamination**

The Application was referred to Council's Environmental Health Team who outlined that due to the site's proximity to 81 Courallie Avenue, where known contamination exists, a Detailed Site Investigation (DSI) should be undertaken prior to works commencing.

## **Acoustics**

The Application was referred to Council's Environmental Health Team who outlined that the acoustic report submitted with the Application was generally acceptable, however special conditions of consent should require the following:

- The assessment was conducted against an earlier revision of the proposed design, as such, prior to issuing of Construction Certificate, a revised acoustic assessment must be submitted to ensure compliance.
- The mechanical plant noise assessment was not assessed at this stage due to lack of information. Prior to issuing of OC, a compliance acoustic report should be issued to assess the noise impact generated from the plant equipment.

In addition, the ADG assessment highlighted a number of units incorporate bedrooms adjoining communal areas or living areas of adjoining units. No acoustic assessment was submitted to support the proposed outcome and ensure that internal amenity would be compliant with the relevant standards and policies.

### **(c) *the suitability of the site for the development,***

It is considered that the proposed development is of a scale and design that is not suitable for the site. This is primarily the result of the fourth floor and interface with the northern and north-western boundaries where adjoining developments establish a three storey development character.

**(d) any submissions made in accordance with this Act or the regulations,**

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification from 27 October 2021 – 3 December 2021, where adjoining property owners were notified in writing of the proposal and invited to comment.

A total of 80 submissions were received raising various concerns. All 80 submitters were also notified directly in writing at the time revised Architectural Drawings were received and placed on Council's DA Tracker. Following this, an additional 34 submissions were made.

The submissions received are generally from adjoining neighbours at 81-86 Courallie Avenue and 76-78 Marlborough Road. Within the submissions, there are some consistent themes, as well as some unique objections. The table below provides a summary of the submission points and a response from the assessing officer.

<b>Matter Raised</b>	<b>Planner's Response</b>
Traffic impacts on Courallie Avenue and pedestrian safety associated with the new driveway crossing for the proposed development.	<p>The proposed development and submitted Traffic Report have been reviewed by Council's Traffic Engineer who outlined the traffic generation associated with the development was acceptable. Council's Traffic Engineer did not raise any concerns in regards to safety.</p> <p>It is noted that the new works will remove existing trees along Courallie Avenue that create concealed spaces and this will allow for improved visibility for pedestrians and motorists.</p> <p>A condition of consent could require further details on works to the pedestrian pathway along Courallie Avenue to be submitted to Council for endorsement prior to issue of a construction certificate.</p>
Inadequate Council facilities and essential services. A second park for community use in Centenary Park would be of great benefit to the community.	Council acknowledges the concern associated with open space however the subject site is zoned for residential purposes and this matter cannot be addressed under this application.
Negatively impacts Centenary Park residents (in general) and overdevelopment of the Homebush West locality.	The concern is acknowledged however a response cannot be provided due to the broadness of the statement.
The exceedance of the 11m height limit is inconsistent with the immediate streetscape and shadow diagrams do not address the summer months.	<p>The assessment of the Clause 4.6 variation request has addressed the exceedance of the 11m building height limit.</p> <p>The illustration of shadow diagrams for summer months are not typically required as solar access relates to the need for adequate sunlight during winter months, when it is desired.</p>

<p>The traffic report cannot be relied on as modelling was undertaken during Sydney's COVID lockdown.</p>	<p>Council's Traffic Engineer has reviewed the Traffic Report and advised the traffic generation will be moderate and is acceptable.</p>
<p>Cars turning into and out of the new development will contribute to congestion.</p>	<p>Refer above comment.</p>
<p>The existing off-street parking and traffic situation in the locality is overwhelmed and the proposed development will worsen the situation. The traffic report has not adequately assessed the local road network and intersection performance with surrounding major roads (Parramatta Road, Marlborough Road).</p>	<p>The proposal incorporates two levels of basement parking with 92 parking spaces that far exceed the minimum requirements under Council's DCP (81) and the ADG (53).</p> <p>In relation to traffic generation and intersection performance, Council's Traffic Engineer has outlined the proposed development will result in a moderate and acceptable impact.</p>
<p>The developers were fully aware of the 11m height limit and building constraints at the time of purchase, as reflected in the modest price paid for the land.</p>	<p>The price paid for the land is not a planning matter.</p>
<p>The height breach reflects a complete contempt for the regulations and guidelines established by Strathfield Council which are in place to protect the amenity of existing communities.</p> <p>Council is requested to:</p> <ul style="list-style-type: none"> <li>• Uphold the advertised height limitation of this development to 11m and ensures the development is sympathetic to our long established 3 storey complex with its adjacent neighbouring complexes of similar height. Speculation by the developer on possible future densities is irrelevant to this application.</li> <li>• Seeks a reduction in the scale and density of this development to help restore some amenity to the residents within and the general community.</li> <li>• Seeks extensions of the setbacks on the entire Northern and Eastern boundaries of the proposed development with deep landscaping to reduce visual and noise impacts and to preserve privacy of our living areas including our communal swimming pool.</li> <li>• Seeks inclusions of privacy screens on all units to address the above concerns.</li> </ul>	<p>The proposal incorporates use of the provisions of Clause 4.6 under SLEP 2012 to present a case for exceedance of the height limit. However, as noted above the submitted Clause 4.6 Variation Request has not been supported.</p> <p>Notwithstanding, the following is noted regarding the submission comments:</p> <ul style="list-style-type: none"> <li>• The proposed setbacks for the development are compliant and are more generous than the existing setbacks within adjoining developments.</li> <li>• Privacy matters have been addressed above.</li> <li>• The need for improved landscaping outcomes has been addressed in the ADG assessment.</li> <li>• Dilapidation reports are addressed in Council's standard conditions of consent.</li> </ul>



<ul style="list-style-type: none"> <li>• Seeks generous tree plantings along the Southern boundary to help minimise visual, noise and air pollution created by the railway and to improve the aesthetics of the general area</li> <li>• Seeks a dilapidation report to be completed for all adjacent buildings</li> </ul>	
Structural impacts associated with excavation.	Appropriate conditions of consent will be imposed to address the matter of dilapidation. A geotechnical report will also be required to be submitted to the PCA at various stages of the construction process.
Overdevelopment of the area has resulted in shocking congestion and parking availability.	Council's Traffic Engineer has reviewed the Traffic Report and advised the traffic generation will be moderate and is acceptable.
The Traffic Report does not address the loop road that funnels traffic onto Marlborough Road and runs along the property at 76-78 Marlborough Road	Refer above comment.
<p>The developers claim that the subject site is within close proximity to surrounding amenities including the Sydney Markets. However this is incorrect and pedestrian access to surrounding amenity is unsafe or fragmented.</p> <p>There is a serious undersupply of open space and what is available is poorly maintained (Austin Park).</p>	<p>The concerns relating to the undersupply of open space are noted.</p> <p>The subject site is located within 800m of a rail station (Flemington) which is a key indicator for access to services and amenity.</p>
<p>The following was raised in relation to the submitted Traffic Report:</p> <ul style="list-style-type: none"> <li>• The intersections chosen for analysis should be reviewed.</li> <li>• The traffic distribution assumptions should be reviewed.</li> <li>• The area surrounding the entry to the subject site of the proposed development is constrained by existing vegetation, no signage, parking line marking and restrictions.</li> </ul>	Council's Traffic Engineer has reviewed the Traffic Report and advised the traffic generation will be moderate and is acceptable.
Kerbside waste disposal/waste accumulation and costs.	Concerns relating to waste disposal and collection are acknowledged. The need for a more robust and detailed Waste Management Plan has been noted in this assessment report.
Proximity to transmission line/safety concerns	AUSGRID have provided General Terms of Approval for the proposed development.
Footpath should be upgraded to be more accessible.	The need for improvements to the footpath immediately adjoining the site can be addressed as a condition of consent, should

	approval be granted.
The increased overland flow will negatively affect surrounding existing stormwater infrastructure.	Council's Stormwater Engineer has reviewed the proposed stormwater management plans and has outlined the concepts are feasible.
Construction Hours should not allow access to the site between 7-9am and 5-7pm. If large rucks block parts of Courallie Avenue, it will be highly problematic.	Conditions of consent would require the preparation of a construction traffic management plan.
<p>The proposal incorporates a 5 storey development that breaches the 11m building height standard and provides flimsy justification for doing so, including:</p> <ul style="list-style-type: none"> <li>• Presence of the transmission line</li> <li>• A reduced buildable area</li> <li>• The site adjoins a 6 storey development</li> <li>• The building height is generally compatible with the surrounding area</li> <li>• A reduction in height would reduce the density and development options at the site</li> <li>• Privacy impacts are mitigated</li> <li>• The height departure does not give rise to any environmental impacts.</li> </ul> <p>The only justification worthy of consideration is the adjoining 6 storey development, however this site has a higher building height limit. All other developments in the locality have had to comply with the height of building standard so support for this proposal will show favouritism to a particular developer.</p>	The proposal was amended to incorporate part 4 and part 6 storey development following this comment. Notwithstanding, as outlined above the Clause 4.6 variation has not been supported due to insufficient environmental planning grounds, primarily in relation to the four storey component of the development.
Approval for use of the privately owned road adjoining the site should be sought.	The subject site includes the privately owned road adjoining the site.

**(e) the public interest.**

As outlined in this report, the proposed development is of a scale that is not consistent with surrounding developments, as reflected in the breach to the 11m height of building control. The proposed development has not adequately mitigated the impacts of additional height above 3 storeys and a number of non-compliances under SEPP 65 have been identified. The proposed development is not considered to be in the public interest.

In addition, the Application has not received General Terms of Approval for Water NSW and approval of the development without these GTA's would conflict with the public interest.

### Local Infrastructure Contributions

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

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

#### STRATHFIELD DIRECT SECTION 7.11 CONTRIBUTIONS PLAN

Section 7.11 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030as follows:

Provision of Community Facilities	\$110,356.42
Provision of Major Open Space	\$502,088.67
Provision of Local Open Space	\$212,386.55
Provision Roads and traffic Management	\$28,045.66
Administration	\$9,515.76

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TOTAL	\$862,393.05
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### Conclusion

The application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, the provisions of the SLEP 2012 and SCDCP 2005.

Following detailed assessment it is considered that Development Application No. 272/2021 should be refused, subject to the attached reasons for refusal.

**Signed:**

**Date: 21/09/2022**

**J Gillies  
Senior Planner**

- I confirm that I have determined the abovementioned development application with the delegations assigned to my position;
- I have reviewed the details of this development application and I also certify that Section 7.11/7.12 Contributions are applicable to this development and have been levied accordingly;

Report and recommendations have been peer reviewed by;



**Signed:**

**Date: 23/09/2022**

**G Andonoski  
Landuse Planning & Operations Coordinator**

That Development Application No. DA2021.272 for removal of identified trees/vegetation, demolition of all existing structures, construction of a part 4, part 6 storey residential flat building with a total of 47 residential units over two basement levels containing 92 car parking spaces at 74-76 Marlborough Road Homebush West be **REFUSED**, for the following reasons:

## **REFUSAL REASONS**

Under Section 4.16(1)(b) of the Environmental Planning and Assessment (EP&A Act) 1979, this consent is REFUSED for the following reason;

### **1. Refusal Reason – Clause 4.6 Variation Request**

In consideration of the written request made by the applicant pursuant to Clause 4.6 of the Strathfield Local Environmental Plan 2012, the consent authority is not satisfied that compliance with the development standard contained in Clause 4.3 – Height of Building of the SLEP 2012 is well founded. The consent authority has identified that there are not sufficient environmental planning grounds to justify contravening the development standard.

### **2. Refusal Reason – Integrated Development**

Pursuant to Section 4.46 of the [Environmental Planning and Assessment Act 1979](#), the proposed development is identified as integrated development due to the need for a water management work approval and General Terms of Approval have not been received from Water NSW due to insufficient information provided by the Applicant.

### **3. Refusal Reason – Environmental Planning Instrument**

Pursuant to Section 4.15 (1)(a)(i) of the [Environmental Planning and Assessment Act 1979](#), the proposed development does not comply with the relevant environmental planning instruments in terms of the following:

- (a) The proposal is inconsistent with Principles 1, 2 and 3 in Schedule 1 of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development. The proposed development does not respond to the context, does not achieve a bulk and scale that is appropriate for the local character, and does not achieve a high level of amenity for each apartment.
- (b) The proposal is inconsistent with Section 28 Part 2(c) of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development in that the following is not complied with under the Apartment Design Guideline:
  - 3F-2 and 4H – The proposal results in unacceptable privacy and overlooking impact and a numerous bedrooms are located off common circulation areas, communal areas and adjoining living areas.

#### 4. Refusal Reason – Impacts on the Environment

Pursuant to Section 4.15 (1)(b) of the [Environmental Planning and Assessment Act 1979](#), the proposed development is likely to have an adverse impact on the following aspects of the environment:

SBuilt environment – The proposed development results in unacceptable overlooking and privacy impacts.

(a) Built Environment – The proposed development has not been supported by an Acoustic Assessment that addresses internal apartment amenity due to the location of certain bedrooms of high use communal areas.

(b) Natural Environment – The subject site has been identified as potentially impacted by contamination due to proximity to known contaminated areas. The Application is not supported by adequate site investigations to address this concern.

#### 5. Refusal Reason – Suitability of Site

Pursuant to Section 4.15 (1)(c) of the [Environmental Planning and Assessment Act 1979](#), the site is not considered suitable for the proposed development for the following reasons:

(a) The proposed development is of a scale and design that is not suitable for the site. This is primarily the result of the fourth floor and interface with the northern and north-western boundaries where adjoining developments establish a three storey development character.

#### ATTACHMENTS

1. [↓](#) DA2021.272-74-76 Marlborough Rd Homebush West-Amended Architectural
2. [↓](#) DA2021.272-74-76 Marlborough Rd Homebush West-Landscape Drawings
3. [↓](#) DA2021.272-74-76 Marlborough Rd Homebush West-Stormwater Drawing
4. [↓](#) DA2021.272-74-76 Marlborough Rd Homebush West-Stormwater Quality Management Plan Report

# DEVELOPMENT APPLICATION PROPOSED RESIDENTIAL FLAT BUILDING

2534

TOTAL CALCULATIONS	
SITE AREA	= 5,419.9 m <sup>2</sup>
R3 ZONED AREA	= 3,833.3 m <sup>2</sup>
SP2 ZONED AREA	= 1,586.6 m <sup>2</sup>
GROSS FLOOR AREA	= 4,529.1 m <sup>2</sup>
FLOOR SPACE RATIO	= 1.182 : 1
BUILDING AREA	= 965.6 m <sup>2</sup>
SITE COVER	= 25.2 %
DEEP SOIL LANDSCAPING	= 1,415.8 m <sup>2</sup> (37%)
Calculated min. 6m x 6m	= 1,095.3 m <sup>2</sup> (29%)
TOTAL LANDSCAPING	= 2,031.0 m <sup>2</sup> (53%)
COMMON OPEN SPACE	= 1,327.3 m <sup>2</sup> (35%)
Level 01	= 888.7 m <sup>2</sup>
Level 05 Terrace	= 438.6 m <sup>2</sup>

UNIT BREAKDOWN		
Unit Type	Total	%
1 Bed	5	11%
2 Bed	37	79%
3 Bed	5	11%
Grand total: 47		

TOTAL PARKING SCHEDULE	
Description	Count
Resident	74
Resident - Adaptable	8
Visitor	10
Charging Bay	1
Carwash Bay	1
Resident Bicycle Rack (fits 7 bikes)	1
Visitor Bicycle Rack (fits 7 bikes)	1
Total Carspaces	92

ADAPTABLE HOUSING UNITS		
	Total	%
YES	8	17%
NO	39	83%

LHA SILVER LEVEL UNITS		
	Total	%
YES	3	6%
NO	44	94%

CROSS-VENTILATION TO UNITS		
	Total	%
YES	28	60%
NO	19	40%

SOLAR ACCESS TO UNITS		
	Total	%
YES	35	74%
NO	12	26%

GROSS FLOOR AREAS	
Basement Level 02	= 1,693.5 m <sup>2</sup> *
Basement Level 01	= 1,616.3 m <sup>2</sup> *
Level 01	= 838.3 m <sup>2</sup>
Level 02	= 966.5 m <sup>2</sup>
Level 03	= 966.5 m <sup>2</sup>
Level 04	= 966.5 m <sup>2</sup>
Level 05	= 397.5 m <sup>2</sup>
Level 06	= 393.8 m <sup>2</sup>
TOTAL	= 4,529.1 m <sup>2</sup>

\* denotes not included in Total Gross Floor Area calculations

BASEMENT STORAGE		BASEMENT STORAGE	
Number	Volume	Number	Volume
S01	10.5 m <sup>3</sup>	S25	4.5 m <sup>3</sup>
S02	10.2 m <sup>3</sup>	S26	4.2 m <sup>3</sup>
S03	10.2 m <sup>3</sup>	S27	4.2 m <sup>3</sup>
S04	10.2 m <sup>3</sup>	S28	4.2 m <sup>3</sup>
S05	10.3 m <sup>3</sup>	S29	4.2 m <sup>3</sup>
S06	4.0 m <sup>3</sup>	S30	4.2 m <sup>3</sup>
S07	4.0 m <sup>3</sup>	S31	4.8 m <sup>3</sup>
S08	4.0 m <sup>3</sup>	S32	4.0 m <sup>3</sup>
S09	4.0 m <sup>3</sup>	S33	4.4 m <sup>3</sup>
S10	4.0 m <sup>3</sup>	S34	4.4 m <sup>3</sup>
S11	4.0 m <sup>3</sup>	S35	4.4 m <sup>3</sup>
S12	4.0 m <sup>3</sup>	S36	4.4 m <sup>3</sup>
S13	4.0 m <sup>3</sup>	S37	4.4 m <sup>3</sup>
S14	4.3 m <sup>3</sup>	S38	4.4 m <sup>3</sup>
S15	4.2 m <sup>3</sup>	S39	4.9 m <sup>3</sup>
S16	4.2 m <sup>3</sup>	S40	4.6 m <sup>3</sup>
S17	4.2 m <sup>3</sup>	S41	4.9 m <sup>3</sup>
S18	4.2 m <sup>3</sup>	S42	4.9 m <sup>3</sup>
S19	4.2 m <sup>3</sup>	S43	10.5 m <sup>3</sup>
S20	4.5 m <sup>3</sup>	S44	10.2 m <sup>3</sup>
S21	4.5 m <sup>3</sup>	S45	10.2 m <sup>3</sup>
S22	4.5 m <sup>3</sup>	S46	10.2 m <sup>3</sup>
S23	4.5 m <sup>3</sup>	S47	10.3 m <sup>3</sup>
S24	4.5 m <sup>3</sup>		

UNIT SCHEDULE				
Unit No.	No. of Bedrooms	Unit Area m <sup>2</sup>	Balc / Courtyard Area m <sup>2</sup>	Internal Storage Volume
101	2 Bed	78.0	60.3 m <sup>2</sup>	4.0 m <sup>3</sup>
102	2 Bed	81.2	70.8 m <sup>2</sup>	4.7 m <sup>3</sup>
103	2 Bed	81.6	32.5 m <sup>2</sup>	4.0 m <sup>3</sup>
104	2 Bed	89.9	31.4 m <sup>2</sup>	8.2 m <sup>3</sup>
105	1 Bed	61.6	28.5 m <sup>2</sup>	3.2 m <sup>3</sup>
106	2 Bed	85.1	49.2 m <sup>2</sup>	4.0 m <sup>3</sup>
107	1 Bed	55.3	25.0 m <sup>2</sup>	4.1 m <sup>3</sup>
108	2 Bed	79.5	43.3 m <sup>2</sup>	5.9 m <sup>3</sup>
109	2 Bed	80.4	39.5 m <sup>2</sup>	4.4 m <sup>3</sup>
201	2 Bed	78.0	10.3 m <sup>2</sup>	4.0 m <sup>3</sup>
202	2 Bed	80.6	10.3 m <sup>2</sup>	4.3 m <sup>3</sup>
203	2 Bed	75.2	10.6 m <sup>2</sup>	4.6 m <sup>3</sup>
204	3 Bed	96.6	12.8 m <sup>2</sup>	5.4 m <sup>3</sup>
205	2 Bed	87.4	10.7 m <sup>2</sup>	6.0 m <sup>3</sup>
206	2 Bed	85.3	10.7 m <sup>2</sup>	8.5 m <sup>3</sup>
207	2 Bed	85.1	13.2 m <sup>2</sup>	4.0 m <sup>3</sup>
208	1 Bed	55.3	9.5 m <sup>2</sup>	4.1 m <sup>3</sup>
209	2 Bed	79.5	14.3 m <sup>2</sup>	5.9 m <sup>3</sup>
210	2 Bed	86.7	12.5 m <sup>2</sup>	5.1 m <sup>3</sup>
301	2 Bed	78.0	10.3 m <sup>2</sup>	4.0 m <sup>3</sup>
302	2 Bed	80.6	10.3 m <sup>2</sup>	4.3 m <sup>3</sup>
303	2 Bed	75.2	10.6 m <sup>2</sup>	4.6 m <sup>3</sup>
304	3 Bed	96.6	12.8 m <sup>2</sup>	5.4 m <sup>3</sup>
305	2 Bed	87.4	10.7 m <sup>2</sup>	6.0 m <sup>3</sup>
306	2 Bed	85.3	10.7 m <sup>2</sup>	8.5 m <sup>3</sup>
307	2 Bed	85.1	13.2 m <sup>2</sup>	4.0 m <sup>3</sup>
308	1 Bed	55.3	9.5 m <sup>2</sup>	4.1 m <sup>3</sup>
309	2 Bed	79.5	14.3 m <sup>2</sup>	5.9 m <sup>3</sup>
310	2 Bed	86.7	12.5 m <sup>2</sup>	5.1 m <sup>3</sup>
401	2 Bed	78.0	10.3 m <sup>2</sup>	4.0 m <sup>3</sup>
402	2 Bed	80.6	10.3 m <sup>2</sup>	4.3 m <sup>3</sup>
403	2 Bed	75.2	10.6 m <sup>2</sup>	4.6 m <sup>3</sup>
404	3 Bed	96.6	12.8 m <sup>2</sup>	5.4 m <sup>3</sup>
405	2 Bed	87.4	10.7 m <sup>2</sup>	6.0 m <sup>3</sup>
406	2 Bed	85.3	10.7 m <sup>2</sup>	8.5 m <sup>3</sup>
407	2 Bed	85.1	13.2 m <sup>2</sup>	4.0 m <sup>3</sup>
408	1 Bed	55.3	9.5 m <sup>2</sup>	4.1 m <sup>3</sup>
409	2 Bed	79.5	14.3 m <sup>2</sup>	5.9 m <sup>3</sup>
410	2 Bed	86.7	12.5 m <sup>2</sup>	5.1 m <sup>3</sup>
501	3 Bed	104.1	11.3 m <sup>2</sup>	6.3 m <sup>3</sup>
502	2 Bed	88.6	11.0 m <sup>2</sup>	4.3 m <sup>3</sup>
503	2 Bed	79.5	10.6 m <sup>2</sup>	5.7 m <sup>3</sup>
504	2 Bed	77.5	12.8 m <sup>2</sup>	4.1 m <sup>3</sup>
601	3 Bed	112.5	21.1 m <sup>2</sup>	6.3 m <sup>3</sup>
602	2 Bed	88.6	11.0 m <sup>2</sup>	4.3 m <sup>3</sup>
603	2 Bed	79.5	10.6 m <sup>2</sup>	5.7 m <sup>3</sup>
604	2 Bed	77.5	12.8 m <sup>2</sup>	4.1 m <sup>3</sup>

Grand total: 47

DRAWING SHEET LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
00	Cover Sheet	F	13-04-22
01	Site Analysis	E	29-09-21
02	Land Zoning Diagram	E	29-09-21
03	Site Plan	F	13-04-22
03A	Mass Modelling Diagrams	F	13-04-22
04	Basement Level 02	F	13-04-22
05	Basement Level 01	F	13-04-22
06	Level 01	F	13-04-22
07	Level 02	F	13-04-22
08	Level 03	F	13-04-22
09	Level 04	F	13-04-22
10	Level 05	F	13-04-22
11A	Level 06	F	13-04-22
11B	Roof Plan	F	13-04-22
12	Streetscape Elevations	F	13-04-22
13	Site Elevations	F	13-04-22
14	Site Elevations	F	13-04-22
15	Site Sections	F	13-04-22
16	Site Details	F	13-04-22
17	Typical Unit Layouts - Level 01	F	13-04-22
18	Typical Unit Layouts - Levels 02-04	F	13-04-22
19A	Typical Unit Layouts - Level 05	F	13-04-22
19B	Typical Unit Layouts - Level 06	F	13-04-22
20A	Post-Adaptable Layout	F	13-04-22
20B	Post-Adaptable Layout	F	13-04-22
20C	Post-Adaptable Layout	F	13-04-22
21	Driveway Ramp Sections	F	13-04-22
22	Waste Management Plan	F	13-04-22
23	Bin Collection + Front Boundary Detail	F	13-04-22
24	3D Building Height Diagrams	F	13-04-22
25	FSR + Site Calculations	F	13-04-22
26	Shadow Diagrams	F	13-04-22
27	Shadow Diagrams	F	13-04-22
28	Shadow Diagrams	F	13-04-22
29	Schedule of Finishes	F	13-04-22
30	Boundary Section Details	F	13-04-22
31	Facade Section Details	E	29-09-21
32	Solar Access Diagrams	F	13-04-22
33	Solar Access Diagrams	F	13-04-22
34	Aerial Images	F	13-04-22
35	Aerial Images	F	13-04-22

**Schedule of BASIX commitments**

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

- (a) Dwellings
  - (i) Water
    - (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table in the BASIX Certificate, as private landscaping for that dwelling.
    - (c) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table of the BASIX Certificate.
    - (d) The applicant must install, for the dwelling, each alternative water supply system, with the specified flow, listed for that dwelling in the table of the BASIX Certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be corrected as specified.
  - (ii) Energy
    - (b) The applicant must install each hot water system specified for the dwelling in the table of the BASIX Certificate, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
    - (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table of the BASIX Certificate (but only to the extent specified for that room or area). The applicant must ensure that each room or area is fitted with a window and/or skylight.
  - (iii) Thermal Comfort
    - (g) Where there is an in-slab heating or cooling system, the applicant must:
      - (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, or
      - (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
    - (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table of the BASIX Certificate.
- (b) Common areas and central systems/facilities
  - (i) Water
    - (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table of the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table of the BASIX Certificate.
    - (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table of the BASIX Certificate.
  - (ii) Energy
    - (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table of the BASIX Certificate.



ADDRESS: 74-76 MARLBOROUGH ROAD , HOMEBUSH WEST

CLIENT: SKYTON DEVELOPMENTS No. 2 PTY LTD

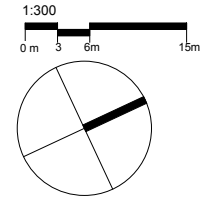
**architex**

tel: 02 9633 5888    Level 3, 7k parkes St.    email@architex.com.au    rlyeton pty ltd t/as architex  
 mob: 0418 402 919    parramatta, 2150    www.architex.com.au    abn 32 003 315 142



Note:

- for more information regarding the site and its surrounds - refer to the written site analysis statement
- refer to ground floor plan and survey drawings for site dimensions and bearings
- for more information regarding the architectural character - refer to the written site analysis statement



True Northpoint  
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

**LOCATION AMENITIES**

- 3.6km to RHODES SHOPPING CENTRE
- 450m to FLEMINGTON TRAIN STATION
- 100m to NEAREST BUS STOP (MARLBOROUGH RD.)
- 800m to AIREY PARK  
1.5km to SYDNEY OLYMPIC PARK
- 450m to HOMEBUSH WEST POST OFFICE
- 300m to HOMEBUSH WEST PUBLIC SCHOOL  
1.0km to HOMEBUSH BOYS HIGH SCHOOL

- SITE LEVELS:**  
REFER TO SITE SURVEY
- ROAD AND SITE LEVELS:**  
REFER TO CIVIL DRAWINGS
- STORMWATER DETAILS + SITE LEVELS:**  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:**  
REFER TO LANDSCAPE DRAWINGS

Issue	Issue description	Date
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
A	Prelim. Issue to Client + Consultants	16-07-21

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email@architex.com.au  
www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

**DEVELOPMENT APPLICATION**

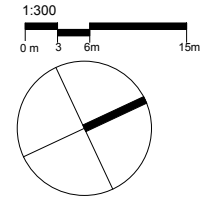
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PROPOSED RESIDENTIAL FLAT BUILDING		
<b>Project Address</b>		
74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
<b>Client</b>		
SKYTON DEVELOPMENTS No. 2 PTY LTD		
<b>Title</b>		
Site Analysis		
<b>Drawn</b>	<b>Scale</b>	<b>Checked</b>
PDP	1 : 300	
<b>Job No</b>	<b>Drawing No.</b>	<b>Issue</b>
2534	01	E

1 Site Analysis  
1 : 300

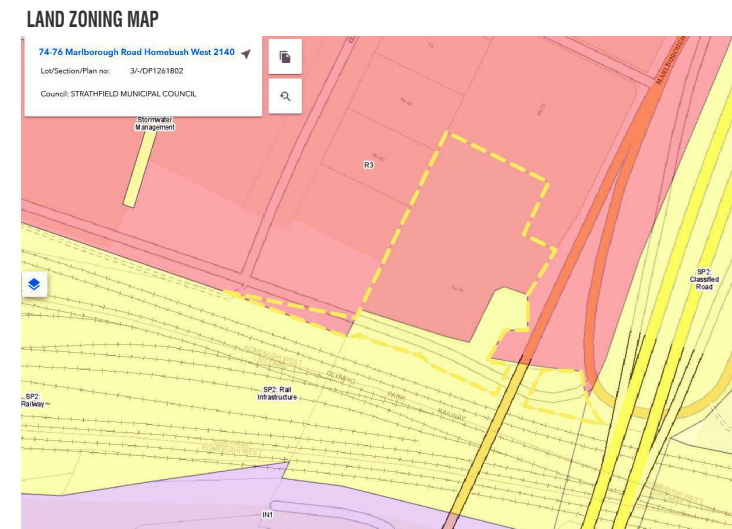
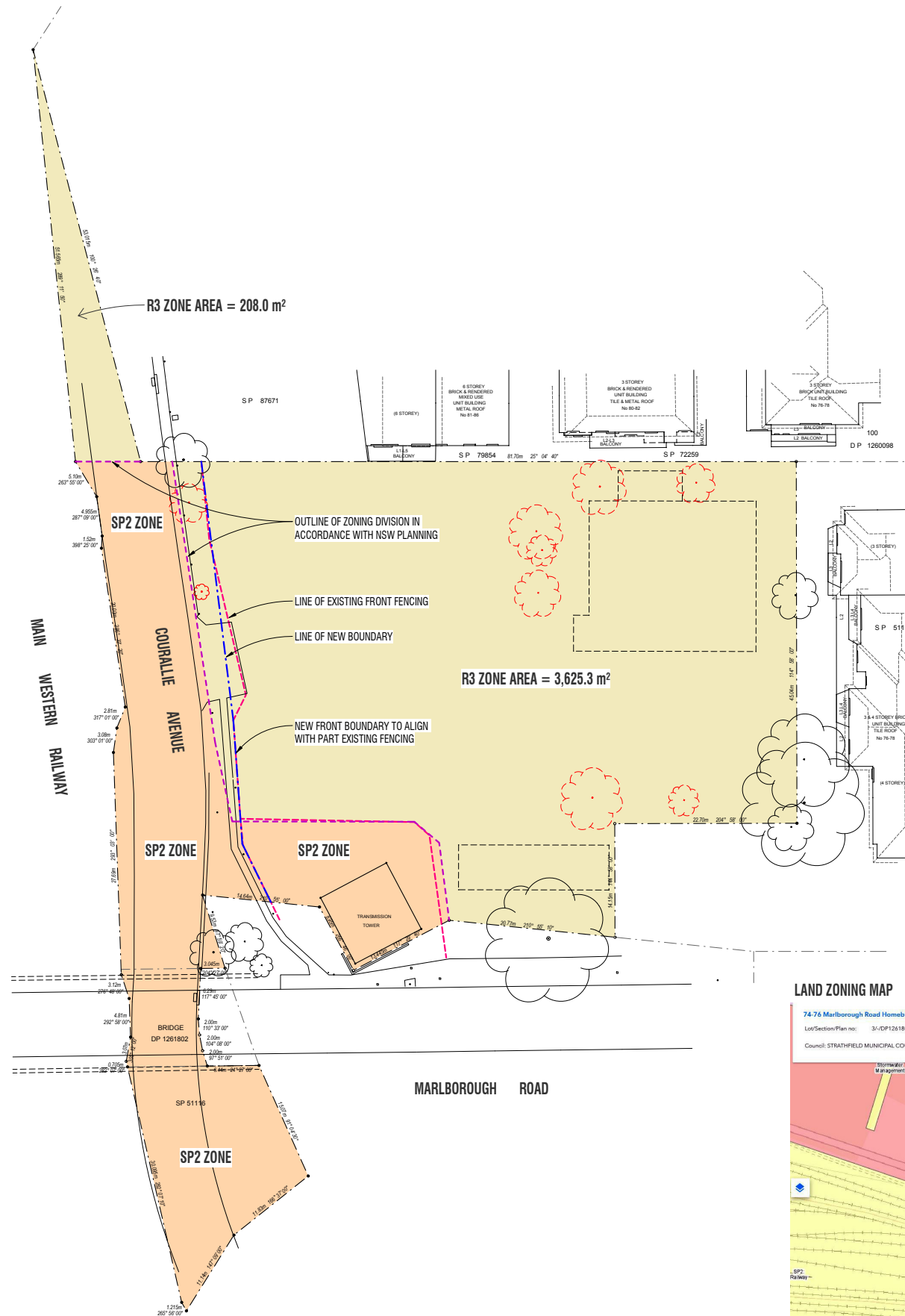
**SITE CALCULATIONS**  
IN ACCORDANCE WITH NSW PLANNING PORTAL ZONING MAP

**SITE AREA**

BY TITLE	=	5,419.9 m <sup>2</sup>
R3 ZONED AREA (AREA HIGHLIGHTED YELLOW)	=	3,833.3 m <sup>2</sup>
SP2 ZONED AREA (AREA HIGHLIGHTED ORANGE)	=	1,586.6 m <sup>2</sup>



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
E	Development Application Issue	29-08-21
D	Final Co-ordination	18-09-21

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Robert Del Pizzo  
NSW Reg. No. 3972

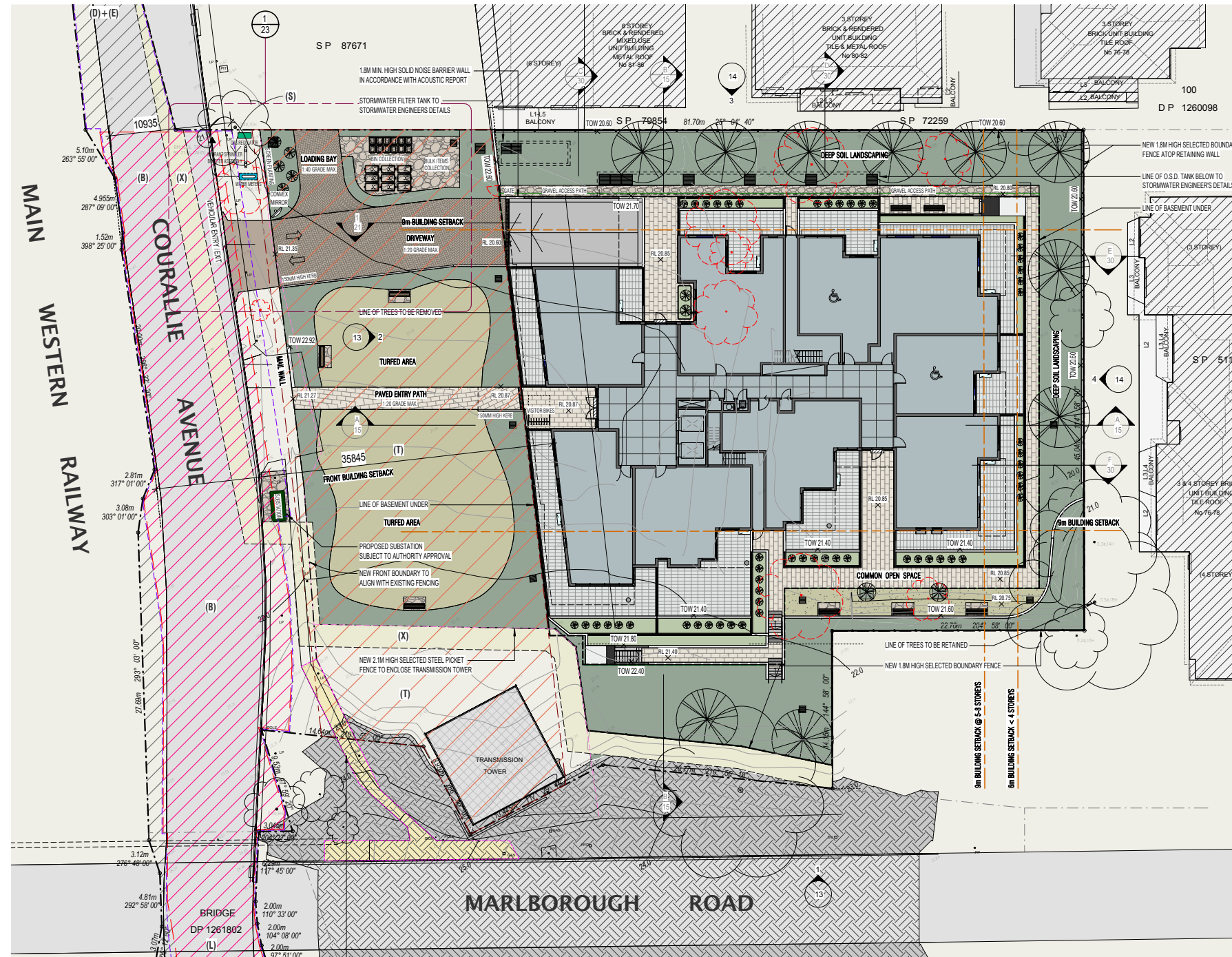
DEVELOPMENT APPLICATION

Project	PROPOSED RESIDENTIAL FLAT BUILDING
Project Address	74-76 MARLBOROUGH ROAD, HOME BUSH WEST
Client	SKYTON DEVELOPMENTS No. 2 PTY LTD
Title	Land Zoning Diagram

Drawn	Scale	Checked
PDP	1 : 300	RDP
Job No	Drawing No.	Issue
2534	02	E

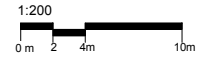
1 Land Zoning Diagram  
1 : 300





EASEMENT LEGEND

- (B) RIGHT OF CARRIAGEWAY 10.685 WIDE & VARIABLE (DP 1001737)
- (C) RIGHT OF CARRIAGEWAY 10.685 WIDE & VARIABLE (DP 1001737)
- (D) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM (DP 1261802)
- (E) EASEMENT FOR REPAIRS & MAINTENANCE VARIABLE WIDTH LIMITED IN STRATUM (DP 1261802)
- (S) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN HEIGHT IN AREA (L) (DP 1139280)
- (T) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 21.34 WIDE (DP 1001737)
- (L) AREA WHERE EASEMENT IS LIMITED IN HEIGHT TO HORIZONTAL PLANE AT RL 24.9 (DP 1139280)
- (X) EASEMENT FOR SERVICES 2 WIDE & VARIABLE (DP 1268818)



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

1 Site Plan  
1:200

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Practm. Issue to Client + Consultants	16-07-21

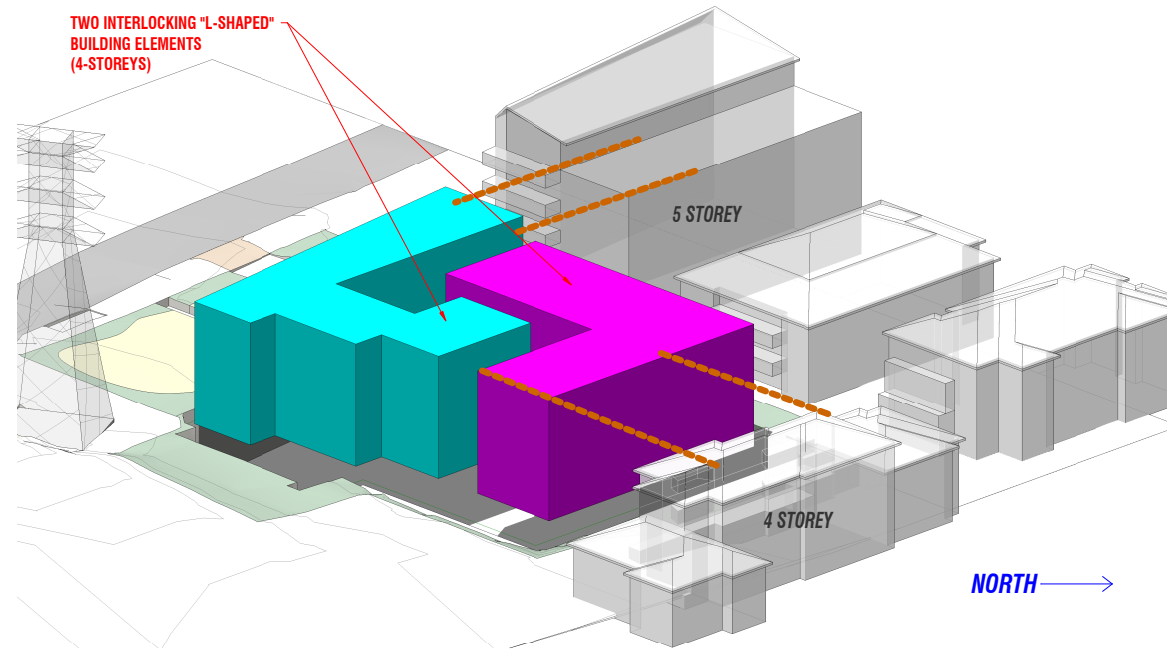
**architex**  
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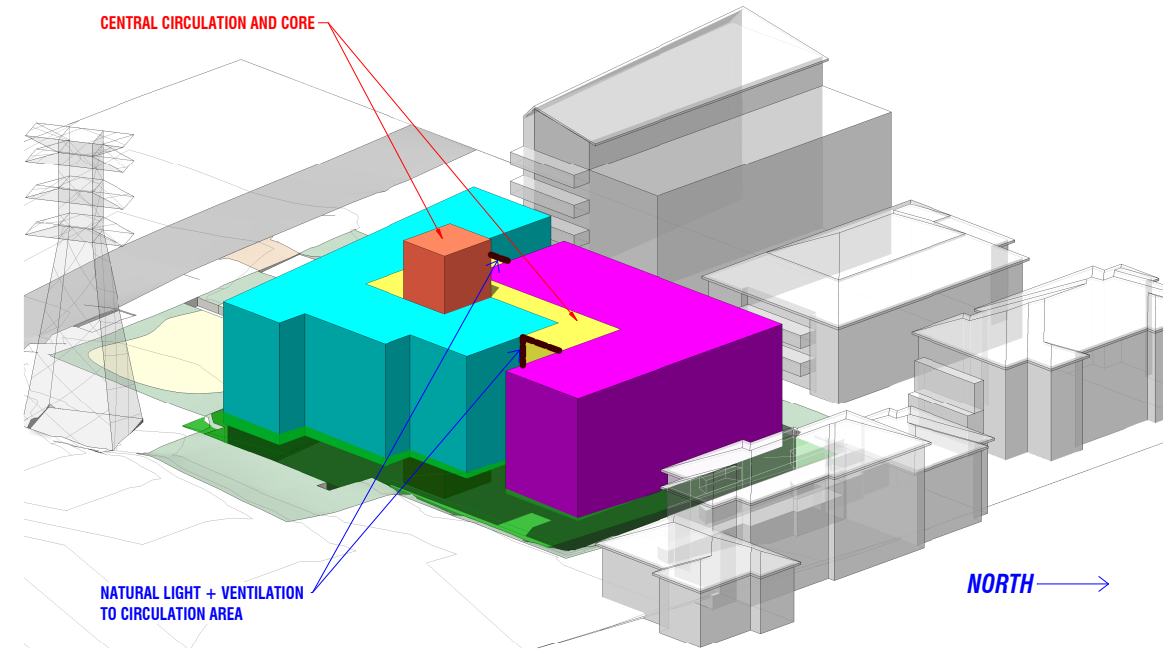
- MAIL + FENCE DETAILS:  
REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

DEVELOPMENT APPLICATION

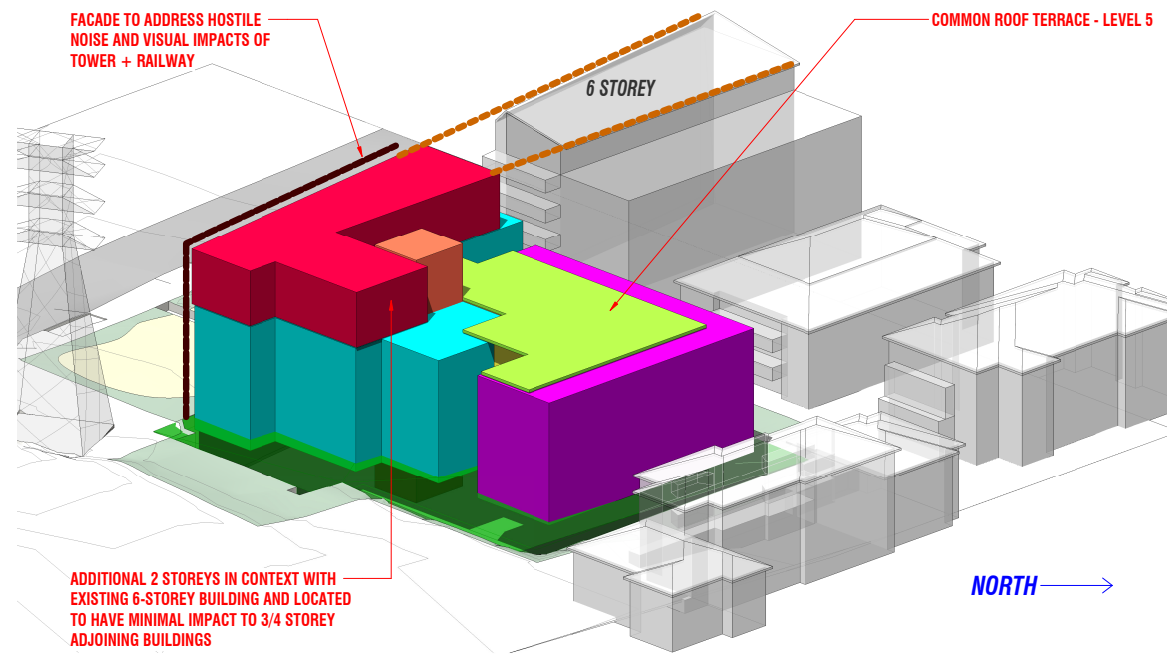
Project PROPOSED RESIDENTIAL FLAT BUILDING		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title Site Plan		
Drawn PDP Job No 2534	Scale As indicated Drawing No. 03	Checked PDP Issue F



Ⓐ Mass Model Diagram A



Ⓑ Mass Model Diagram B



Ⓒ Mass Model Diagram C

Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22

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**DEVELOPMENT APPLICATION**

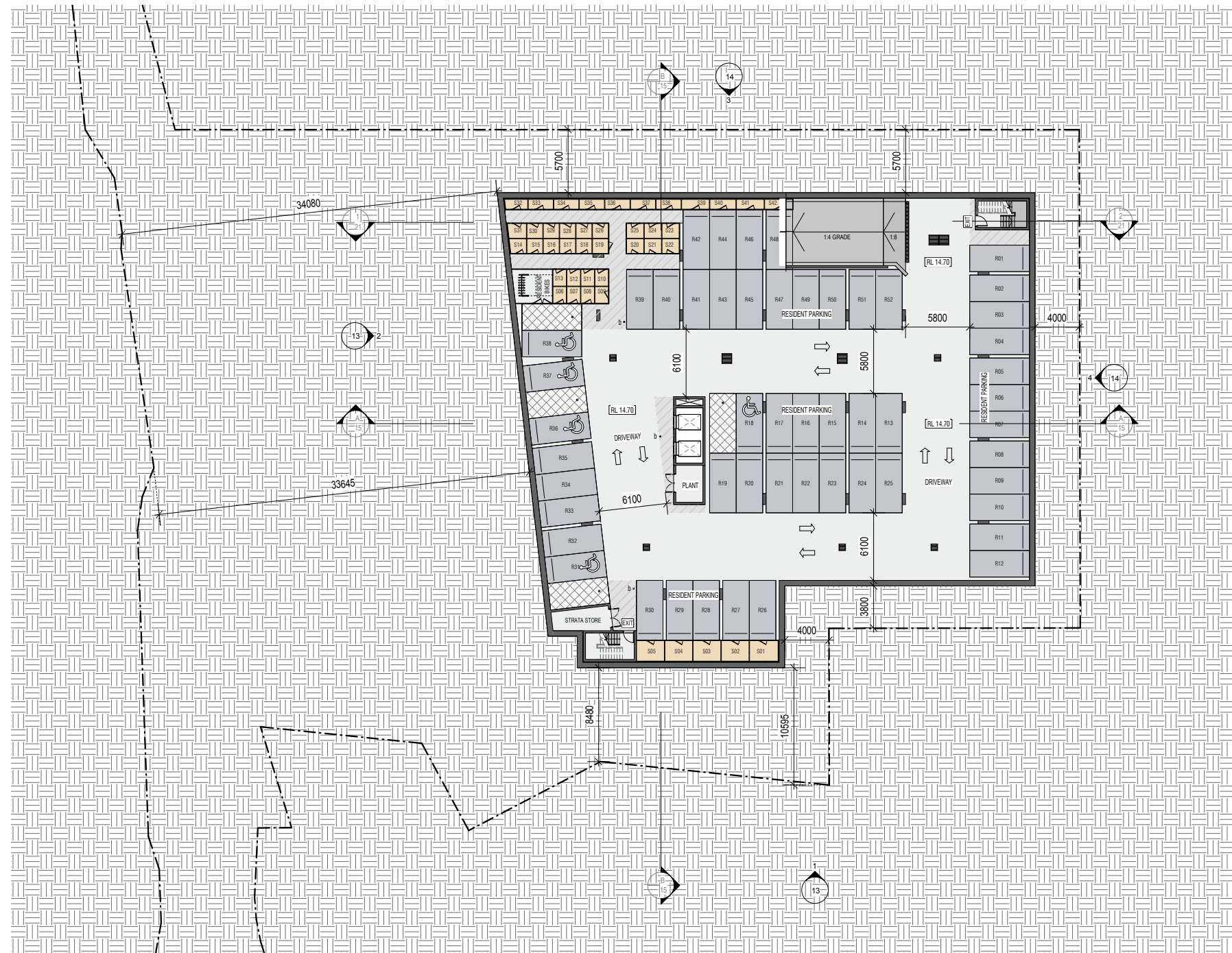
**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

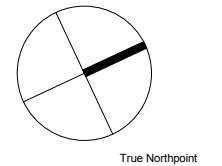
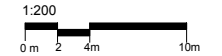
**Title**  
 Mass Modelling  
 Diagrams

Drawn	Scale	Checked
PDP		
Job No	Drawing No.	Issue
2534	03A	F



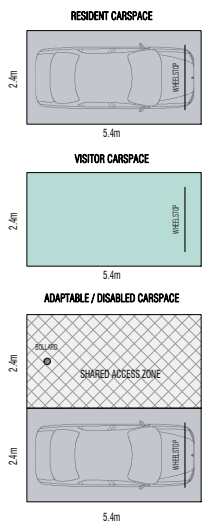
EASEMENT LEGEND

- (B) RIGHT OF CARRIAGEWAY 10.685 WIDE & VARIABLE (DP 1001737)
- (C) RIGHT OF CARRIAGEWAY 10.685 WIDE & VARIABLE (DP 1001737)
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- (X) EASEMENT FOR SERVICES 2 WIDE & VARIABLE (DP 1268818)



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

PARKING LEGEND



NOTE:  
 \* All disabled vehicle car parking in accordance with AS2890.6 and adaptable residents parking in accordance with AS4399 - 2.5m min. height clearance  
 \* All parking spaces are a minimum of 2.4m in width by 5.4m in length. Spaces increase to 7.5m in width where adjacent to a wall or an obstruction in accordance with AS 2890.1  
 \* The internal driveway only width, circulation areas and vehicle turning areas shall be designed and constructed in accordance with AS 2890.1 for low-velocity movements  
 \* All parking spaces are a minimum headroom clearance of 2.2m for residents and visitors, 2.5m for disabled car spaces, and 2.7m for reserved spaces in accordance with AS2890.1

BASEMENT STORAGE SCHEDULE

Number	Volume	Width	Depth
S01	10.5 m <sup>3</sup>	2.5 m	1.8 m
S02	10.2 m <sup>3</sup>	2.5 m	1.8 m
S03	10.2 m <sup>3</sup>	2.5 m	1.8 m
S04	10.2 m <sup>3</sup>	2.5 m	1.8 m
S05	10.3 m <sup>3</sup>	2.5 m	1.8 m
S06	4.0 m <sup>3</sup>	1.2 m	1.5 m
S07	4.0 m <sup>3</sup>	1.2 m	1.5 m
S08	4.0 m <sup>3</sup>	1.2 m	1.5 m
S09	4.0 m <sup>3</sup>	1.2 m	1.5 m
S10	4.0 m <sup>3</sup>	1.2 m	1.5 m
S11	4.0 m <sup>3</sup>	1.2 m	1.5 m
S12	4.0 m <sup>3</sup>	1.2 m	1.5 m
S13	4.0 m <sup>3</sup>	1.2 m	1.5 m
S14	4.3 m <sup>3</sup>	1.4 m	1.3 m
S15	4.2 m <sup>3</sup>	1.4 m	1.3 m
S16	4.2 m <sup>3</sup>	1.4 m	1.3 m
S17	4.2 m <sup>3</sup>	1.4 m	1.3 m
S18	4.2 m <sup>3</sup>	1.4 m	1.3 m
S19	4.2 m <sup>3</sup>	1.4 m	1.3 m
S20	4.5 m <sup>3</sup>	1.6 m	1.3 m
S21	4.5 m <sup>3</sup>	1.6 m	1.3 m
S22	4.5 m <sup>3</sup>	1.6 m	1.3 m
S23	4.5 m <sup>3</sup>	1.6 m	1.3 m
S24	4.5 m <sup>3</sup>	1.6 m	1.3 m
S25	4.5 m <sup>3</sup>	1.6 m	1.3 m
S26	4.2 m <sup>3</sup>	1.4 m	1.3 m
S27	4.2 m <sup>3</sup>	1.4 m	1.3 m
S28	4.2 m <sup>3</sup>	1.4 m	1.3 m
S29	4.2 m <sup>3</sup>	1.4 m	1.3 m
S30	4.2 m <sup>3</sup>	1.4 m	1.3 m
S31	4.8 m <sup>3</sup>	1.4 m	1.3 m
S32	4.0 m <sup>3</sup>	2.0 m	1.0 m
S33	4.4 m <sup>3</sup>	2.3 m	1.0 m
S34	4.4 m <sup>3</sup>	2.3 m	1.0 m
S35	4.4 m <sup>3</sup>	2.3 m	1.0 m
S36	4.4 m <sup>3</sup>	2.3 m	1.0 m
S37	4.4 m <sup>3</sup>	2.3 m	1.0 m
S38	4.4 m <sup>3</sup>	2.3 m	1.0 m
S39	4.9 m <sup>3</sup>	2.3 m	1.0 m
S40	4.6 m <sup>3</sup>	2.3 m	1.0 m
S41	4.9 m <sup>3</sup>	2.3 m	1.0 m
S42	4.9 m <sup>3</sup>	2.3 m	1.0 m
S43	10.5 m <sup>3</sup>	2.5 m	1.8 m
S44	10.2 m <sup>3</sup>	2.5 m	1.8 m
S45	10.2 m <sup>3</sup>	2.5 m	1.8 m
S46	10.2 m <sup>3</sup>	2.5 m	1.8 m
S47	10.3 m <sup>3</sup>	2.5 m	1.8 m

Note:  
 - Storage Cages constructed of Cyclone Mesh Fencing and lockable mesh gate access as required.  
 - Volume is calculated at 2.2m high cages to comply with potential BCA and Fire issues.

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Basement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Practm. Issue to Client + Consultants	16-07-21

**architex**  
 Ryleton ply ltd has Architex  
 abn 32 003 315 142  
 Level 3, 7/6 Parkes Street  
 Parramatta NSW 2150  
 Nominated Architect:  
 Robert Del Pizzo  
 NSW Reg. No. 3972

**DEVELOPMENT APPLICATION**

**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

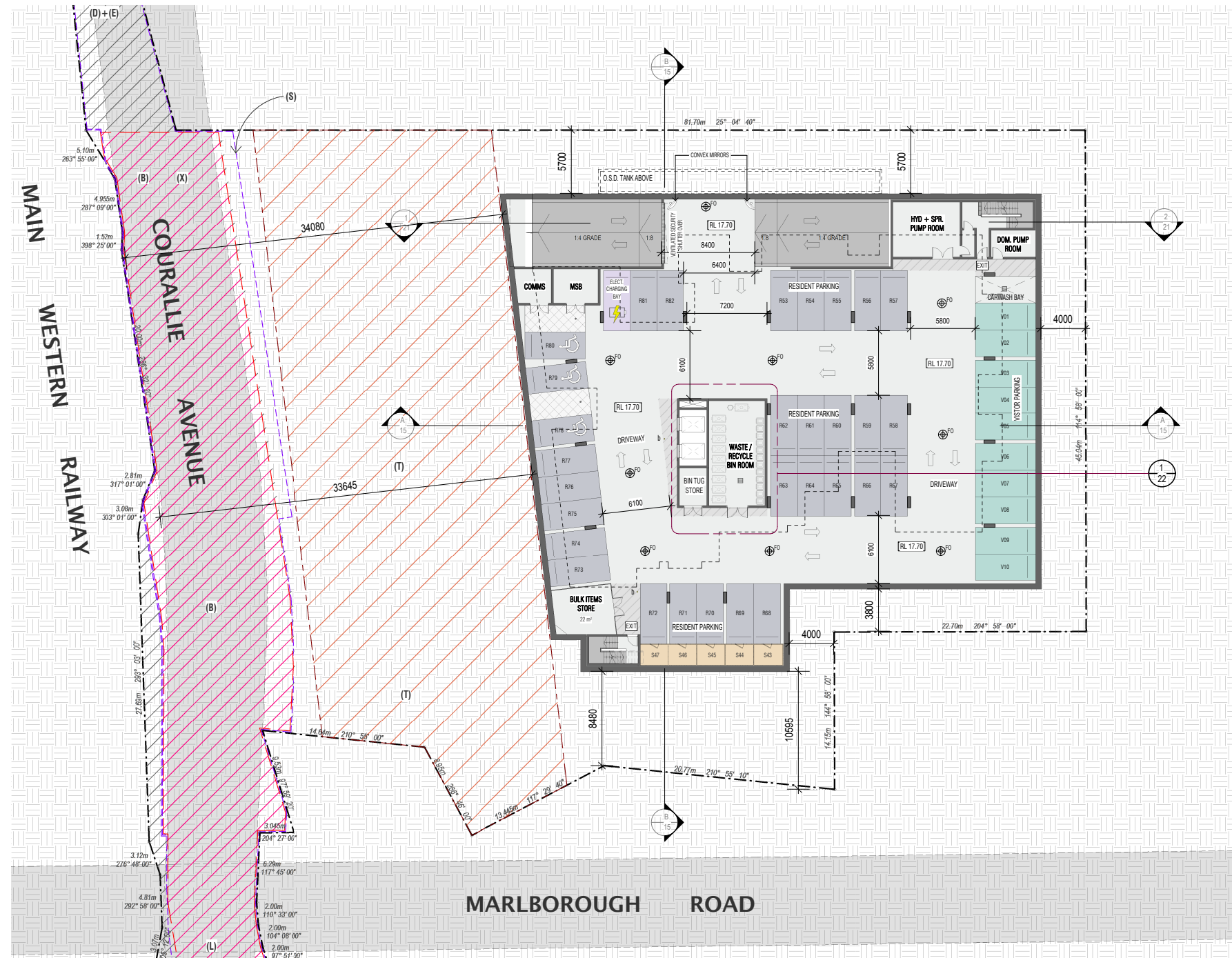
**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

**Title**  
 Basement Level 02

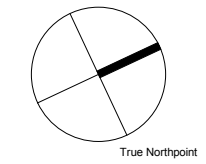
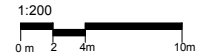
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PDP	As indicated	
Job No	Drawing No.	Issue
2534	04	F

1 Basement 02  
 1 : 200



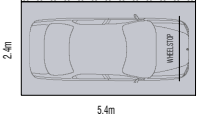
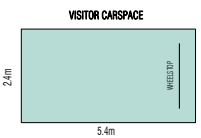
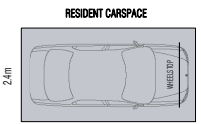
**EASEMENT LEGEND**

- (B) RIGHT OF CARRIAGEWAY 10.685 WIDE & VARIABLE (DP 1001737)
- (C) RIGHT OF CARRIAGEWAY 10.685 WIDE & VARIABLE (DP 1001737)
- (D) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM (DP 1261802)
- (E) EASEMENT FOR REPAIRS & MAINTENANCE VARIABLE WIDTH LIMITED IN STRATUM (DP 1261802)
- (S) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN HEIGHT IN AREA (L) (DP 1139280)
- (T) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 21.34 WIDE (DP 1001737)
- (L) AREA WHERE EASEMENT IS LIMITED IN HEIGHT TO HORIZONTAL PLANE AT RL 24.9 (DP 1139280)
- (X) EASEMENT FOR SERVICES 2 WIDE & VARIABLE (DP 1268818)



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

**PARKING LEGEND**



NOTE:  
 • All disabled within carparking in accordance with AS2890.6 and adaptable residents parking in accordance with AS2890.7 3.0m min. height clearance  
 • All parking spaces are a maximum of 2.4m in width by 5.5m in length. Spaces increase to 2.7m in width where adjacent to a wall or an obstruction in accordance with AS 2890.1  
 • The internal driveway ramp widths, circulation areas and vehicle turning areas shall be designed and constructed in accordance with AS 2890.1 for two-way vehicle movements  
 • All parking spaces are a minimum headroom clearance of 2.2m for residents and visitors, 2.5m for disabled car spaces, and 2.3m for internal ramps in accordance with AS2890.1

**BASEMENT STORAGE SCHEDULE**

Number	Volume	Width	Depth
S01	10.5 m <sup>3</sup>	2.5 m	1.8 m
S02	10.2 m <sup>3</sup>	2.5 m	1.8 m
S03	10.2 m <sup>3</sup>	2.5 m	1.8 m
S04	10.2 m <sup>3</sup>	2.5 m	1.8 m
S05	10.3 m <sup>3</sup>	2.5 m	1.8 m
S06	4.0 m <sup>3</sup>	1.2 m	1.5 m
S07	4.0 m <sup>3</sup>	1.2 m	1.5 m
S08	4.0 m <sup>3</sup>	1.2 m	1.5 m
S09	4.0 m <sup>3</sup>	1.2 m	1.5 m
S10	4.0 m <sup>3</sup>	1.2 m	1.5 m
S11	4.0 m <sup>3</sup>	1.2 m	1.5 m
S12	4.0 m <sup>3</sup>	1.2 m	1.5 m
S13	4.0 m <sup>3</sup>	1.2 m	1.5 m
S14	4.3 m <sup>3</sup>	1.4 m	1.3 m
S15	4.2 m <sup>3</sup>	1.4 m	1.3 m
S16	4.2 m <sup>3</sup>	1.4 m	1.3 m
S17	4.2 m <sup>3</sup>	1.4 m	1.3 m
S18	4.2 m <sup>3</sup>	1.4 m	1.3 m
S19	4.2 m <sup>3</sup>	1.4 m	1.3 m
S20	4.5 m <sup>3</sup>	1.6 m	1.3 m
S21	4.5 m <sup>3</sup>	1.6 m	1.3 m
S22	4.5 m <sup>3</sup>	1.6 m	1.3 m
S23	4.5 m <sup>3</sup>	1.6 m	1.3 m
S24	4.5 m <sup>3</sup>	1.6 m	1.3 m
S25	4.5 m <sup>3</sup>	1.6 m	1.3 m
S26	4.2 m <sup>3</sup>	1.4 m	1.3 m
S27	4.2 m <sup>3</sup>	1.4 m	1.3 m
S28	4.2 m <sup>3</sup>	1.4 m	1.3 m
S29	4.2 m <sup>3</sup>	1.4 m	1.3 m
S30	4.2 m <sup>3</sup>	1.4 m	1.3 m
S31	4.8 m <sup>3</sup>	1.4 m	1.3 m
S32	4.0 m <sup>3</sup>	2.0 m	1.0 m
S33	4.4 m <sup>3</sup>	2.3 m	1.0 m
S34	4.4 m <sup>3</sup>	2.3 m	1.0 m
S35	4.4 m <sup>3</sup>	2.3 m	1.0 m
S36	4.4 m <sup>3</sup>	2.3 m	1.0 m
S37	4.4 m <sup>3</sup>	2.3 m	1.0 m
S38	4.4 m <sup>3</sup>	2.3 m	1.0 m
S39	4.9 m <sup>3</sup>	2.3 m	1.0 m
S40	4.6 m <sup>3</sup>	2.3 m	1.0 m
S41	4.9 m <sup>3</sup>	2.3 m	1.0 m
S42	4.9 m <sup>3</sup>	2.3 m	1.0 m
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S44	10.2 m <sup>3</sup>	2.5 m	1.8 m
S45	10.2 m <sup>3</sup>	2.5 m	1.8 m
S46	10.2 m <sup>3</sup>	2.5 m	1.8 m
S47	10.3 m <sup>3</sup>	2.5 m	1.8 m

Note:  
 • Storage Cages constructed of Cyclone Mesh Fencing and lockable mesh gate access as required.  
 • Volume is calculated at 2.2m high cages to comply with potential BCA and Fire issues.

Issue	Issue description	Date
F	Amended to DP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Pratim. Issue to Client + Consultants	16-07-21

**architex**  
 Ryleton pty ltd (trading as Architex)  
 abn 52 003 315 142  
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 Normalised Architect:  
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 M: 0418 402 919  
 email@architex.com.au  
 www.architex.com.au  
 Robert Del Pizzo  
 NSW Reg. No. 3972

**DEVELOPMENT APPLICATION**

**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

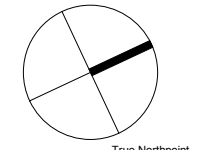
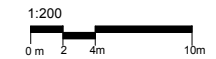
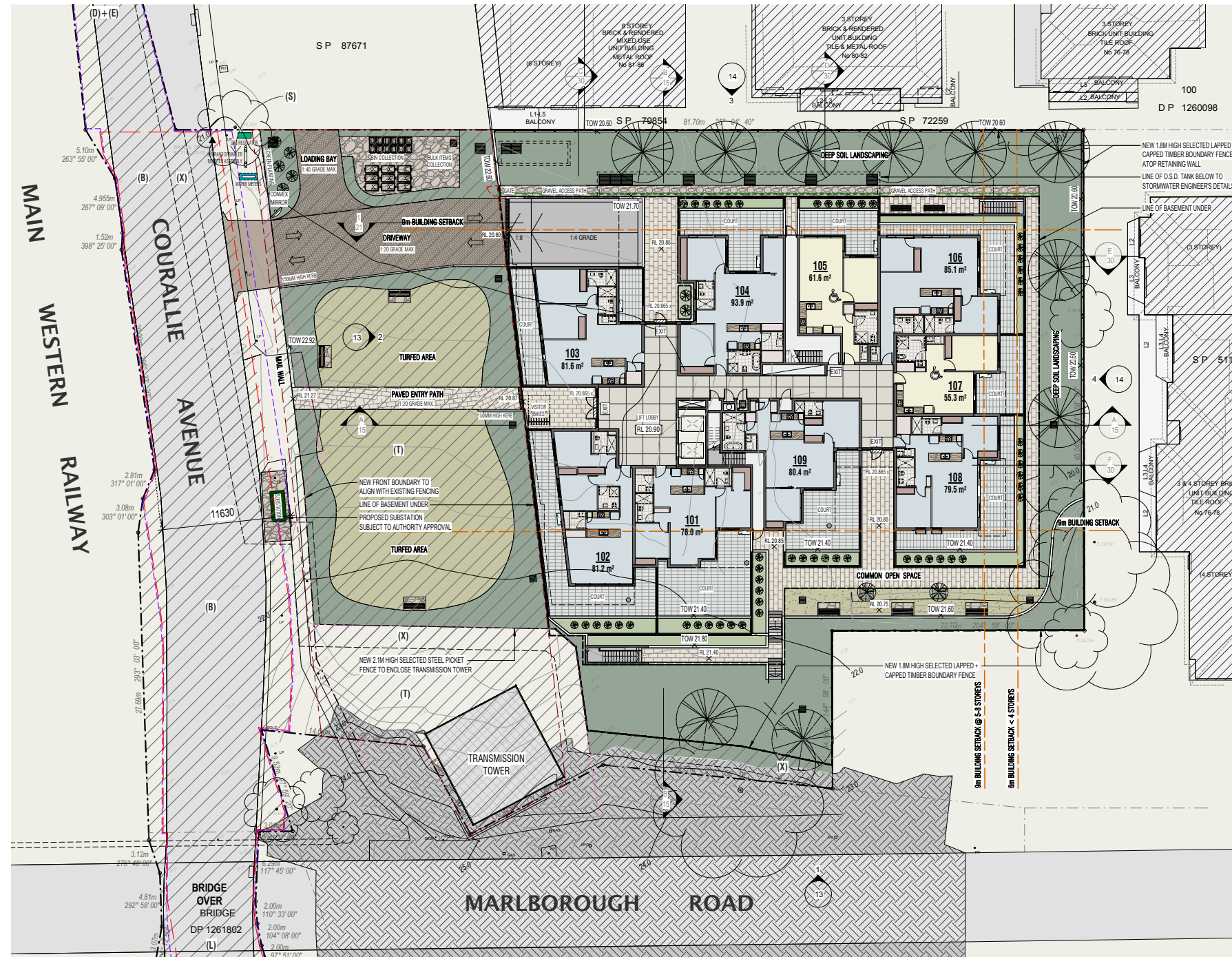
**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

**Title**  
 Basement Level 01

Drawn	Scale	Checked
PDP	As indicated	PDP
Job No	Drawing No.	Issue
2534	05	F

**2** Basement Level 01  
 1 : 200



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

- MAIL + FENCE DETAILS:  
REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

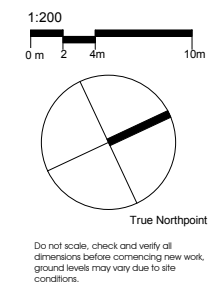
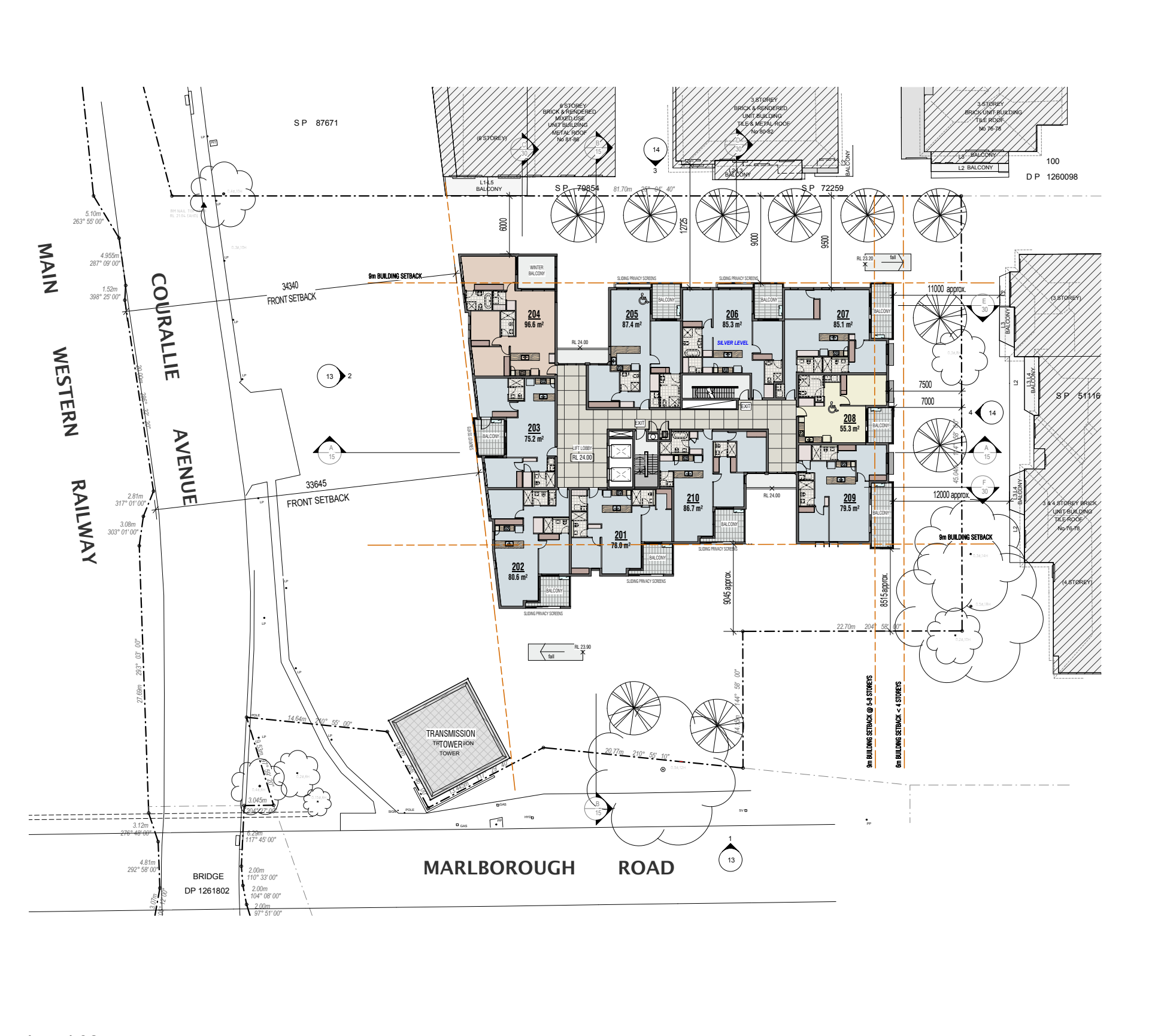
**DEVELOPMENT APPLICATION**

Issue	Issue description	Date
F	Amended to DPP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Prim. Issue to Client + Consultants	16-07-21

**architex**  
 Ryelton ply ltd (via Architex) T: 02 9633 5888  
 abn 32 003 315 142 M: 0418 402 919  
 Level 3, 7/6 Parkes Street email@architex.com.au  
 Parramatta NSW 2150 www.architex.com.au  
 Nominated Architect: Robert Del Pizzo  
 NSW Reg. No. 3972

Project <b>PROPOSED RESIDENTIAL FLAT BUILDING</b>		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title <b>Level 01</b>		
Drawn PDP Job No 2534	Scale 1 : 200 Drawing No. 06	Checked PDP Issue F

③ Level 01  
1 : 200



**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

- MAIL + FENCE DETAILS:  
REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

**DEVELOPMENT APPLICATION**

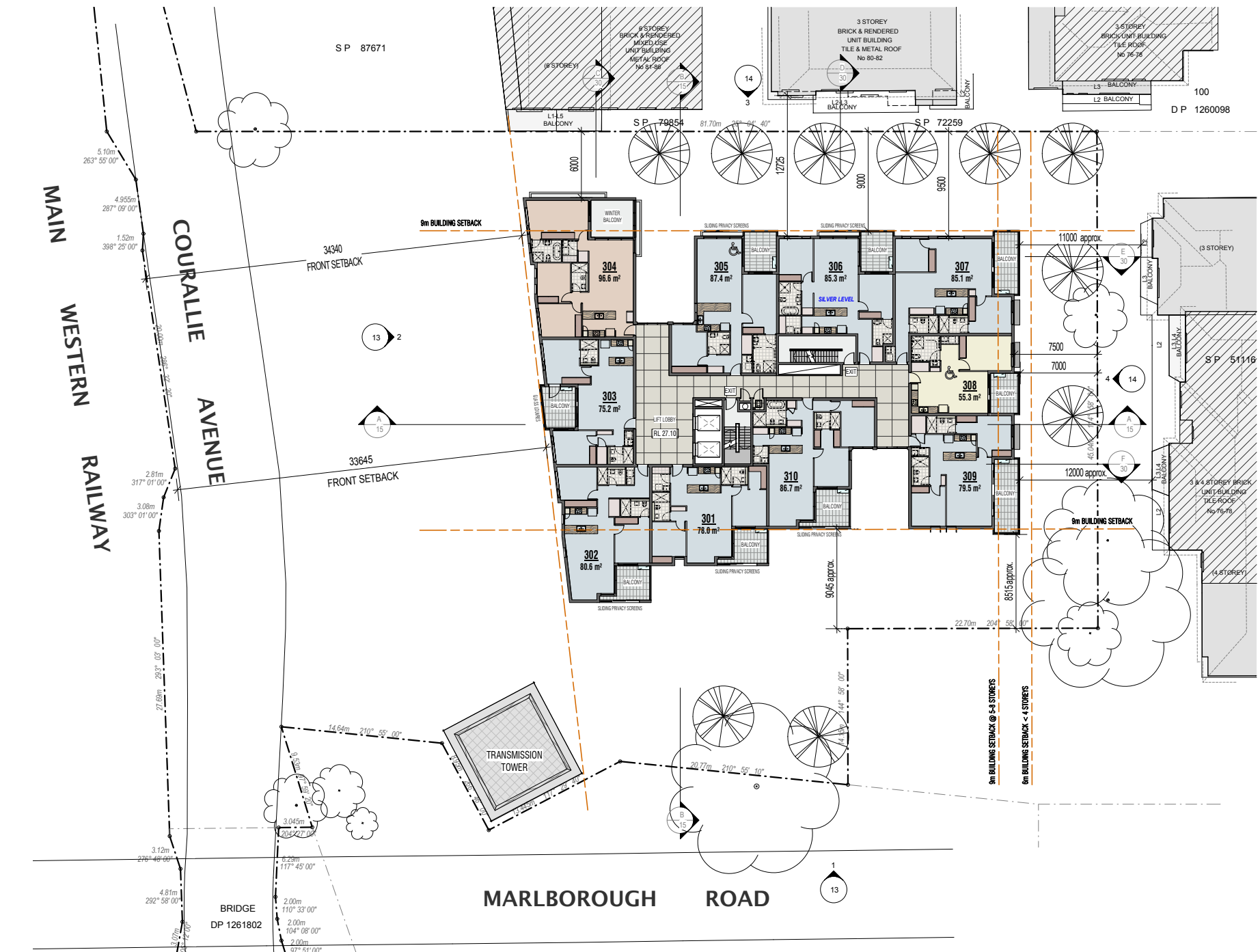
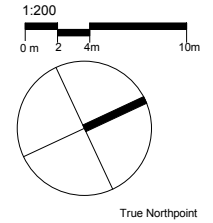
Issue	Issue description	Date
F	Amended to DPP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Prism. Issue to Client + Consultants	16-07-21

**architex**  
 Ryelton ply ltd (tr) Archtix  
 abn 32 003 315 142  
 Level 3, 7/6 Parkes Street  
 Parramatta NSW 2150  
 Nominated Architect: Robert Del Pizzo  
 NSW Reg. No. 3972

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 M: 0418 402 919  
 email@architex.com.au  
 www.architex.com.au

Project <b>PROPOSED RESIDENTIAL FLAT BUILDING</b>		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title <b>Level 02</b>		
Drawn PDP Job No 2534	Scale 1 : 200 Drawing No. 07	Checked PDP Issue F

4 Level 02  
1:200



5 Level 03  
1:200

**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

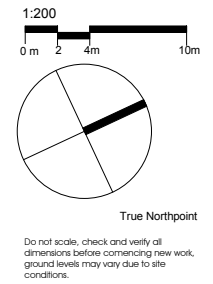
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REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

**DEVELOPMENT APPLICATION**

Issue	Issue description	Date
F	Amended to DP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Pratim. Issue to Client + Consultants	16-07-21

**architex**  
 Ryleton ply ltd (as Architex)  
 abn 32 003 315 142  
 Level 3, 7/6 Parkes Street  
 Parramatta NSW 2150  
 Nominated Architect: Robert Del Pizzo  
 NSW Reg. No. 3972

Project PROPOSED RESIDENTIAL FLAT BUILDING		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title Level 03		
Drawn PDP	Scale 1:200	Checked
Job No 2534	Drawing No. 08	Issue F



**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Pratim. Issue to Client + Consultants	16-07-21

**architex**  
 Ryelton Pty Ltd (trading as Architex)  
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 Parramatta NSW 2150  
 Nominated Architect: Robert Del Pizzo  
 NSW Reg. No. 39972

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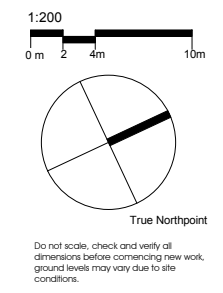
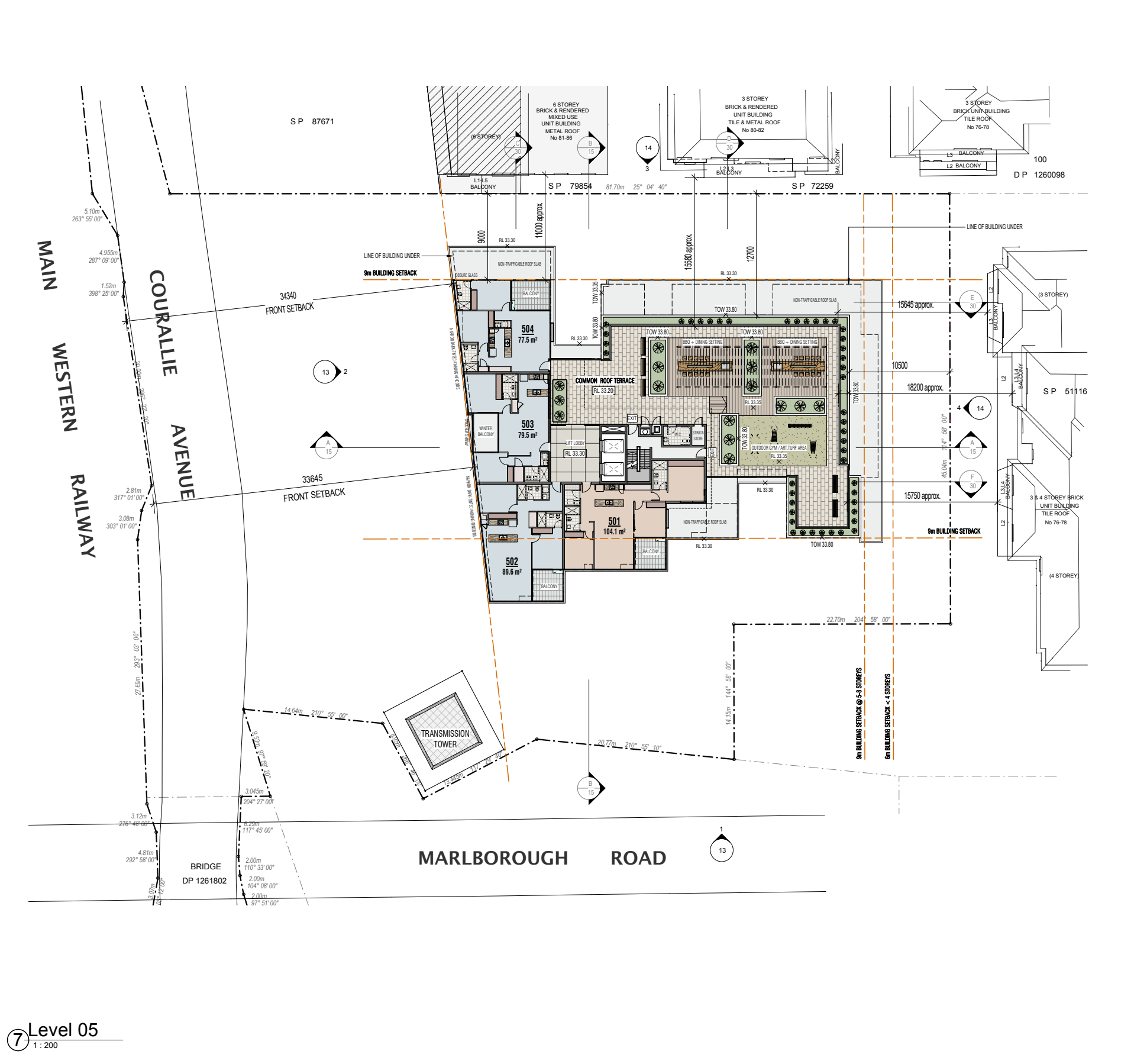
- MAIL + FENCE DETAILS:  
REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

**DEVELOPMENT APPLICATION**

Project <b>PROPOSED RESIDENTIAL FLAT BUILDING</b>		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title <b>Level 04</b>		
Drawn PDP	Scale 1 : 200	Checked
Job No 2534	Drawing No. 09	Issue F

**6** Level 04  
1 : 200





Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Pratim Issue to Client + Consultants	16-07-21

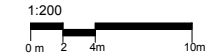
**architex**  
 Pyleton ply ltd Pty Archtix  
 abn 32 003 315 142  
 Level 3, 7/6 Parkes Street  
 Parramatta NSW 2150  
 Nominated Architect: Robert Del Pizzo  
 NSW Reg. No. 39172  
 T: 02 9633 5888  
 M: 0418 402 919  
 email@architex.com.au  
 www.architex.com.au

- MAIL + FENCE DETAILS:  
REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

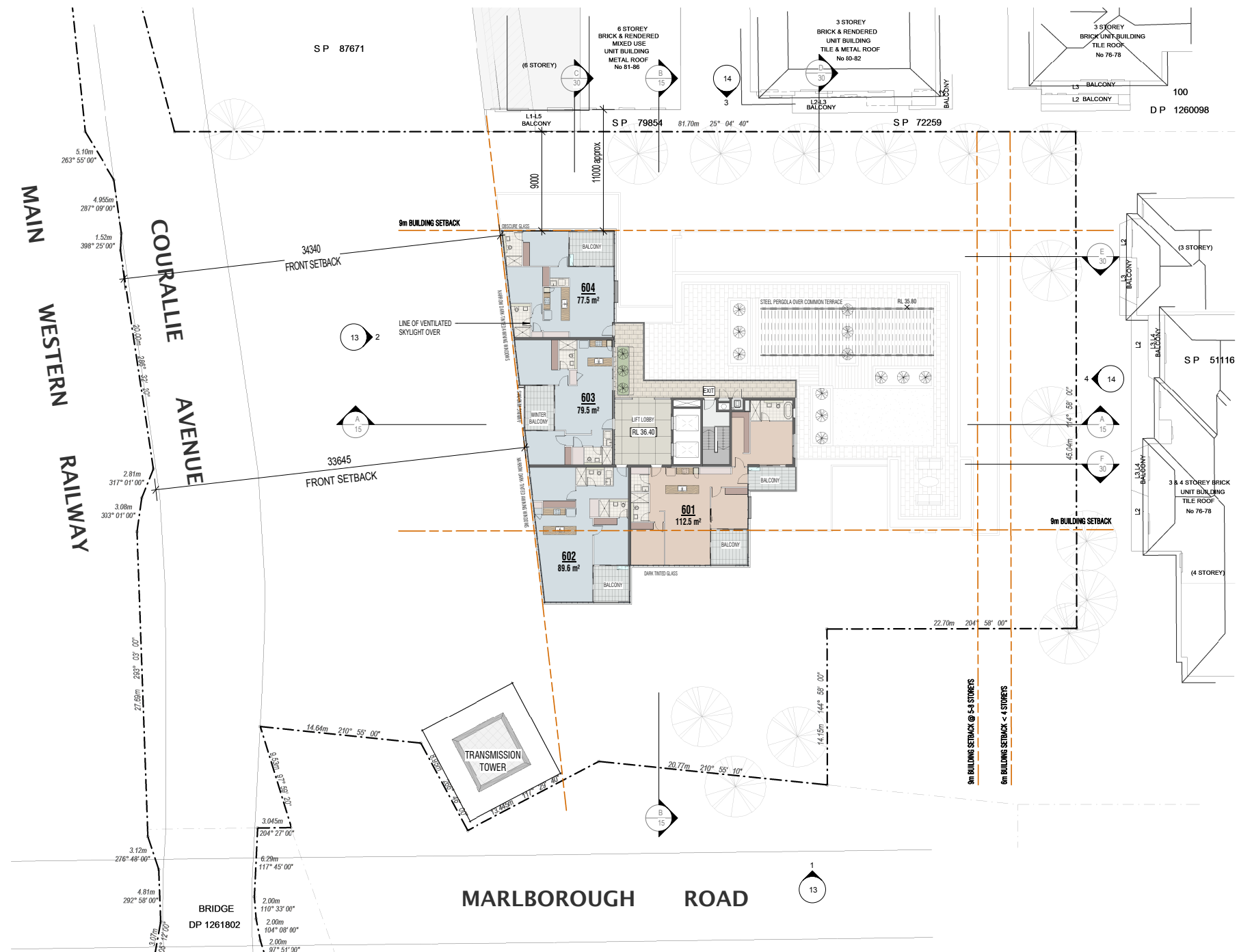
**DEVELOPMENT APPLICATION**

Project <b>PROPOSED RESIDENTIAL FLAT BUILDING</b>		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title <b>Level 05</b>		
Drawn PDP	Scale 1 : 200	Checked PDP
Job No 2534	Drawing No. 10	Issue F

7 Level 05  
1 : 200



True Northpoint  
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



8 Level 06  
1 : 200

**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

- MAIL + FENCE DETAILS:  
REFER TO DWG NO. 16
- REFER TO TYPICAL UNIT LAYOUTS FOR  
POST-ADAPTABLE + FURNITURE  
LAYOUTS + FURTHER DETAILS
- DRIVEWAY RAMP SECTIONS:  
REFER TO DWG NO. 21
- WASTE MANAGEMENT DETAILS:  
REFER TO DWG NO. 22 + 23
- BUILDING ACOUSTIC REQUIREMENTS:  
REFER TO NOISE ASSESSMENT REPORT
- STORMWATER DETAILS + SITE LEVELS:  
REFER TO HYDRAULIC DRAWINGS
- LANDSCAPE DETAILS:  
REFER TO LANDSCAPE DRAWINGS

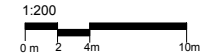
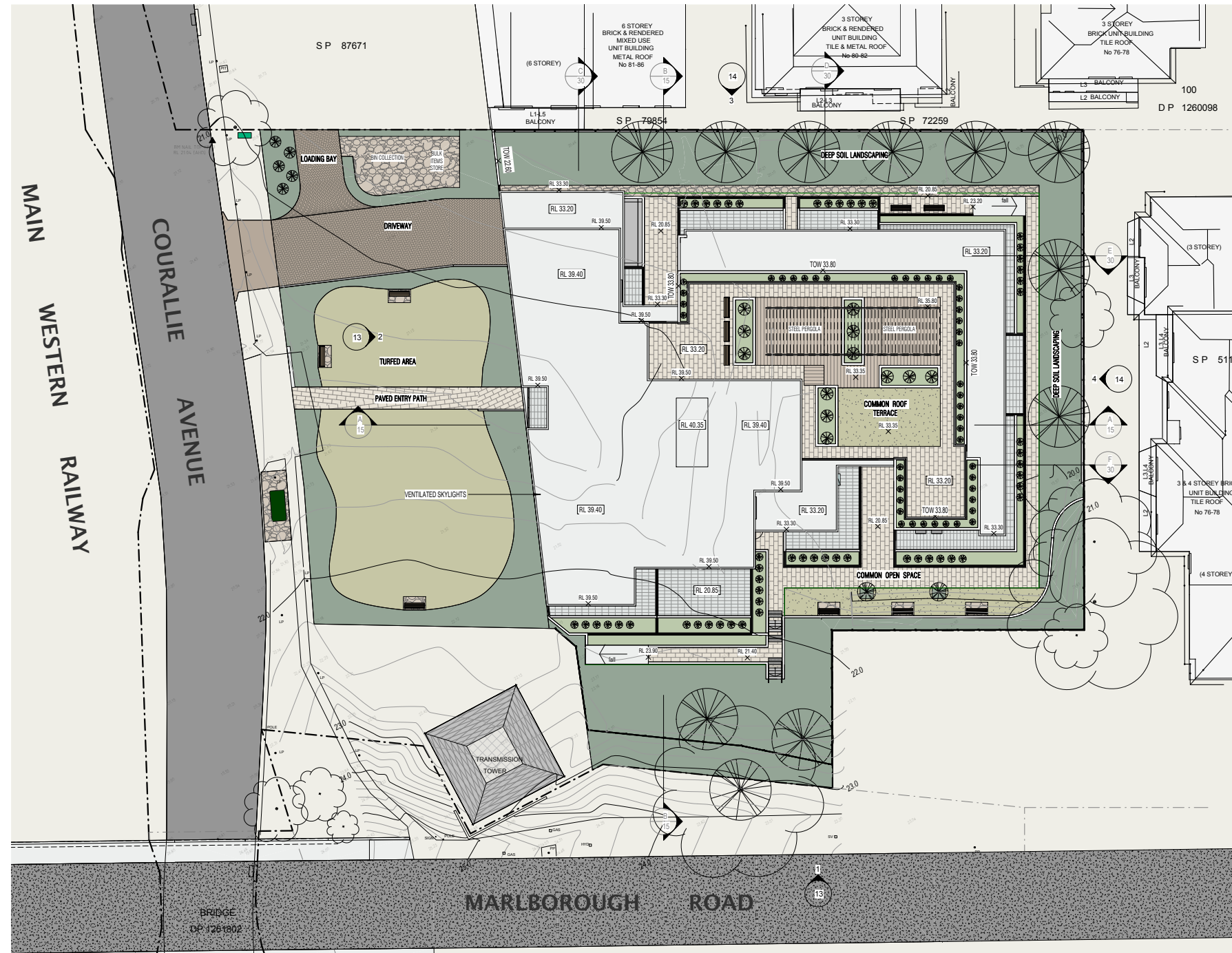
**DEVELOPMENT APPLICATION**

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Pratim. Issue to Client + Consultants	16-07-21

**architex**  
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Nominated Architect:

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email@architex.com.au  
www.architex.com.au  
Robert Del Pizzo  
NSW Reg. No. 3972

Project <b>PROPOSED RESIDENTIAL FLAT BUILDING</b>		
Project Address 74-76 MARLBOROUGH ROAD, HOMEBUSH WEST		
Client SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title <b>Level 06</b>		
Drawn PDP	Scale 1 : 200	Checked
Job No 2534	Drawing No. 11A	Issue F



1:200  
0m 2 4m 10m  
True Northpoint  
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22

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**DEVELOPMENT APPLICATION**

**Project**  
PROPOSED RESIDENTIAL FLAT BUILDING

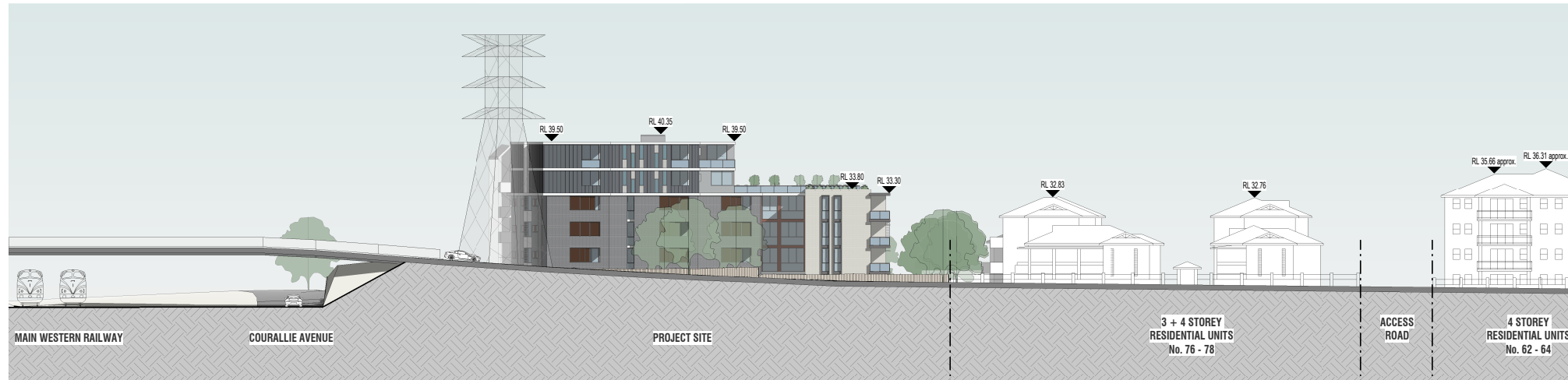
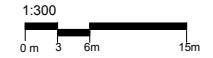
**Project Address**  
74-76 MARLBOROUGH ROAD,  
HOMEBUSH WEST

**Client**  
SKYTON DEVELOPMENTS No. 2  
PTY LTD

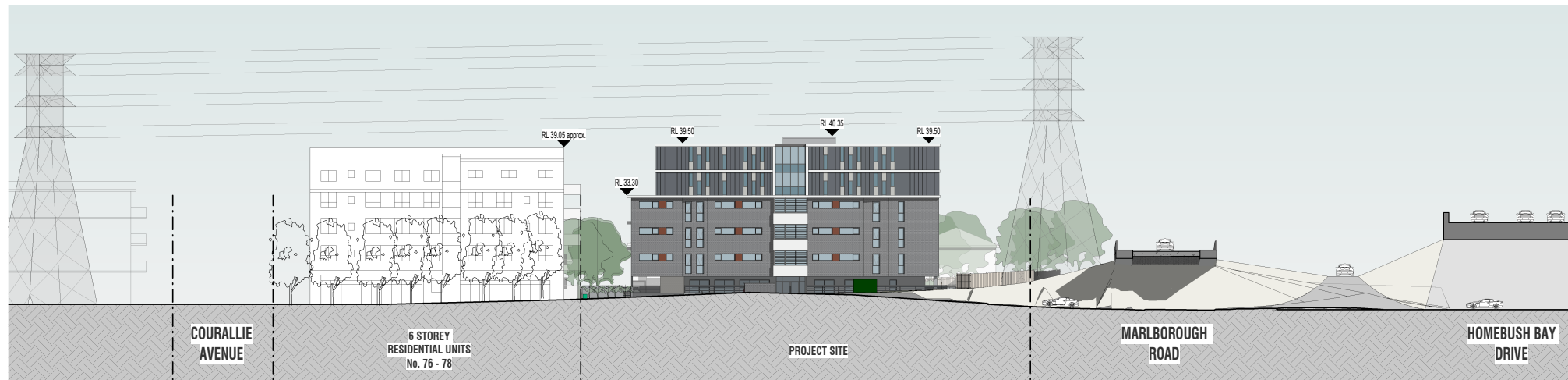
**Title**  
Roof Plan

Drawn	Scale	Checked
PDP	1 : 200	
Job No	Drawing No.	Issue
2534	11B	F

9 Roof Level  
1 : 200



① Marlborough Road Elevation  
1 : 300



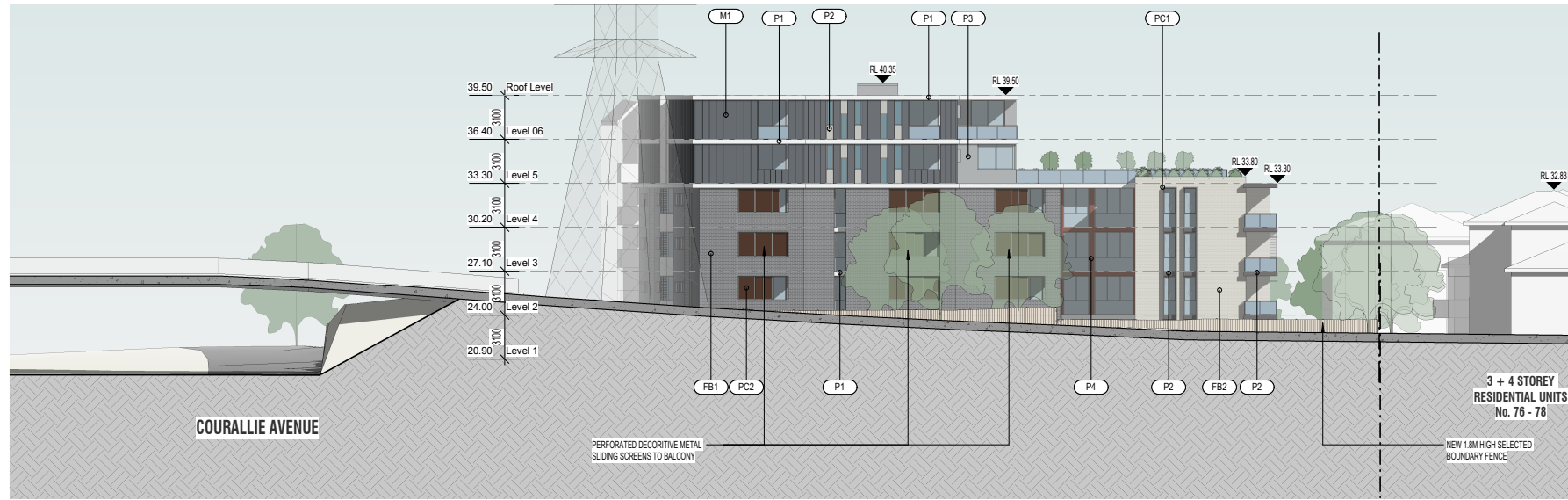
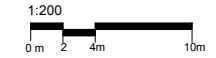
② Courallie Avenue Elevation  
1 : 300

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

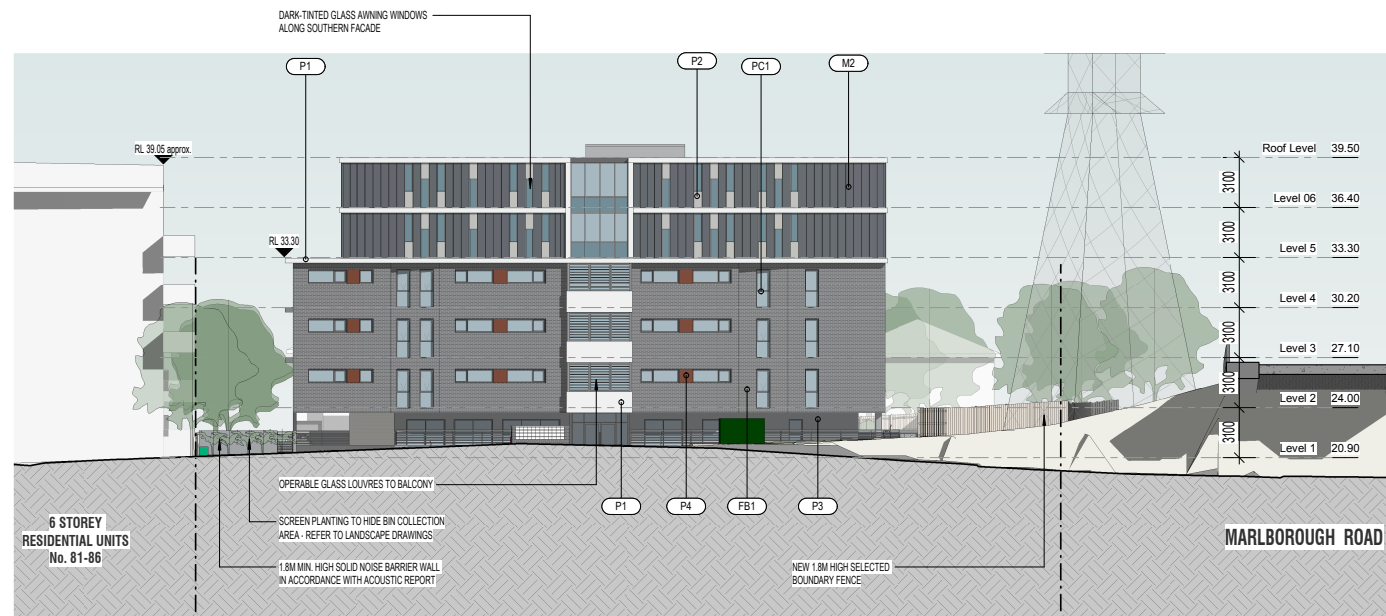
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**DEVELOPMENT APPLICATION**

Project <b>PROPOSED RESIDENTIAL FLAT BUILDING</b>		
Project Address <b>74-76 MARLBOROUGH ROAD , HOMEBUSH WEST</b>		
Client <b>SKYTON DEVELOPMENTS No. 2 PTY LTD</b>		
Title <b>Streetscape Elevations</b>		
Drawn PDP	Scale 1 : 300	Checked
Job No <b>2534</b>	Drawing No. 12	Issue <b>F</b>



① East Elevation - Marlborough Road  
1:200



② South Elevation - Courallie Avenue  
1:200

Schedule of Materials and Finishes					
Code	Application	Manufacturer	Finish	Product ID / Descriptive	Sample
FB1	Facebrick 1	Austral	Wilderness Design (or similar)	Blue Gum	
FB2	Facebrick 2	Austral	Wilderness Design (or similar)	Silver Birch	
P1	Paint Finish 1	Dulux	Lexicon Half	SW1 G2	
P2	Paint Finish 2	Dulux	Raku	SN4 H7	
P3	Paint Finish 3	Dulux	Endless Dusk	SN4 G3	
P4	Paint Finish 4	Dulux	Centre Soil	S07 C8	
M1	Wall System 1	Stratco Hiland Tray Colorbond	Seam Walling System Ironstone	495mm wide 38mm seams	
M2	Wall System 2	Stratco Hiland Tray Colorbond	Seam Walling System Shale Grey	495mm wide 38mm seams	
PC1	Windows / Handrails / Sunhoods / Screens	Dulux Powdercoat	APO Grey	2723 2786	
PC2	Privacy Screens	Dulux Powdercoat	Elements Weathered Steel	90E8340Z	
F1	Courtyard Fence	Colorbond	Ironstone		

Issue	Issue description	Date
F	Amended to DPP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Practm. Issue to Client + Consultants	16-07-21

**architex**  
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 Parramatta NSW 2150  
 Nominated Architect:  
 Robert Del Pizzo  
 NSW Reg. No. 39722

DEVELOPMENT APPLICATION

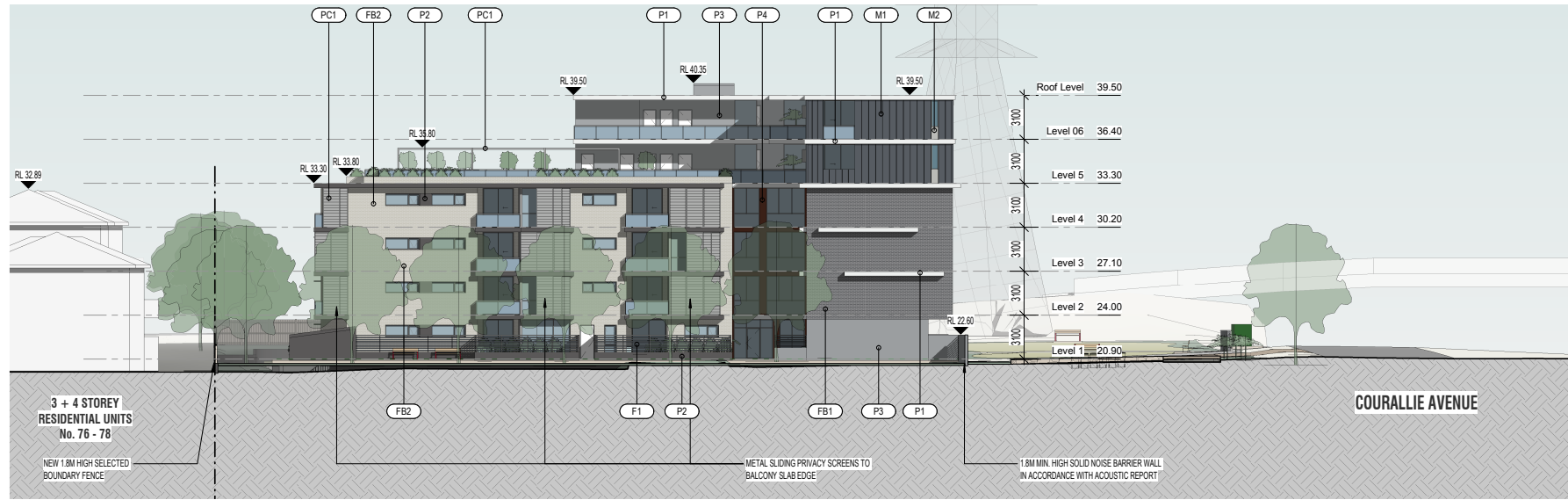
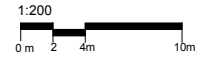
Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOME BUSH WEST**

Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

Title  
**Site Elevations**

Drawn PDP	Scale 1:200	Checked PDP
Job No 2534	Drawing No. 13	Issue F



③ West Elevation  
1 : 200



④ North Elevation  
1 : 200

Schedule of Materials and Finishes					
Code	Application	Manufacturer	Finish	Product ID / Descriptive	Sample
FB1	Facebrick 1	Austral	Wilderness Design (or similar)	Blue Gum	
FB2	Facebrick 2	Austral	Wilderness Design (or similar)	Silver Birch	
P1	Paint Finish 1	Dulux	Lexicon Half	SW1 G2	
P2	Paint Finish 2	Dulux	Raku	SN4 H7	
P3	Paint Finish 3	Dulux	Endless Dusk	SN4 G3	
P4	Paint Finish 4	Dulux	Centre Soil	S07 C8	
M1	Wall System 1	Stratco Hiland Tray Colorbond	Seam Walling System Ironstone	495mm wide 38mm seams	
M2	Wall System 2	Stratco Hiland Tray Colorbond	Seam Walling System Shale Grey	495mm wide 38mm seams	
PC1	Windows / Handrails / Sunhoods / Screens	Dulux Powdercoat	APO Grey	2723 2786	
PC2	Privacy Screens	Dulux Powdercoat	Elements Weathered Steel	90E8340Z	
F1	Courtyard Fence	Colorbond	Ironstone		

Issue	Issue description	Date
F	Amended to DPP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
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A	Practm. Issue to Client + Consultants	16-07-21

**architex**  
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DEVELOPMENT APPLICATION

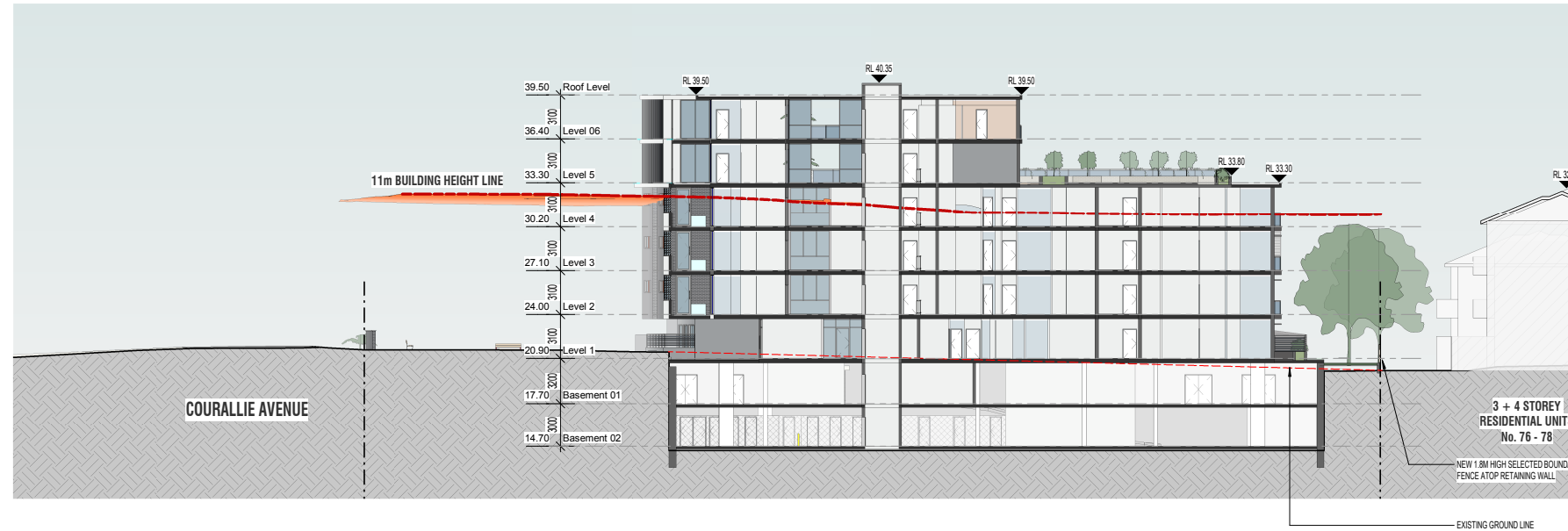
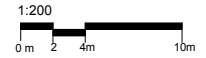
Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOME BUSH WEST**

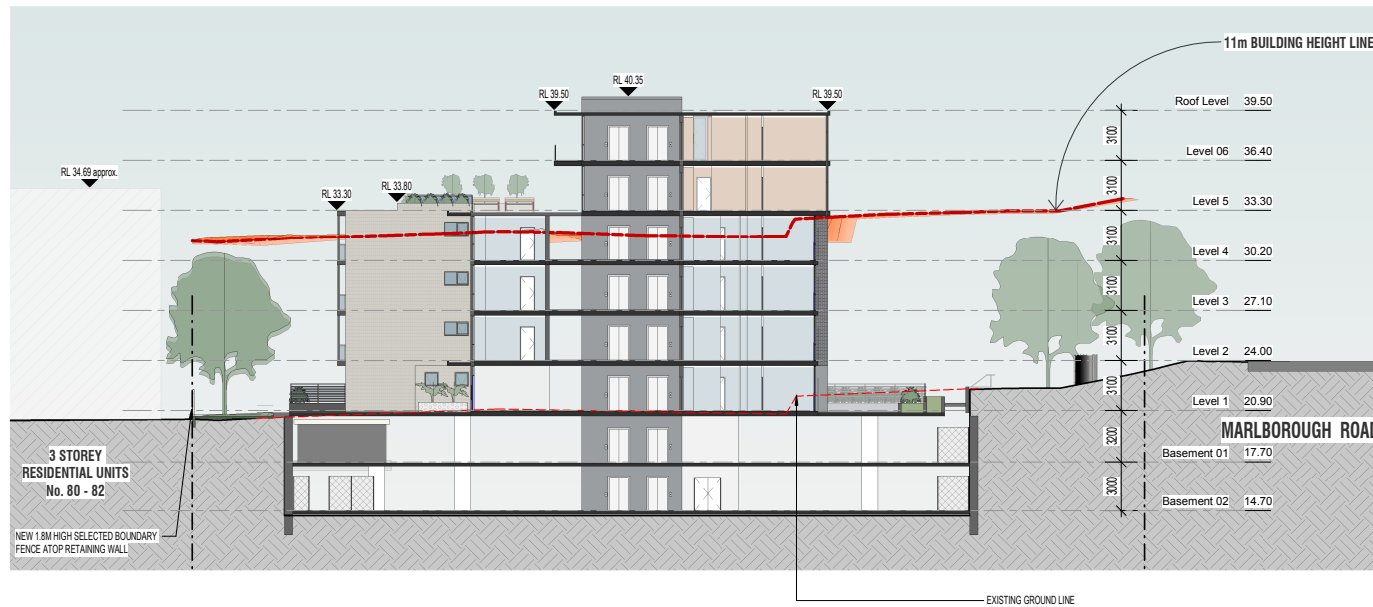
Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

Title  
**Site Elevations**

Drawn PDP	Scale 1 : 200	Checked PDP
Job No 2534	Drawing No. 14	Issue F



**A** Section A - A  
1 : 200



**B** Section B - B  
1 : 200

**Room Legend**

- 1 Bed
- 2 Bed
- 3 Bed

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
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A	Practm. Issue to Client + Consultants	16-07-21

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**DEVELOPMENT APPLICATION**

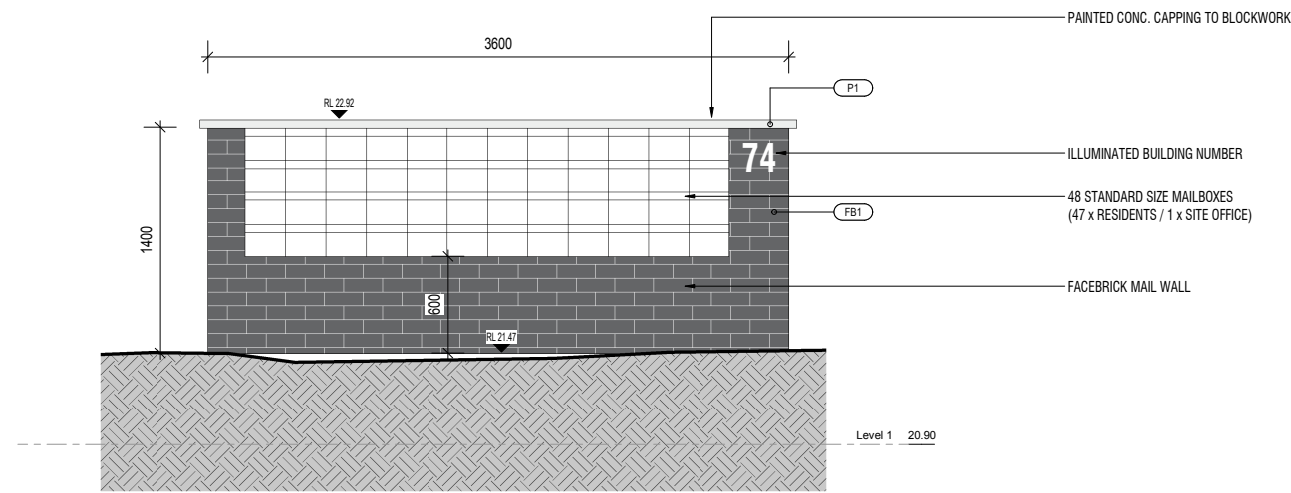
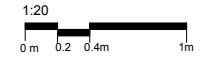
**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

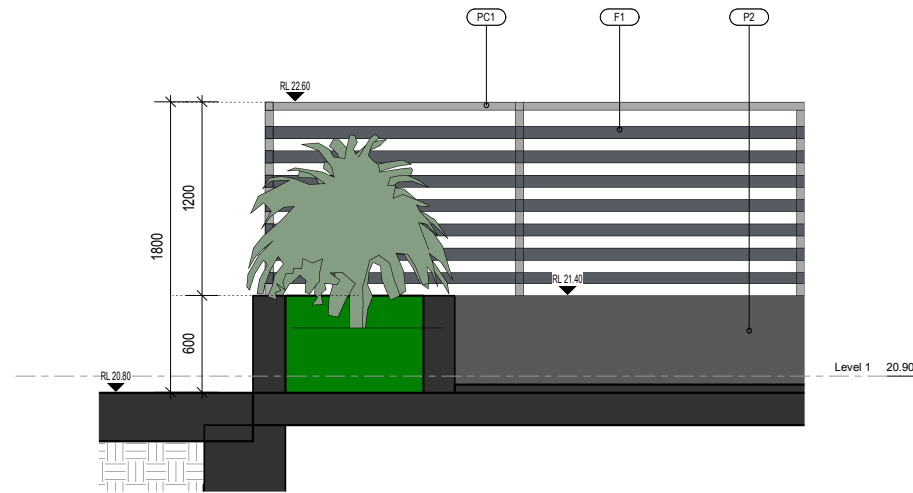
**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

**Title**  
 Site Sections

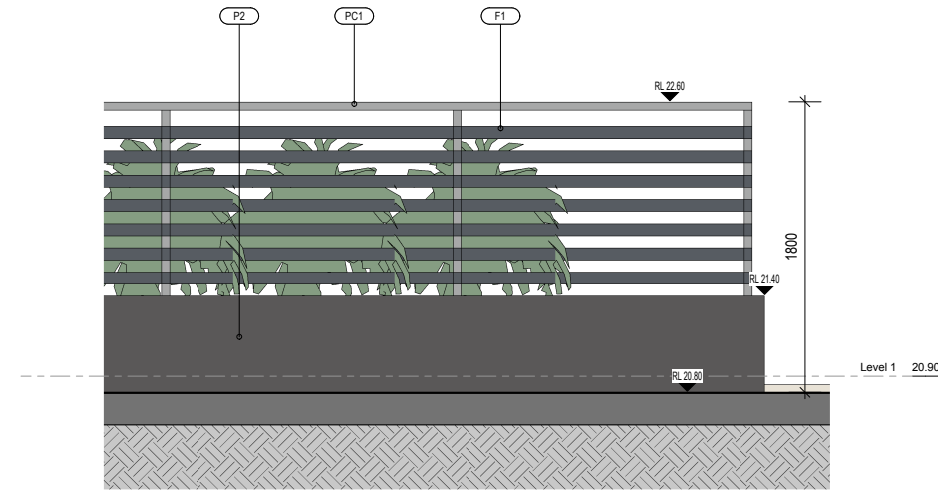
Drawn	Scale	Checked
PDP	1 : 200	PDP
Job No	Drawing No.	Issue
2534	15	F



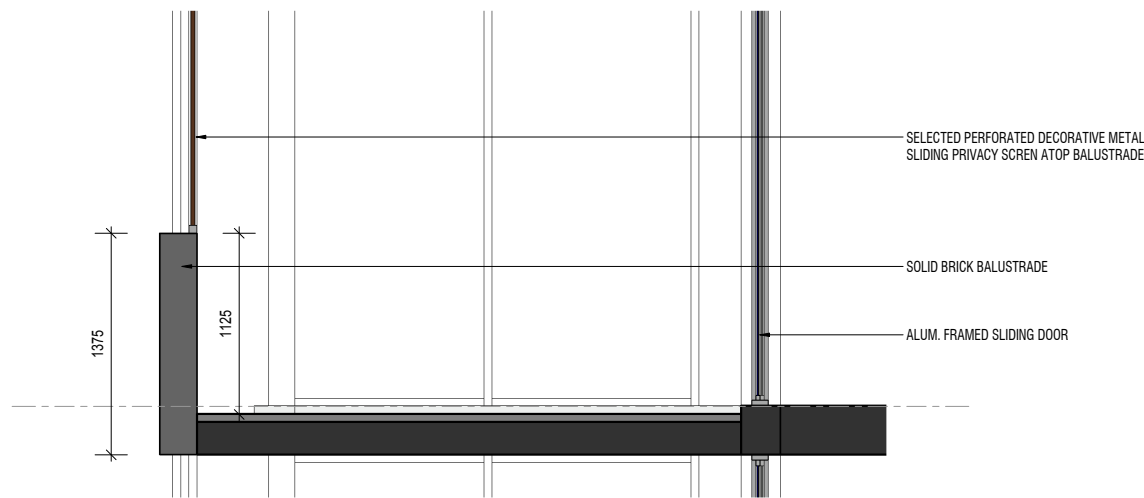
① Mail Wall Detail  
1:20



② Courtyard Fence Section  
1:20



③ Courtyard Fence Elevation  
1:20



④ Balcony Section Detail  
1:20

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

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**DEVELOPMENT APPLICATION**

**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

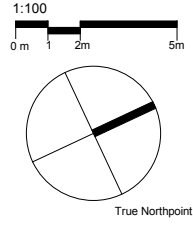
**Title**  
 Site Details

Drawn PDP	Scale 1:20	Checked
Job No 2534	Drawing No. 16	Issue F



WINDOW SCHEDULE				
No.	Width	Height	Sill Height	Description
SD01	1810	2800	0	SLIDING DOOR - 2 PANEL
SD02	2170	2800	0	SLIDING DOOR - 2 PANEL
SD03	2170	2400	0	SLIDING DOOR - 2 PANEL
SD05	2100	2800	0	SLIDING DOOR - 2 PANEL
SD06	2410	2400	0	SLIDING DOOR - 2 PANEL
SD07	2410	2800	0	SLIDING DOOR - 2 PANEL
SD09	3250	2800	0	SLIDING DOOR - 3 PANEL
SD10	3490	2900	0	SLIDING DOOR - 3 PANEL
SD10a	3490	2800	0	SLIDING STACKER DOOR - 3 PANEL
SD11	3610	2400	0	SLIDING DOOR - 3 PANEL
SD12	4090	2800	0	SLIDING DOOR - 3 PANEL
SD13	4810	2800	0	SLIDING DOOR - 4 PANEL
W01	850	857	1543	AWNING
W02	850	1800		AWNING
W03	850	1800	1000	AWNING / FIXED
W04	850	2400	0	AWNING / FIXED
W05	850	2800	0	AWNING / FIXED
W06	1570	857	1543	AWNING / FIXED
W07	2000	900	1500	AWNING / FIXED
W08	2170	1800		AWNING / FIXED + LOWLIGHT - 2 PANE
W09	2410	857	1543	AWNING / FIXED
W10	1090	2800	0	GLASS DOOR
W11	1000	2800	0	GLASS DOOR

UNIT SCHEDULE				
Unit No.	No. of Bedrooms	Unit Area m <sup>2</sup>	Balc / Courtyard Area m <sup>2</sup>	Infernal Storage Volume
101	2 Bed	78.0	60.3	4.0
102	2 Bed	81.2	70.8	4.7
103	2 Bed	81.6	32.5	4.0
104	2 Bed	93.9	31.4	8.2
105	1 Bed	61.6	26.5	3.2
106	2 Bed	85.1	52.2	4.0
107	1 Bed	55.3	25.0	4.1
108	2 Bed	79.5	43.3	5.9
109	2 Bed	80.4	39.5	4.4
201	2 Bed	78.0	10.3	4.0
202	2 Bed	80.6	10.3	4.3
203	2 Bed	75.2	10.6	4.6
204	3 Bed	96.6	12.8	5.4
205	2 Bed	87.4	10.7	6.0
206	2 Bed	85.3	10.7	8.5
207	2 Bed	85.1	13.2	4.0
208	1 Bed	55.3	9.5	4.1
209	2 Bed	79.5	14.3	5.9
210	2 Bed	86.7	12.5	5.1
301	2 Bed	78.0	10.3	4.0
302	2 Bed	80.6	10.3	4.3
303	2 Bed	75.2	10.6	4.6
304	3 Bed	96.6	12.8	5.4
305	2 Bed	87.4	10.7	6.0
306	2 Bed	85.3	10.7	8.5
307	2 Bed	85.1	13.2	4.0
308	1 Bed	55.3	9.5	4.1
309	2 Bed	79.5	14.3	5.9
310	2 Bed	86.7	12.5	5.1
401	2 Bed	78.0	10.3	4.0
402	2 Bed	80.6	10.3	4.3
403	2 Bed	75.2	10.6	4.6
404	3 Bed	96.6	12.8	5.4
405	2 Bed	87.4	10.7	6.0
406	2 Bed	85.3	10.7	8.5
407	2 Bed	85.1	13.2	4.0
408	1 Bed	55.3	9.5	4.1
409	2 Bed	79.5	14.3	5.9
410	2 Bed	86.7	12.5	5.1
501	3 Bed	104.1	11.3	6.3
502	2 Bed	89.6	11.0	4.3
503	2 Bed	79.5	10.6	5.7
504	2 Bed	77.5	12.8	4.1
601	3 Bed	112.5	21.1	6.3
602	2 Bed	89.6	11.0	4.3
603	2 Bed	79.5	10.6	5.7
604	2 Bed	77.5	12.8	4.1
Grand total: 47				



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



**THERMAL REQUIREMENTS:**  
REFER TO BASIX REPORT

**BUILDING ACOUSTIC REQUIREMENTS:**  
REFER TO NOISE ASSESSMENT REPORT

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Basement Layout, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Practm. Issue to Client + Consultants	16-07-21

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Nominated Architect: Robert Del Pizzo  
NSW Reg. No. 3972

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**  
Project Address  
**74-76 MARLBOROUGH ROAD ,  
HOMEBUSH WEST**  
Client  
**SKYTON DEVELOPMENTS No. 2  
PTY LTD**  
Title  
**Typical Unit Layouts -  
Level 01**

Drawn	Scale	Checked
PDP	1 : 100	PDP
Job No	Drawing No.	Issue
2534	17	F

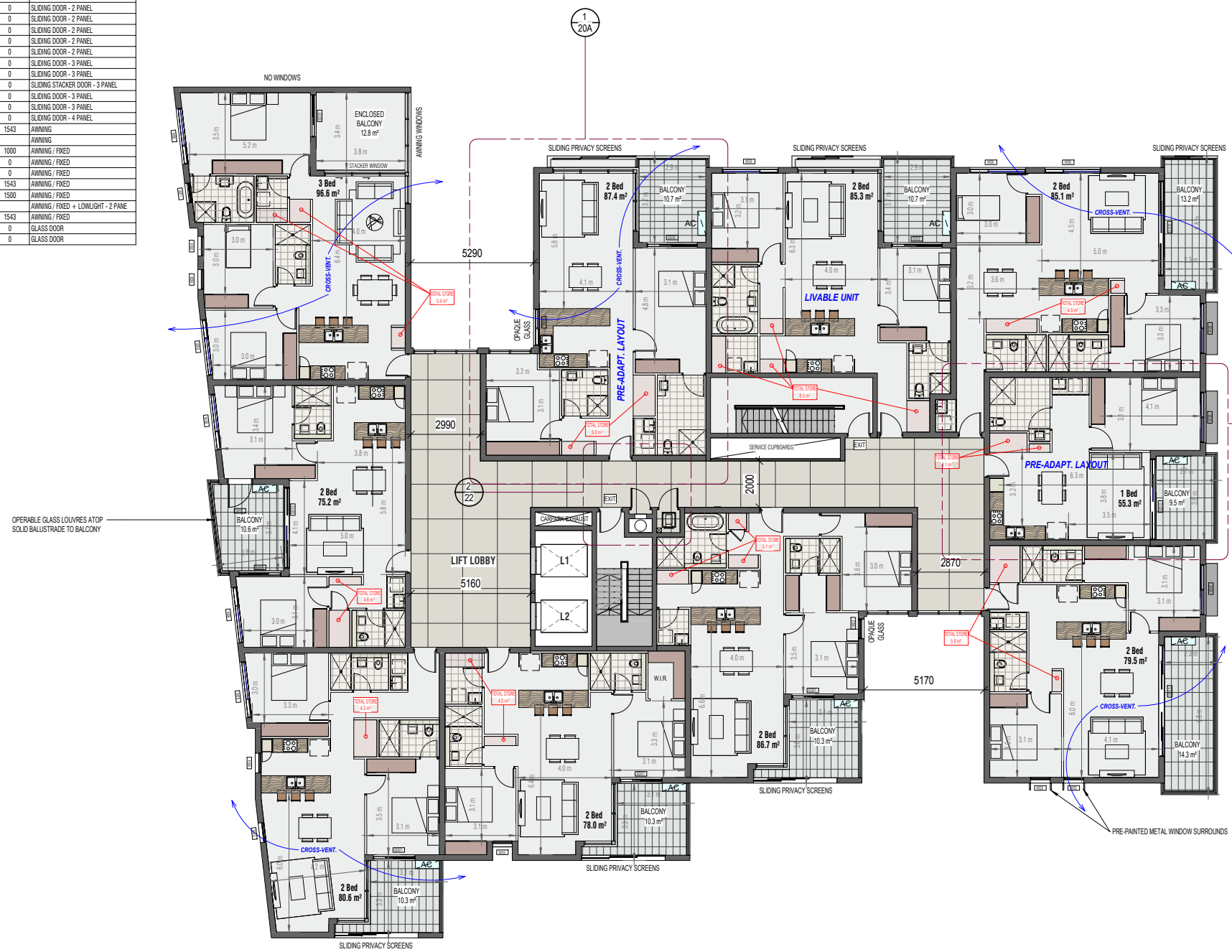
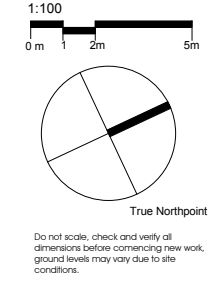
1 Typical Unit Layouts - Level 01  
1 : 100

ADAPTABLE HOUSING UNITS		
	Total	%
YES	8	17%
NO	39	83%
LHA SILVER LEVEL UNITS		
	Total	%
YES	3	6%
NO	44	94%
CROSS-VENTILATION TO UNITS		
	Total	%
YES	28	60%
NO	19	40%

**DEVELOPMENT APPLICATION**

WINDOW SCHEDULE				
No.	Width	Height	Sill Height	Description
SD01	1810	2800	0	SLIDING DOOR - 2 PANEL
SD02	2170	2800	0	SLIDING DOOR - 2 PANEL
SD03	2170	2400	0	SLIDING DOOR - 2 PANEL
SD05	2100	2800	0	SLIDING DOOR - 2 PANEL
SD06	2410	2400	0	SLIDING DOOR - 2 PANEL
SD07	2410	2800	0	SLIDING DOOR - 2 PANEL
SD09	3250	2800	0	SLIDING DOOR - 3 PANEL
SD10	3490	2900	0	SLIDING DOOR - 3 PANEL
SD10a	3490	2800	0	SLIDING STACKER DOOR - 3 PANEL
SD11	3610	2400	0	SLIDING DOOR - 3 PANEL
SD12	4090	2800	0	SLIDING DOOR - 4 PANEL
SD13	4810	2800	0	SLIDING DOOR - 4 PANEL
W01	850	857	1543	AWNING
W02	850	1800		AWNING
W03	850	1800	1000	AWNING / FIXED
W04	850	2400	0	AWNING / FIXED
W05	850	2800	0	AWNING / FIXED
W06	1570	857	1543	AWNING / FIXED
W07	2000	900	1500	AWNING / FIXED
W08	2170	1800		AWNING / FIXED + LOWLIGHT - 2 PANE
W09	2410	857	1543	AWNING / FIXED
W10	1090	2800	0	GLASS DOOR
W11	1000	2800	0	GLASS DOOR

UNIT SCHEDULE				
Unit No.	No. of Bedrooms	Unit Area m <sup>2</sup>	Balc / Courtyard Area m <sup>2</sup>	Internal Storage Volume
101	2 Bed	78.0	60.3 m <sup>2</sup>	4.0 m <sup>3</sup>
102	2 Bed	81.2	70.8 m <sup>2</sup>	4.7 m <sup>3</sup>
103	2 Bed	81.6	32.5 m <sup>2</sup>	4.0 m <sup>3</sup>
104	2 Bed	93.9	31.4 m <sup>2</sup>	8.2 m <sup>3</sup>
105	1 Bed	61.6	26.5 m <sup>2</sup>	3.2 m <sup>3</sup>
106	2 Bed	85.1	52.2 m <sup>2</sup>	4.0 m <sup>3</sup>
107	1 Bed	55.3	25.0 m <sup>2</sup>	4.1 m <sup>3</sup>
108	2 Bed	79.5	43.3 m <sup>2</sup>	5.9 m <sup>3</sup>
109	2 Bed	80.4	39.5 m <sup>2</sup>	4.4 m <sup>3</sup>
200	2 Bed	78.0	10.3 m <sup>2</sup>	4.0 m <sup>3</sup>
202	2 Bed	80.6	10.3 m <sup>2</sup>	4.3 m <sup>3</sup>
203	2 Bed	75.2	10.6 m <sup>2</sup>	4.6 m <sup>3</sup>
204	3 Bed	96.6	12.8 m <sup>2</sup>	5.4 m <sup>3</sup>
205	2 Bed	87.4	10.7 m <sup>2</sup>	6.0 m <sup>3</sup>
206	2 Bed	85.3	10.7 m <sup>2</sup>	8.5 m <sup>3</sup>
207	2 Bed	85.1	13.2 m <sup>2</sup>	4.0 m <sup>3</sup>
208	1 Bed	55.3	9.5 m <sup>2</sup>	4.1 m <sup>3</sup>
209	2 Bed	79.5	14.3 m <sup>2</sup>	5.9 m <sup>3</sup>
210	2 Bed	86.7	12.5 m <sup>2</sup>	5.1 m <sup>3</sup>
301	2 Bed	78.0	10.3 m <sup>2</sup>	4.0 m <sup>3</sup>
302	2 Bed	80.6	10.3 m <sup>2</sup>	4.3 m <sup>3</sup>
303	2 Bed	75.2	10.6 m <sup>2</sup>	4.6 m <sup>3</sup>
304	3 Bed	96.6	12.8 m <sup>2</sup>	5.4 m <sup>3</sup>
305	2 Bed	87.4	10.7 m <sup>2</sup>	6.0 m <sup>3</sup>
306	2 Bed	85.3	10.7 m <sup>2</sup>	8.5 m <sup>3</sup>
307	2 Bed	85.1	13.2 m <sup>2</sup>	4.0 m <sup>3</sup>
308	1 Bed	55.3	9.5 m <sup>2</sup>	4.1 m <sup>3</sup>
309	2 Bed	79.5	14.3 m <sup>2</sup>	5.9 m <sup>3</sup>
310	2 Bed	86.7	12.5 m <sup>2</sup>	5.1 m <sup>3</sup>
401	2 Bed	78.0	10.3 m <sup>2</sup>	4.0 m <sup>3</sup>
402	2 Bed	80.6	10.3 m <sup>2</sup>	4.3 m <sup>3</sup>
403	2 Bed	75.2	10.6 m <sup>2</sup>	4.6 m <sup>3</sup>
404	3 Bed	96.6	12.8 m <sup>2</sup>	5.4 m <sup>3</sup>
405	2 Bed	87.4	10.7 m <sup>2</sup>	6.0 m <sup>3</sup>
406	2 Bed	85.3	10.7 m <sup>2</sup>	8.5 m <sup>3</sup>
407	2 Bed	85.1	13.2 m <sup>2</sup>	4.0 m <sup>3</sup>
408	1 Bed	55.3	9.5 m <sup>2</sup>	4.1 m <sup>3</sup>
409	2 Bed	79.5	14.3 m <sup>2</sup>	5.9 m <sup>3</sup>
410	2 Bed	86.7	12.5 m <sup>2</sup>	5.1 m <sup>3</sup>
501	3 Bed	104.1	11.3 m <sup>2</sup>	6.3 m <sup>3</sup>
502	2 Bed	89.6	11.0 m <sup>2</sup>	4.3 m <sup>3</sup>
503	2 Bed	79.5	10.6 m <sup>2</sup>	5.7 m <sup>3</sup>
504	2 Bed	77.5	12.8 m <sup>2</sup>	4.1 m <sup>3</sup>
601	3 Bed	112.5	21.1 m <sup>2</sup>	6.3 m <sup>3</sup>
602	2 Bed	89.6	11.0 m <sup>2</sup>	4.3 m <sup>3</sup>
603	2 Bed	79.5	10.6 m <sup>2</sup>	5.7 m <sup>3</sup>
604	2 Bed	77.5	12.8 m <sup>2</sup>	4.1 m <sup>3</sup>



② Typical unit Layouts - Levels 02-04  
1:100

ADAPTABLE HOUSING UNITS		
	Total	%
YES	8	17%
NO	39	83%

LHA SILVER LEVEL UNITS		
	Total	%
YES	3	6%
NO	44	94%

CROSS-VENTILATION TO UNITS		
	Total	%
YES	28	60%
NO	19	40%

DEVELOPMENT APPLICATION

**THERMAL REQUIREMENTS:**  
REFER TO BASIX REPORT

**BUILDING ACOUSTIC REQUIREMENTS:**  
REFER TO NOISE ASSESSMENT REPORT

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Basement Layout, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified.	10-08-21
A	Pratim Issue to Client + Consultants	16-07-21

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Robert Del Pizzo  
NSW Reg. No. 3972

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOMEBUSH WEST**

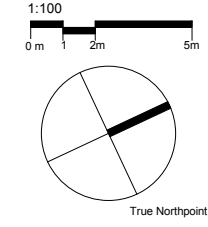
Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

Title  
**Typical Unit Layouts - Levels 02-04**

Drawn PDP	Scale 1:100	Checked PDP
Job No 2534	Drawing No. 18	Issue F

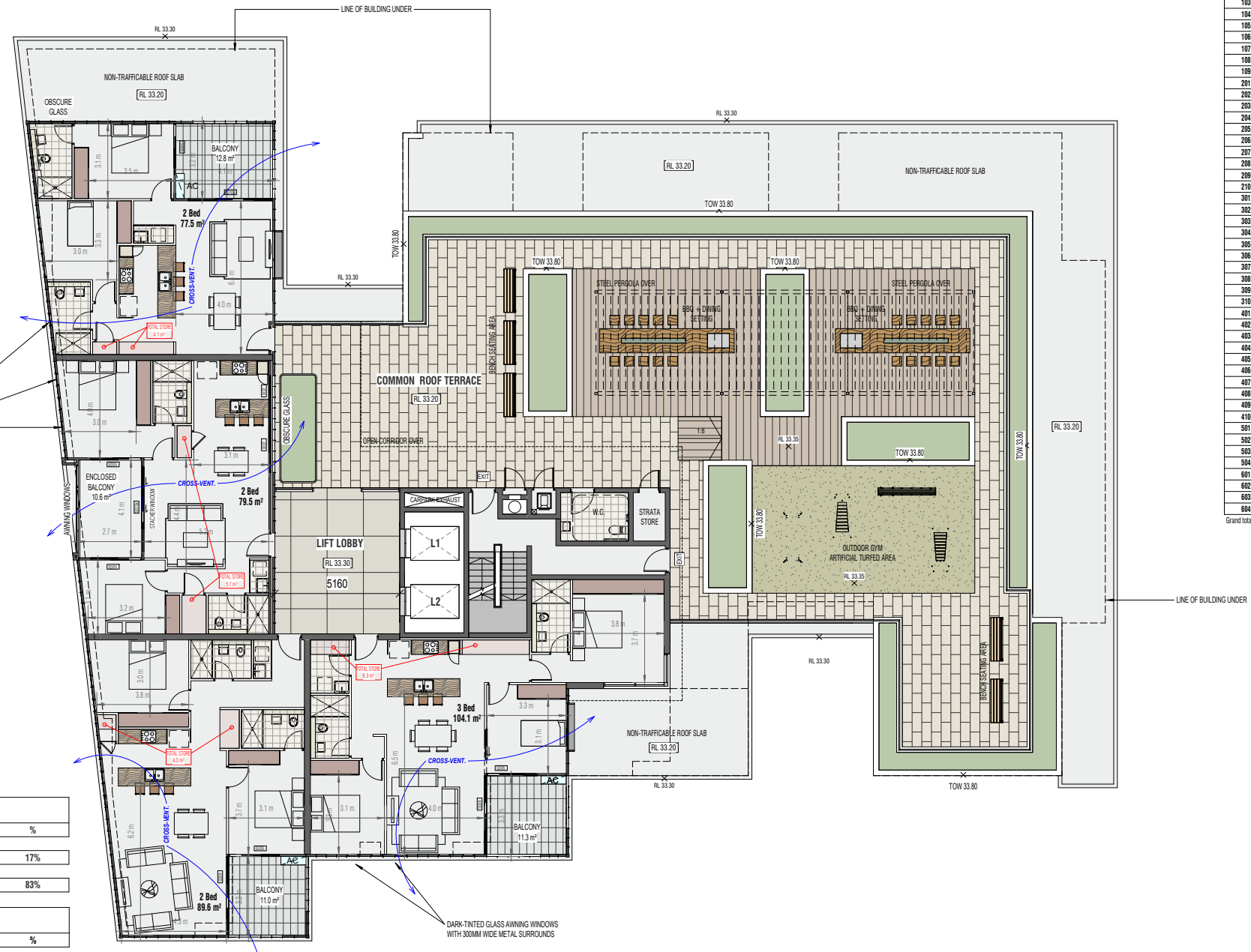
WINDOW SCHEDULE				
No.	Width	Height	Sill Height	Description
SD01	1810	2800	0	SLIDING DOOR - 2 PANEL
SD02	2170	2800	0	SLIDING DOOR - 2 PANEL
SD03	2170	2400	0	SLIDING DOOR - 2 PANEL
SD05	2100	2800	0	SLIDING DOOR - 2 PANEL
SD06	2410	2400	0	SLIDING DOOR - 2 PANEL
SD07	2410	2800	0	SLIDING DOOR - 2 PANEL
SD09	3250	2800	0	SLIDING DOOR - 3 PANEL
SD10	3490	2900	0	SLIDING DOOR - 3 PANEL
SD10a	3490	2800	0	SLIDING STACKER DOOR - 3 PANEL
SD11	3610	2400	0	SLIDING DOOR - 3 PANEL
SD12	4090	2800	0	SLIDING DOOR - 3 PANEL
SD13	4810	2800	0	SLIDING DOOR - 4 PANEL
W01	850	857	1543	AWNING
W02	850	1800		AWNING
W03	850	1800	1000	AWNING / FIXED
W04	850	2400	0	AWNING / FIXED
W05	850	2800	0	AWNING / FIXED
W06	1570	857	1543	AWNING / FIXED
W07	2000	900	1500	AWNING / FIXED
W08	2170	1800		AWNING / FIXED + LOWLIGHT - 2 PANE
W09	2410	857	1543	AWNING / FIXED
W10	1090	2800	0	GLASS DOOR
W11	1000	2800	0	GLASS DOOR

UNIT SCHEDULE				
Unit No.	No. of Bedrooms	Unit Area m <sup>2</sup>	Balc / Courtyard Area m <sup>2</sup>	Internal Storage Volume
101	2 Bed	78.0	60.3	4.0
102	2 Bed	81.2	70.8	4.7
103	2 Bed	81.6	32.5	4.0
104	2 Bed	93.9	31.4	8.2
105	2 Bed	91.6	26.5	3.2
106	2 Bed	85.1	52.2	4.0
107	1 Bed	55.3	25.0	4.1
108	2 Bed	79.5	43.3	5.9
109	2 Bed	80.4	39.5	4.4
201	2 Bed	78.0	10.3	4.0
202	2 Bed	80.6	10.3	4.3
203	2 Bed	75.2	10.6	4.6
204	3 Bed	96.6	12.8	5.4
205	2 Bed	87.4	10.7	6.0
206	2 Bed	85.3	10.7	8.5
207	2 Bed	85.1	13.2	4.0
208	1 Bed	55.3	9.5	4.1
209	2 Bed	79.5	14.3	5.9
210	2 Bed	86.7	12.5	5.1
301	2 Bed	78.0	10.3	4.0
302	2 Bed	80.6	10.3	4.3
303	2 Bed	75.2	10.6	4.6
304	3 Bed	96.6	12.8	5.4
305	2 Bed	87.4	10.7	6.0
306	2 Bed	85.3	10.7	8.5
307	2 Bed	85.1	13.2	4.0
308	1 Bed	55.3	9.5	4.1
309	2 Bed	79.5	14.3	5.9
310	2 Bed	86.7	12.5	5.1
401	2 Bed	78.0	10.3	4.0
402	2 Bed	80.6	10.3	4.3
403	2 Bed	75.2	10.6	4.6
404	3 Bed	96.6	12.8	5.4
405	2 Bed	87.4	10.7	6.0
406	2 Bed	85.3	10.7	8.5
407	2 Bed	85.1	13.2	4.0
408	1 Bed	55.3	9.5	4.1
409	2 Bed	79.5	14.3	5.9
410	2 Bed	86.7	12.5	5.1
501	3 Bed	104.1	11.3	6.3
502	2 Bed	89.6	11.0	4.3
503	2 Bed	79.5	10.6	5.7
504	2 Bed	77.5	12.8	4.1
601	3 Bed	112.5	21.1	6.3
602	2 Bed	89.6	11.0	4.3
603	2 Bed	79.5	10.6	5.7
604	2 Bed	77.5	12.8	4.1
Grand total: 47				



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

DARK-TINTED GLASS AWNING WINDOWS ALONG SOUTHERN FACADE



DARK-TINTED GLASS AWNING WINDOWS WITH 300MM WIDE METAL SURROUNDS

ADAPTABLE HOUSING UNITS		
	Total	%
YES	8	17%
NO	39	83%

LHA SILVER LEVEL UNITS		
	Total	%
YES	3	6%
NO	44	94%

CROSS-VENTILATION TO UNITS		
	Total	%
YES	28	60%
NO	19	40%

**THERMAL REQUIREMENTS:**  
REFER TO BASIX REPORT

**BUILDING ACOUSTIC REQUIREMENTS:**  
REFER TO NOISE ASSESSMENT REPORT

Issue	Issue description	Date
F	Amended to DPR and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Basement Layout, Traffic / SCA / Fire / Acoustic Co-ordination; Finishes modified.	10-08-21
A	Practm. Issue to Client + Consultants	16-07-21

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Nominated Architect: Robert Del Pizzo  
NSW Reg. No. 3972

**DEVELOPMENT APPLICATION**

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOMEBUSH WEST**

Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

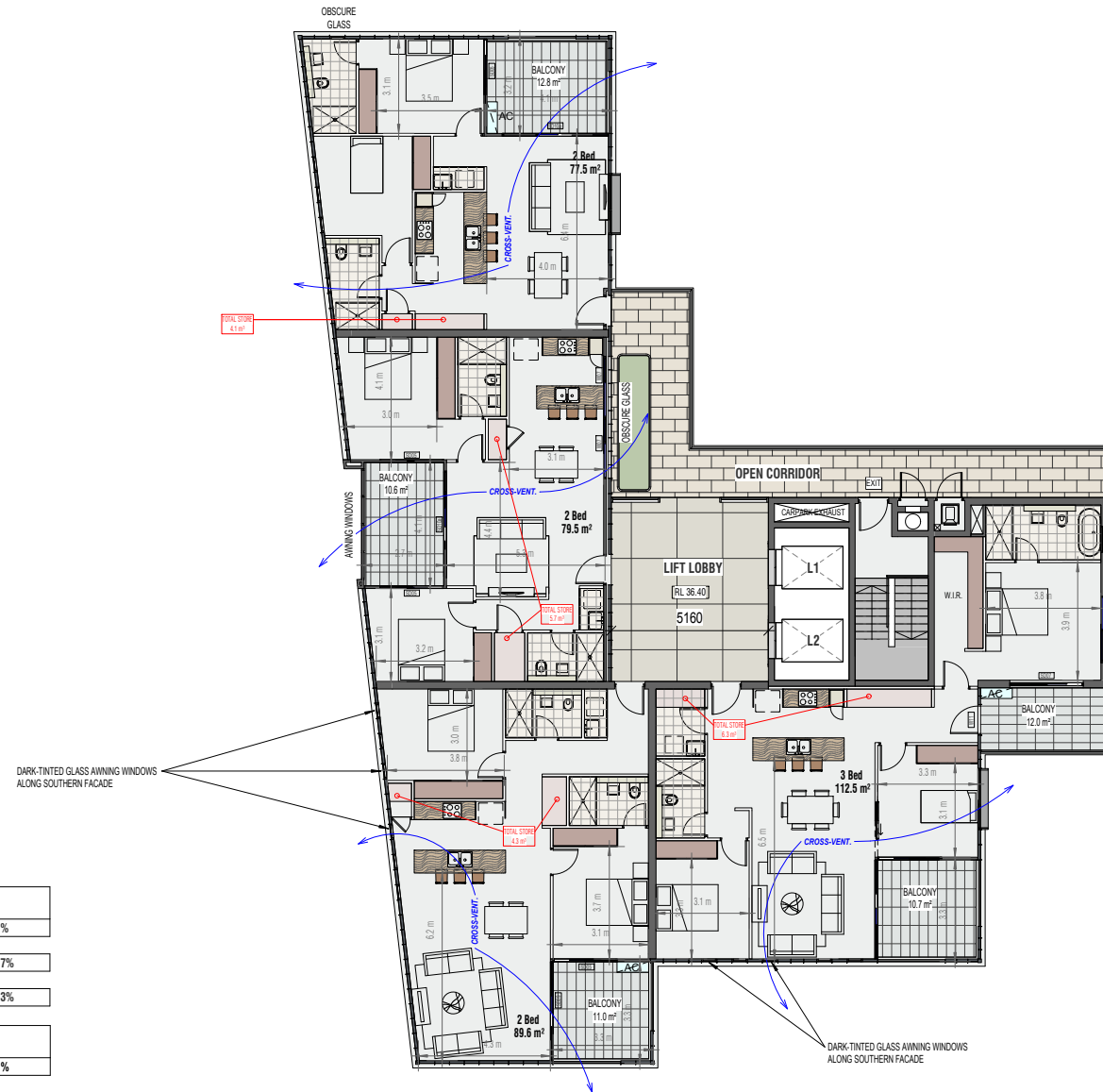
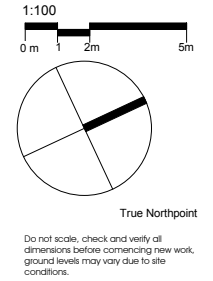
Title  
**Typical Unit Layouts - Level 05**

Drawn PDP	Scale 1 : 100	Checked PDP
Job No 2534	Drawing No. 19A	Issue F

③ Typical Unit Layouts - Level 05  
1 : 100

WINDOW SCHEDULE				
No.	Width	Height	Sill Height	Description
SD01	1810	2800	0	SLIDING DOOR - 2 PANEL
SD02	2170	2800	0	SLIDING DOOR - 2 PANEL
SD03	2170	2400	0	SLIDING DOOR - 2 PANEL
SD05	2100	2800	0	SLIDING DOOR - 2 PANEL
SD06	2410	2400	0	SLIDING DOOR - 2 PANEL
SD07	2410	2800	0	SLIDING DOOR - 2 PANEL
SD09	3250	2800	0	SLIDING DOOR - 3 PANEL
SD10	3490	2900	0	SLIDING DOOR - 3 PANEL
SD10a	3490	2800	0	SLIDING STACKER DOOR - 3 PANEL
SD11	3610	2400	0	SLIDING DOOR - 3 PANEL
SD12	4090	2800	0	SLIDING DOOR - 4 PANEL
SD13	4810	2800	0	SLIDING DOOR - 4 PANEL
W01	850	857	1543	AWNING
W02	850	1800		AWNING
W03	850	1800	1000	AWNING / FIXED
W04	850	2400	0	AWNING / FIXED
W05	850	2800	0	AWNING / FIXED
W06	1570	857	1543	AWNING / FIXED
W07	2000	900	1500	AWNING / FIXED
W08	2170	1800		AWNING / FIXED + LOWLIGHT - 2 PANE
W09	2410	857	1543	AWNING / FIXED
W10	1090	2800	0	GLASS DOOR
W11	1000	2800	0	GLASS DOOR

UNIT SCHEDULE				
Unit No.	No. of Bedrooms	Unit Area m <sup>2</sup>	Balc / Courtyard Area m <sup>2</sup>	Internal Storage Volume
101	2 Bed	78.0	60.3	4.0
102	2 Bed	81.2	70.8	4.7
103	2 Bed	81.6	32.5	4.0
104	2 Bed	93.9	31.4	8.2
105	2 Bed	91.6	26.5	3.2
106	2 Bed	85.1	52.2	4.0
107	1 Bed	55.3	25.0	4.1
108	2 Bed	79.5	43.3	5.9
109	2 Bed	80.4	39.5	4.4
201	2 Bed	78.0	10.3	4.0
202	2 Bed	80.6	10.3	4.3
203	2 Bed	75.2	10.6	4.6
204	3 Bed	96.6	12.8	5.4
205	2 Bed	87.4	10.7	6.0
206	2 Bed	85.3	10.7	8.5
207	2 Bed	85.1	13.2	4.0
208	1 Bed	55.3	9.5	4.1
209	2 Bed	79.5	14.3	5.9
210	2 Bed	86.7	12.5	5.1
301	2 Bed	78.0	10.3	4.0
302	2 Bed	80.6	10.3	4.3
303	2 Bed	75.2	10.6	4.6
304	3 Bed	96.6	12.8	5.4
305	2 Bed	87.4	10.7	6.0
306	2 Bed	85.3	10.7	8.5
307	2 Bed	85.1	13.2	4.0
308	1 Bed	55.3	9.5	4.1
309	2 Bed	79.5	14.3	5.9
310	2 Bed	86.7	12.5	5.1
401	2 Bed	78.0	10.3	4.0
402	2 Bed	80.6	10.3	4.3
403	2 Bed	75.2	10.6	4.6
404	3 Bed	96.6	12.8	5.4
405	2 Bed	87.4	10.7	6.0
406	2 Bed	85.3	10.7	8.5
407	2 Bed	85.1	13.2	4.0
408	1 Bed	55.3	9.5	4.1
409	2 Bed	79.5	14.3	5.9
410	2 Bed	86.7	12.5	5.1
501	3 Bed	104.1	11.3	6.3
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503	2 Bed	79.5	10.6	5.7
504	2 Bed	77.5	12.8	4.1
601	3 Bed	112.5	21.1	6.3
602	2 Bed	89.6	11.0	4.3
603	2 Bed	79.5	10.6	5.7
604	2 Bed	77.5	12.8	4.1
Grand total: 47				



ADAPTABLE HOUSING UNITS		
	Total	%
YES	8	17%
NO	39	83%

LHA SILVER LEVEL UNITS		
	Total	%
YES	3	6%
NO	44	94%

CROSS-VENTILATION TO UNITS		
	Total	%
YES	28	60%
NO	19	40%

4 Typical Unit Layouts - Level 06  
1:100

DEVELOPMENT APPLICATION

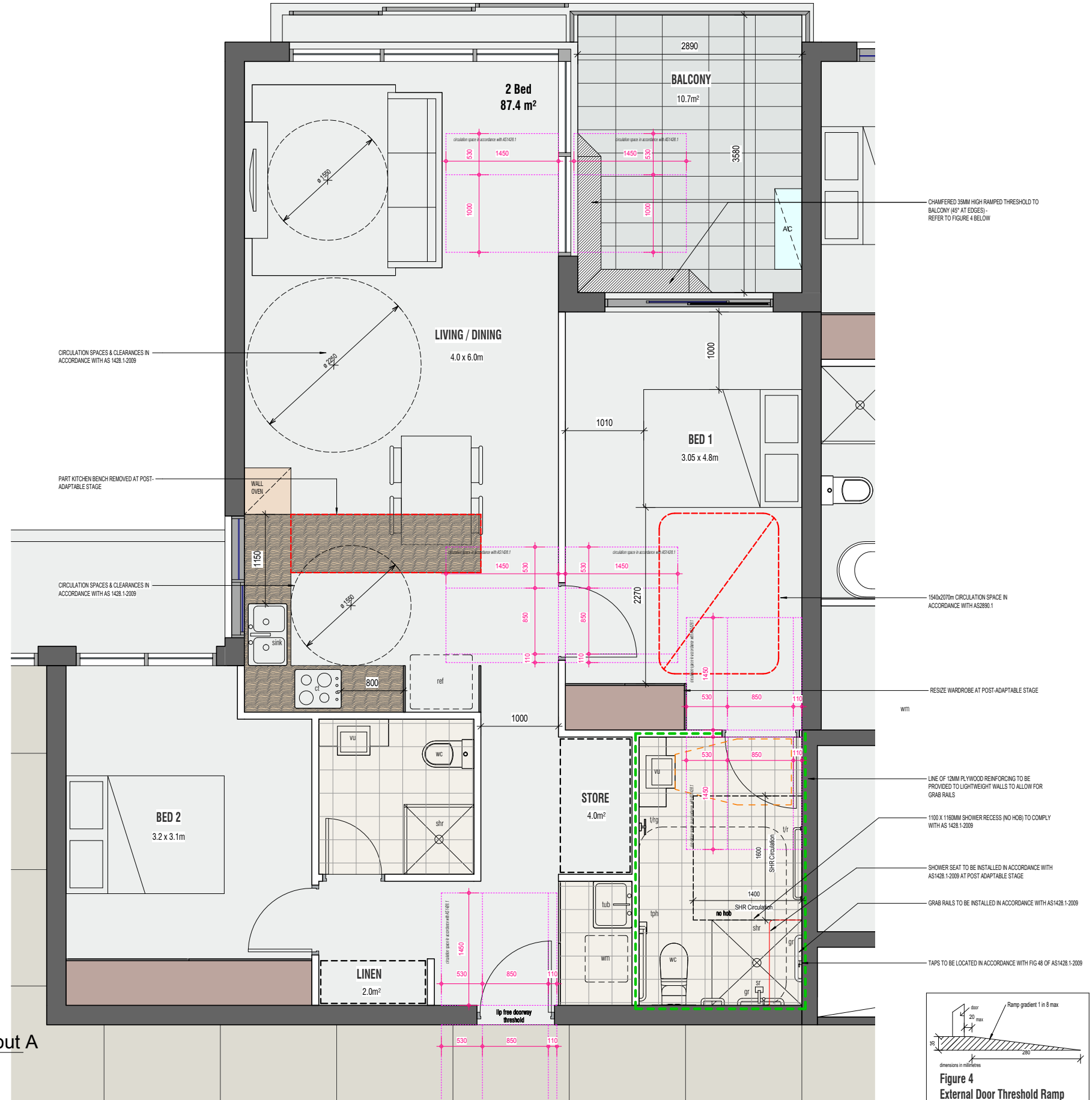
Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22

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 www.architex.com.au

Project	PROPOSED RESIDENTIAL FLAT BUILDING
Project Address	74-76 MARLBOROUGH ROAD, HOMEBUSH WEST
Client	SKYTON DEVELOPMENTS No. 2 PTY LTD
Title	Typical Unit Layouts - Level 06
Drawn	PDP
Scale	1:100
Checked	
Job No	2534
Drawing No.	19B
Issue	F

**THIS DRAWING IS TO BE READ IN CONJUNCTION WITH  
IS1482.1 - 2009 DESIGN FOR ACCESS AND MOBILITY**

- APARTMENT NOTES (RESIDENTIAL)**  
ACCESSIBLE WCs / SHOWERS WILL REQUIRE:
- ENSURE THE PAN SEAT TO HAVE 30% LUMINANCE CONTRAST AGAINST BACKGROUND TILED FLOOR SURFACE.
  - LEVER CONTROLS FOR SHOWER AND BASIN (BASIN LEVER TO BE NO GREATER THAN 300mm FROM FRONT OF TAPS).
  - 1 x CLOTHING HANGING DEVICE TO BE INSTALLED BETWEEN 1200mm - 1350mm FROM FFL AND AT LEAST 500mm FROM AN INTERNAL CORNER FOR WC.
  - DOOR TO INCLUDE AN IN-USE INDICATOR AND A BOLT / CATCH THAT CAN BE OPENED FROM OUTSIDE IN AN EMERGENCY. IF SNB TURN IS USED THE HANDLE IS TO 45mm FROM CENTRE.
  - DOOR OPERATION TO BE LIGHTWEIGHT.
  - LIGHT SWITCHES TO BE INSTALLED BETWEEN 900 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM INTERNAL CORNER.
  - GPOs TO BE INSTALLED BETWEEN 600 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM INTERNAL CORNER.
  - ROCKER ACTION / TOGGLE TYPE SWITCHES AT LEAST 30 x 30mm DIMENSIONS ARE REQUIRED TO ASSIST PEOPLE WITH DEXTERITY IMPAIRMENT.
  - ENSURE ALL ACCESSIBLE SHOWERS TO HAVE SHOWER RAIL / CURTAIN INSTALLED.
- GENERAL NOTES:**
- ENSURE HEIGHT OF THE HOSE WALL OUTLET TO BE 700mm HEIGHT ABOVE FFL, COMPLIANT WITH AS1428.1 - Fig 48 TO ENSURE SUITABLE HOSE LENGTH WHEN SHOWERING. TO ALSO INCLUDE SUITABLE BACK-FLOW PREVENTION DEVICE.
  - SLIP-RESISTANCE OF FLOORS TO HAVE MINIMUM CLASS 'X' RATING.
- GENERAL NOTES:**
- PROVIDE DOOR PEEPHOLE AT 1220mm ABOVE FFL.
  - SLIP-RESISTANCE OF FLOORS TO HAVE MINIMUM CLASS 'X' RATING TO BATHROOM, BICHENNETTE, LAUNDRY AND BALCONY AS REQUIRED IN AS4299 CLAUSE 4.5.4
  - AT LEAST ONE GPO IN EACH KEY ROOM / AREA TO BE INSTALLED BETWEEN 600 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM CORNER.
  - PROVIDE 1 x DOUBLE GPO WITHIN 300mm OF FRONT OF KITCHEN WORK SURFACE. TO BE REACHABLE BY A PERSON USING A WHEELCHAIR.
  - ALL LIGHT SWITCHES TO BE INSTALLED BETWEEN 900 - 1100mm ABOVE FFL & 500mm MINIMUM FROM INTERNAL CORNER.
  - ALL OTHER ELECTRICAL CONTROLS TO KEY FEATURES (EG. INTERCOM, SECURITY SWIPE, VC UNIT SAFE SOUND SYSTEM ETC.) TO BE INSTALLED WITH OPERATIVE PART BETWEEN 600 - 1250mm ABOVE AFFL AND 500mm MINIMUM FROM INTERNAL CORNER.
  - PROVIDE 1 x DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND ALSO WITHIN LAUNDRY IN ACCORDANCE WITH AS4299.
  - ENSURE ANY PARTITION WALLS / FIXTURES TO BE RELOCATED / REMOVED AT POST ADAPTATION DO NOT HAVE ANY ELECTRICAL / GAS OR PLUMBING SERVICES INSTALLED AT PRE-ADAPTATION OR EASE OF ADAPTATION IN ACCORDANCE WITH AS4299.
  - PROVIDE EXTRA CAPPED OFF SERVICES WITH SUITABLE SET-OUTS AND CLEARANCES TO ALLOW FOR RELOCATION OF FIXTURES IN POST ADAPTATION LOCATIONS. COMPLIANT WITH AS1428.1.
  - WALL STRENGTHENING AROUND PAN, SHOWER AND BATH AND WATERPROOFING OF WALLS TO BE PROVIDED AT PRE-ADAPTATION STAGE IN ACCORDANCE WITH AS1428.1, CLAUSE 4.4.4b. WHERE APPLICABLE. ENSURE CARPET PILE HEIGHT IS NO MORE THAN 11mm WITH 4mm MAXIMUM BACKING SURFACE (COMPLIANT WITH DDA PREMISES STANDARD).



- POST ADAPTABLE NOTES:**
- General Notes**
- 35mm ramped threshold for external sliding doors
  - all floor surfaces to be slip resistant in accordance with AS/NZS 3661.1
  - door openings to be positioned in wall to allow circulation adjacent to the doorway in accordance with AS1428.1 - 2009
- Electrical Notes**
- Hot Water System to deliver hot water at a maximum of 50° in accordance with AS4299
  - electrical distribution board to be located within the unit and be accessible
  - allow for illumination levels in accordance with AS4299
  - switch and power points to be located in accordance AS4299
  - a telephone outlet to be provided in the lounge/dining area adjacent to a G.P.O
- Laundry Notes**
- laundry tub dimension and height to comply with AS 4299.
  - taps to be provided at side of laundry tub
  - provide double G.P.O
- Bathroom Notes**
- selected slip resistant ceramic floor tiles laid to fall on screed, provide waterproof membrane in accordance with AS 3740 1994
  - tap sets to be capstan or lever handles with single outlet
  - locate toilet paper holder in accordance with AS 1428.1 - 2009
  - accessible toilet in accordance with AS 1428.1 - 2009
  - provide for adjustable, detachable hand held shower rose mounted on a slider grab rail, clearance and heights to be in accordance with AS1428.1 - 2009
  - vanity clearance to comply with AS 1428.1 - 2009
- Kitchen Notes**
- kitchen sink bowl 150mm deep max
  - sink & adjacent work space to be adjustable in height (750-850mm) or replaceable
  - install floor/wall tiling under & behind removable/adjustable kitchen benches
  - tap set shall be capstan or lever handles or lever mix
  - cook tops to include either front or side controls with raised cross bars
  - cook tops to include isolating switch
  - tap set located within 300mm of front of sink
  - provision to be made for a microwave shelf to be installed or replaced at ray height between 750mm and 1200mm.

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

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Robert Del Pizzo  
NSW Reg. No. 3972

**DEVELOPMENT APPLICATION**

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

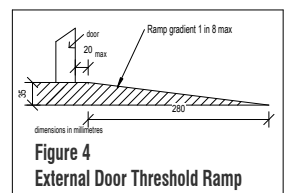
Project Address  
**74-76 MARLBOROUGH ROAD, HOMEBUSH WEST**

Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

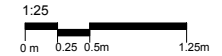
Title  
**Post-Adaptable Layout**

Drawn	Scale	Checked
PDP	As indicated	
Job No	Drawing No.	Issue
2534	20A	F

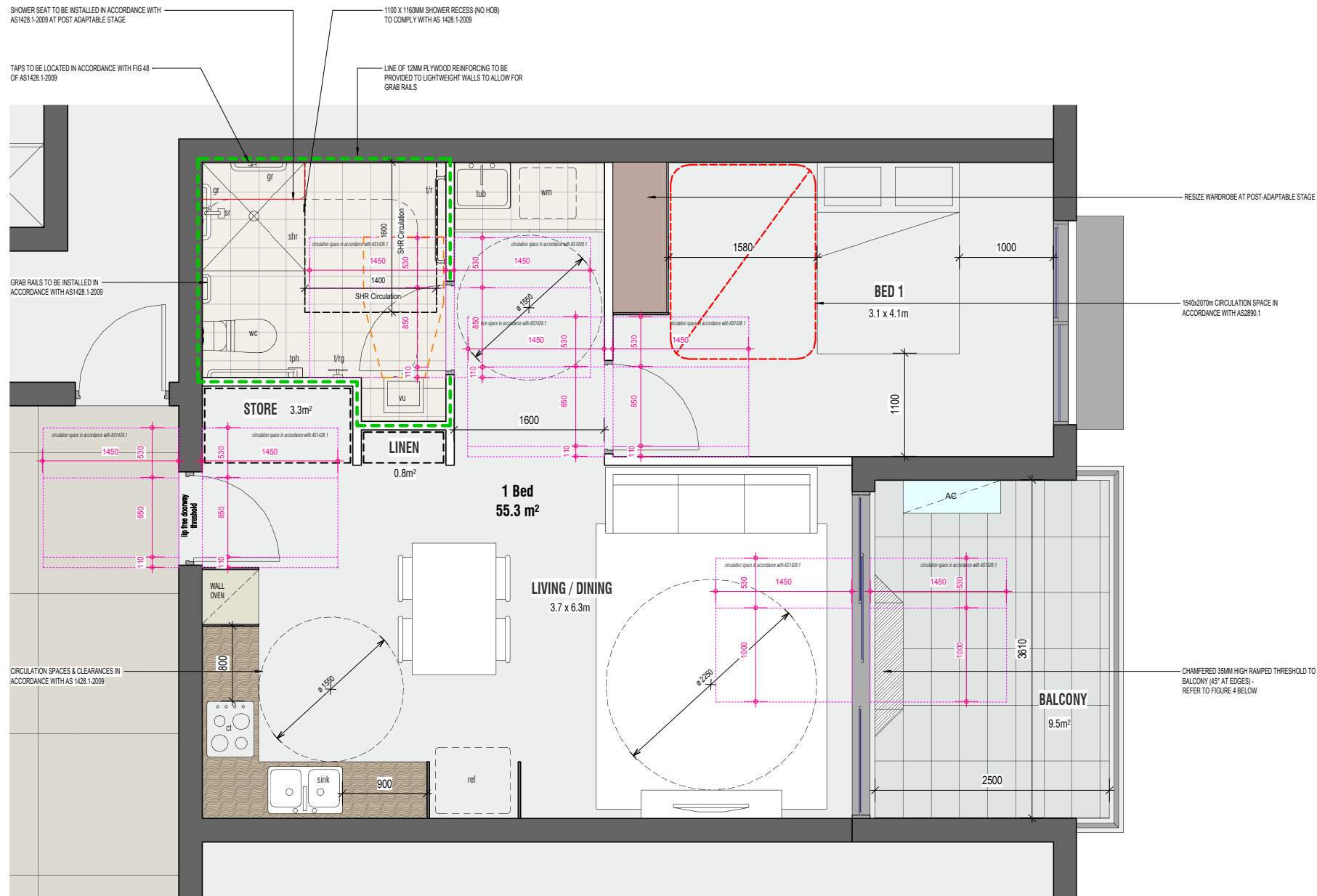
① Typical Post-Adaptable Layout A  
1 : 25



**THIS DRAWING IS TO BE READ IN CONJUNCTION WITH  
IS1482.1 - 2009 DESIGN FOR ACCESS AND MOBILITY**



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ACCESSIBLE WC's / SHOWERS WILL REQUIRE:**
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  - LIGHT SWITCHES TO BE INSTALLED BETWEEN 900 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM INTERNAL CORNER.
  - GPOs TO BE INSTALLED BETWEEN 600 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM INTERNAL CORNER.
  - ROCKER ACTION / TOGGLE TYPE SWITCHES AT LEAST 30 x 30mm DIMENSIONS ARE REQUIRED TO ASSIST PEOPLE WITH DEXTERITY IMPAIRMENT.
  - ENSURE ALL ACCESSIBLE SHOWERS TO HAVE SHOWER RAIL / CURTAIN INSTALLED.
- GENERAL NOTES:**
- ENSURE HEIGHT OF THE HOSE WALL OUTLET TO BE 700mm HEIGHT ABOVE FFL COMPLIANT WITH AS1428.1 - 1g.48 TO ENSURE SUITABLE HOSE LENGTH WHEN SHOWERING. TO ALSO INCLUDE SUITABLE BACK-FLOW PREVENTION DEVICE.
  - SLIP-RESISTANCE OF FLOORS TO HAVE MINIMUM CLASS 'X' RATING.
  - PROVIDE DOOR PEEPHOLE AT 1220mm ABOVE FFL.
  - SLIP-RESISTANCE OF FLOORS TO HAVE MINIMUM CLASS 'X' RATING TO BATHROOM, TOILET, LAUNDRY AND BALCONY AS REQUIRED IN AS4299 CLAUSE 4.5.4
  - AT LEAST ONE GPO IN EACH KEY ROOM / AREA TO BE INSTALLED BETWEEN 600 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM CORNER.
  - PROVIDE 1 x DOUBLE GPO WITHIN 300mm OF FRONT OF KITCHEN WORK SURFACE. TO BE REACHABLE BY A PERSON USING A WHEELCHAIR.
  - ALL LIGHT SWITCHES TO BE INSTALLED BETWEEN 900 - 1100mm ABOVE FFL & 500mm MINIMUM FROM INTERNAL CORNER.
  - ALL OTHER ELECTRICAL CONTROLS TO KEY FEATURES (EG. INTERCOM, SECURITY SWIPE, VC UNIT SAFE SOUND SYSTEM ETC.) TO BE INSTALLED WITH OPERATIVE PART BETWEEN 600 - 1250mm ABOVE AFFL AND 500mm MINIMUM FROM INTERNAL CORNER.
  - PROVIDE 1 x DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND ALSO WITHIN LAUNDRY IN ACCORDANCE WITH AS4299.
  - ENSURE ANY PARTITION WALLS / FIXTURES TO BE RELOCATED / REMOVED AT POST ADAPTATION SO NOT HAVE ANY ELECTRICAL / GAS OR PLUMBING SERVICES INSTALLED AT PRE-ADAPTATION OR EASE OF ADAPTATION IN ACCORDANCE WITH AS4299.
  - PROVIDE EXTRA CAPPED OFF SERVICES WITH SUITABLE SET-OUTS AND CLEARANCES TO ALLOW FOR RELOCATION OF FIXTURES IN POST ADAPTATION LOCATIONS. COMPLIANT WITH AS1428.1.
  - WALL STRENGTHENING AROUND PAN, SHOWER AND BATH AND WATERPROOFING OF WALLS TO BE PROVIDED AT PRE-ADAPTATION STAGE IN ACCORDANCE WITH AS1428.1, CLAUSE 4.4.4b. WHERE APPLICABLE. ENSURE CARPET PILE HEIGHT IS NO MORE THAN 11mm WITH 4mm MAXIMUM BACKING SURFACE (COMPLIANT WITH DDA PREMISES STANDARDS).

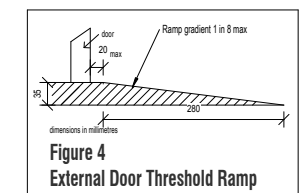


Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22

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**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING  
**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST  
**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD  
**Title**  
 Post-Adaptable  
 Layout

Drawn	Scale	Checked
PDP	As indicated	
Job No	Drawing No.	Issue
2534	20B	F



**DEVELOPMENT APPLICATION**

**2 Typical Post-Adaptable Layout B**  
 1 : 25

**THIS DRAWING IS TO BE READ IN CONJUNCTION WITH  
IS1428.1 - 2009 DESIGN FOR ACCESS AND MOBILITY**

**APARTMENT NOTES (RESIDENTIAL)  
ACCESSIBLE WCs / SHOWERS WILL REQUIRE:**

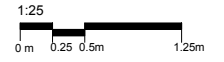
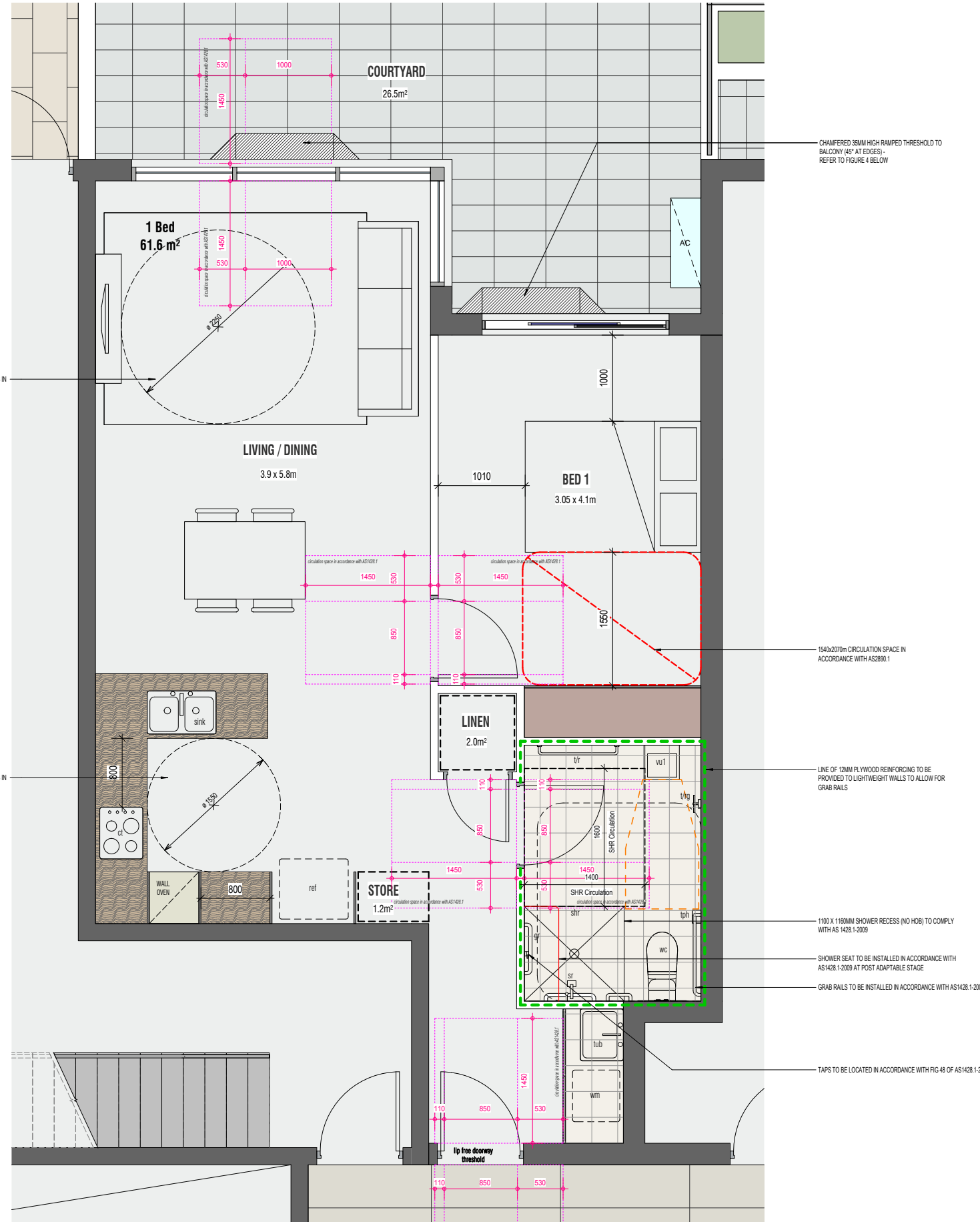
- ENSURE THE PAN SEAT TO HAVE 30% LUMINANCE CONTRAST AGAINST BACKGROUND TILED FLOOR SURFACE.
- LEVER CONTROLS FOR SHOWER AND BASIN (BASIN LEVER TO BE NO GREATER THAN 300mm FROM FRONT OF TAPS).
- 1 x CLOTHING HANGING DEVICE TO BE INSTALLED BETWEEN 1200mm - 1350mm FROM FFL AND AT LEAST 500mm FROM AN INTERNAL CORNER FOR WC.
- DOOR TO INCLUDE AN IN-USE INDICATOR AND A BOLT / CATCH THAT CAN BE OPENED FROM OUTSIDE IN AN EMERGENCY. IF SMOB TURN IS USED THE HANDLE IS TO 45mm FROM CENTRE.
- DOOR OPERATION TO BE LIGHTWEIGHT.
- LIGHT SWITCHES TO BE INSTALLED BETWEEN 900 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM INTERNAL CORNER.
- GPOs TO BE INSTALLED BETWEEN 600 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM INTERNAL CORNER.
- ROCKER ACTION / TOGGLE TYPE SWITCHES AT LEAST 30 x 30mm DIMENSIONS ARE REQUIRED TO ASSIST PEOPLE WITH DEXTERITY IMPAIRMENT.
- ENSURE ALL ACCESSIBLE SHOWERS TO HAVE SHOWER RAIL / CURTAIN INSTALLED.

**GENERAL NOTES:**

- PROVIDE DOOR PEEPHOLE AT 1220mm ABOVE FFL.
- SLIP-RESISTANCE OF FLOORS TO HAVE MINIMUM CLASS 'X' RATING TO BATHROOM, TOILET, LAUNDRY AND BALCONY AS REQUIRED IN AS4299 CLAUSE 4.5.4
- AT LEAST ONE GPO IN EACH KEY ROOM / AREA TO BE INSTALLED BETWEEN 600 - 1100mm ABOVE FFL AND 500mm MINIMUM FROM CORNER.
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- PROVIDE 1 x DOUBLE GPO BESIDE ADAPTABLE UNIT BATHROOM MIRROR AND ALSO WITHIN LAUNDRY IN ACCORDANCE WITH AS4299.
- ENSURE ANY PARTITION WALLS / FIXTURES TO BE RELOCATED / REMOVED AT POST ADAPTATION DO NOT HAVE ANY ELECTRICAL / GAS OR PLUMBING SERVICES INSTALLED AT PRE-ADAPTATION OR EASE OF ADAPTATION IN ACCORDANCE WITH AS4299.
- PROVIDE EXTRA CAPPED OFF SERVICES WITH SUITABLE SET-OUTS AND CLEARANCES TO ALLOW FOR RELOCATION OF FIXTURES IN POST ADAPTATION LOCATIONS, COMPLIANT WITH AS1428.1.
- WALL STRENGTHENING AROUND PAN, SHOWER AND BATH AND WATERPROOFING OF WALLS TO BE PROVIDED AT PRE-ADAPTATION STAGE IN ACCORDANCE WITH AS1428.1, CLAUSE 4.4.4b. WHERE APPLICABLE, ENSURE CARPET PILE HEIGHT IS NO MORE THAN 11mm WITH 4mm MAXIMUM BACKING SURFACE (COMPLIANT WITH DDA PREMISES STANDARD).

CIRCULATION SPACES & CLEARANCES IN ACCORDANCE WITH AS 1428.1:2009

CIRCULATION SPACES & CLEARANCES IN ACCORDANCE WITH AS 1428.1:2009



CHAMFERED 35MM HIGH RAMPED THRESHOLD TO BALCONY (45° AT EDGES) - REFER TO FIGURE 4 BELOW

1500x2070mm CIRCULATION SPACE IN ACCORDANCE WITH AS2890.1

LINE OF 12MM PLYWOOD REINFORCING TO BE PROVIDED TO LIGHTWEIGHT WALLS TO ALLOW FOR GRAB RAILS

1100 X 1160MM SHOWER RECESS (NO HOB) TO COMPLY WITH AS 1428.1:2009

SHOWER SEAT TO BE INSTALLED IN ACCORDANCE WITH AS1428.1:2009 AT POST ADAPTABLE STAGE

GRAB RAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1:2009

TAPS TO BE LOCATED IN ACCORDANCE WITH FIG 4B OF AS1428.1:2009

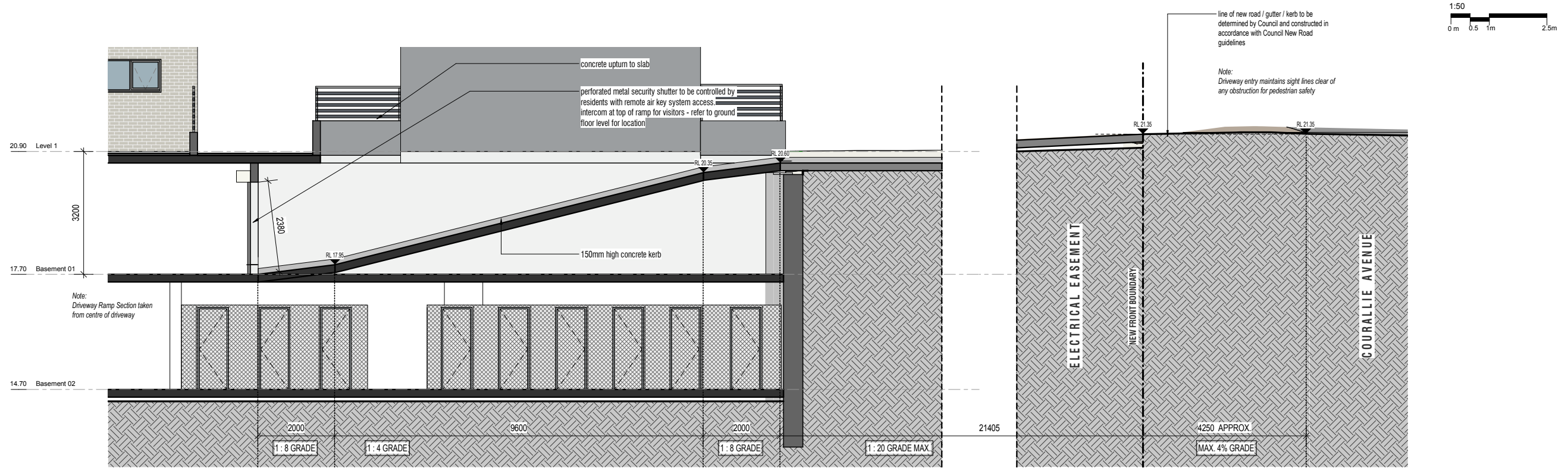
Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22

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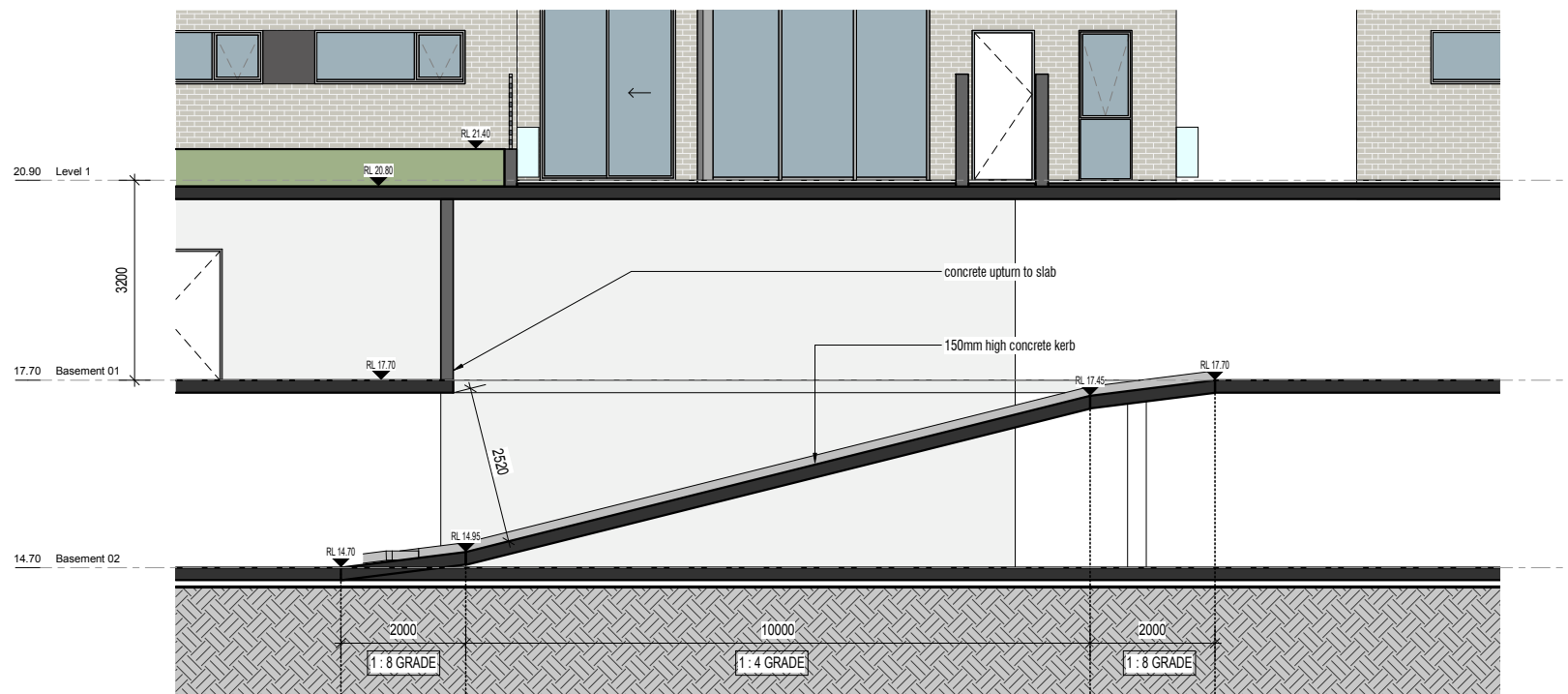
**DEVELOPMENT APPLICATION**

<b>Project</b>		
PROPOSED RESIDENTIAL FLAT BUILDING		
<b>Project Address</b>		
74-76 MARLBOROUGH ROAD, HOME BUSH WEST		
<b>Client</b>		
SKYTON DEVELOPMENTS No. 2 PTY LTD		
<b>Title</b>		
Post-Adaptable Layout		
<b>Drawn</b>	<b>Scale</b>	<b>Checked</b>
PDP	1 : 25	
<b>Job No</b>	<b>Drawing No.</b>	<b>Issue</b>
2534	20C	F

**Typical Post-Adaptable Layout C**  
1 : 25



① Driveway Ramp Section 1  
1:50



② Driveway Ramp Section 2  
1:50

REFER TO TRAFFIC REPORT FOR FURTHER DETAILS

Issue	Issue description	Date
F	Amended to DPP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Basement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Prism. Issue to Client + Consultants	16-07-21

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Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOME BUSH WEST**

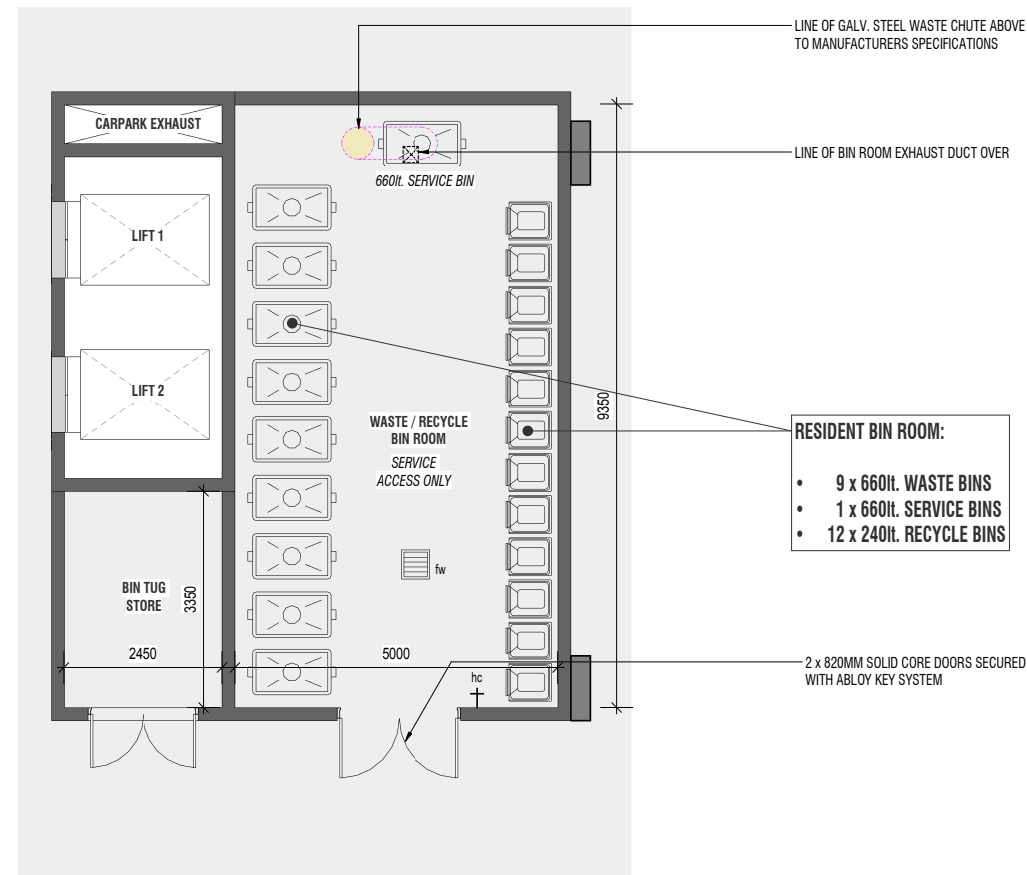
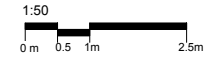
Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

Title  
**Driveway Ramp Sections**

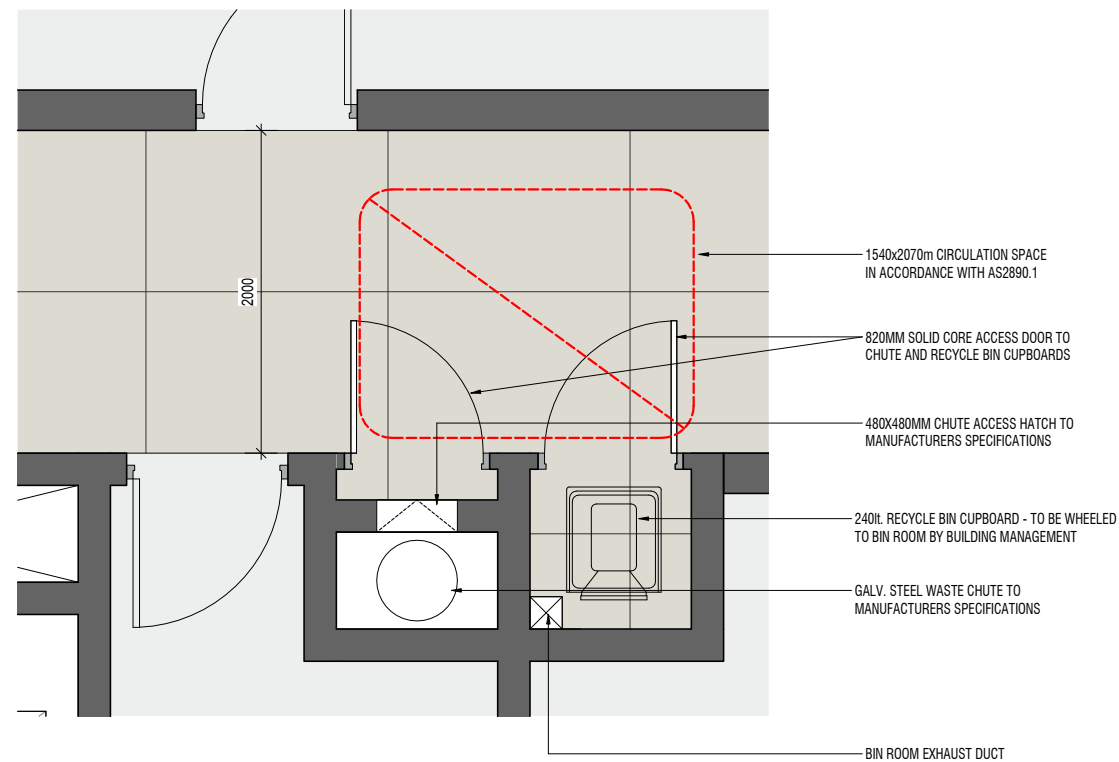
Drawn	Scale	Checked
PDP	1:50	
Job No	Drawing No.	Issue
2534	21	F

DEVELOPMENT APPLICATION





1 Bin Room Details  
1:50



2 Bin Chute Detail  
1:20

NOTES:

- ALL BIN ROOMS TO HAVE COVERED SKIRTINGS TO ALL INTERNAL WALLS AND NON-SLIP SMOOTH EVEN FLOOR SURFACE TO FALL TO CENTRAL FLOOR WASTE CONNECTED TO SEWER
- ALL WASTE COMPARTMENTS AND BINS TO COMPLY WITH SPEC. 1.1 (FRL 120/120/120/ AND -120/30 SELF-CLOSING DOORS)
- ALL RESIDENTIAL UNITS SHALL BE SUPPLIED WITH A COLLECTION RECESS IN EACH UNIT (LOCATED UNDER THE KITCHEN BENCH) TO DEPOSIT WASTE / RECYCLE MATERIAL FOR ONE DAY STORAGE

REFER TO WASTE MANAGEMENT REPORT FOR FURTHER DETAILS

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
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**DEVELOPMENT APPLICATION**

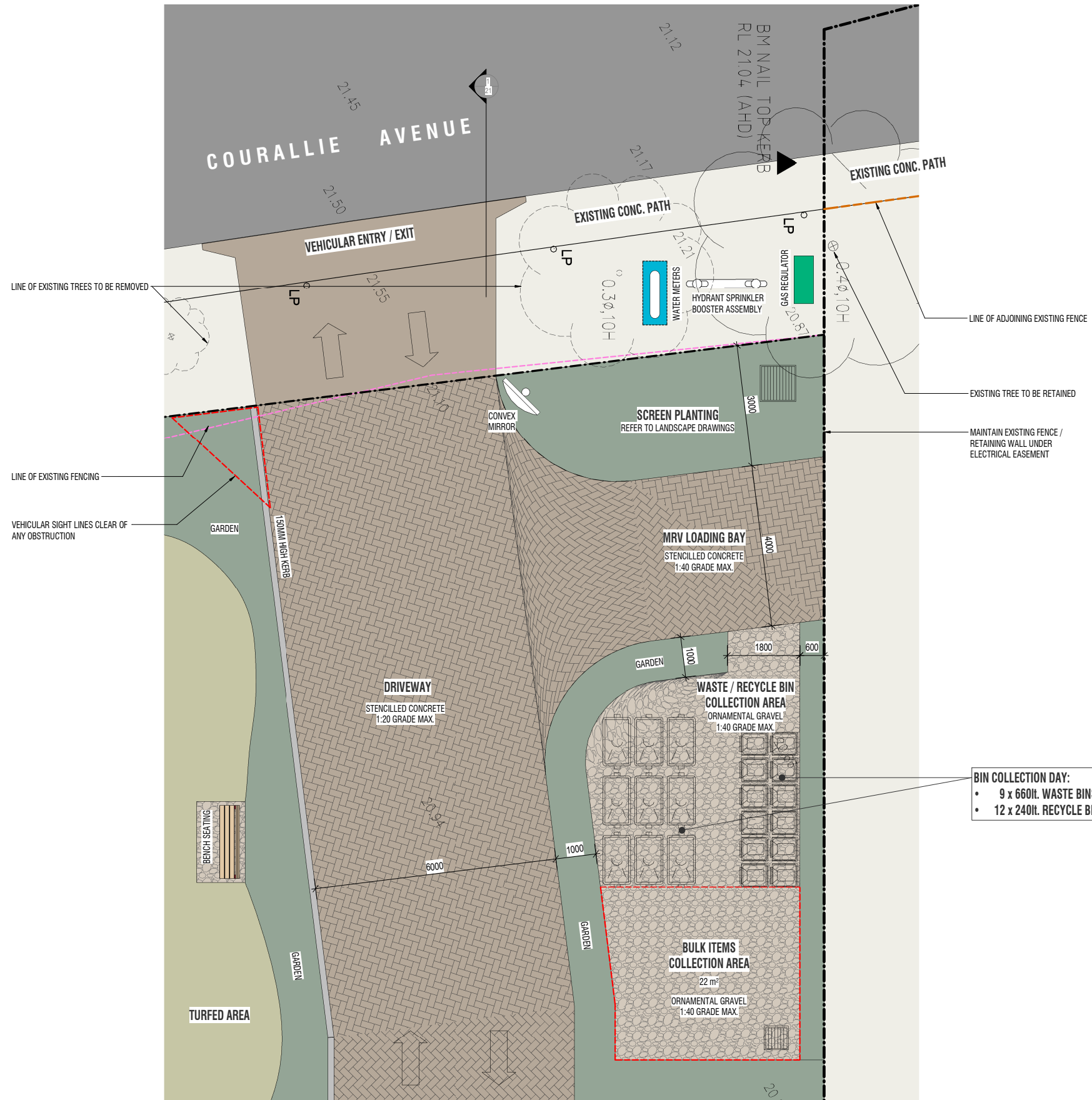
Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOMEBUSH WEST**

Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

Title  
**Waste Management Plan**

Drawn	Scale	Checked
PDP	As indicated	
Job No	Drawing No.	Issue
2534	22	F



**BIN COLLECTION DAY:**  
 • 9 x 660H. WASTE BINS  
 • 12 x 240H. RECYCLE BINS

REFER TO WASTE MANAGEMENT REPORT FOR FURTHER DETAILS

Issue	Issue description	Date
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**DEVELOPMENT APPLICATION**

**Project**  
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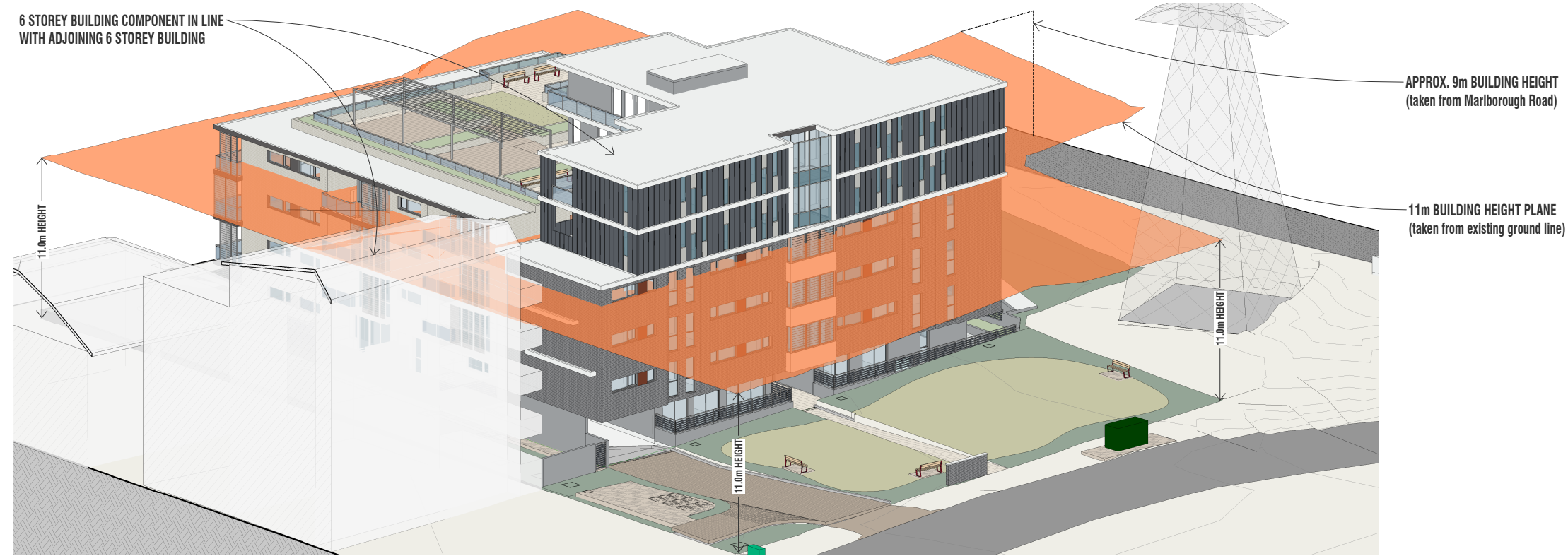
**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

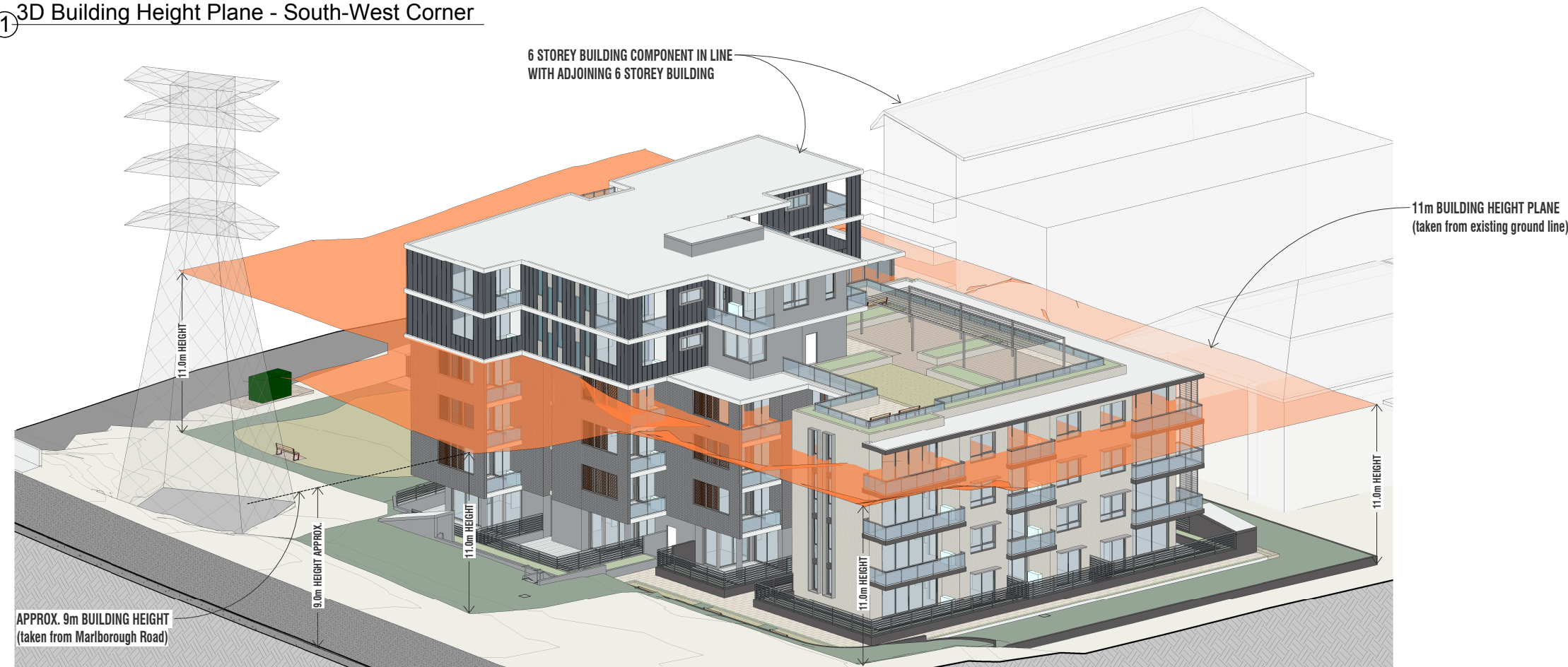
**Title**  
 Bin Collection + Front  
 Boundary Detail

Drawn	Scale	Checked
PDP	1 : 50	
Job No	Drawing No.	Issue
2534	23	F

1 Bin Collection + Front Boundary Details  
 1 : 50



① 3D Building Height Plane - South-West Corner



② 3D Building Height Plane - North-West Corner

Issue	Issue description	Date
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**DEVELOPMENT APPLICATION**

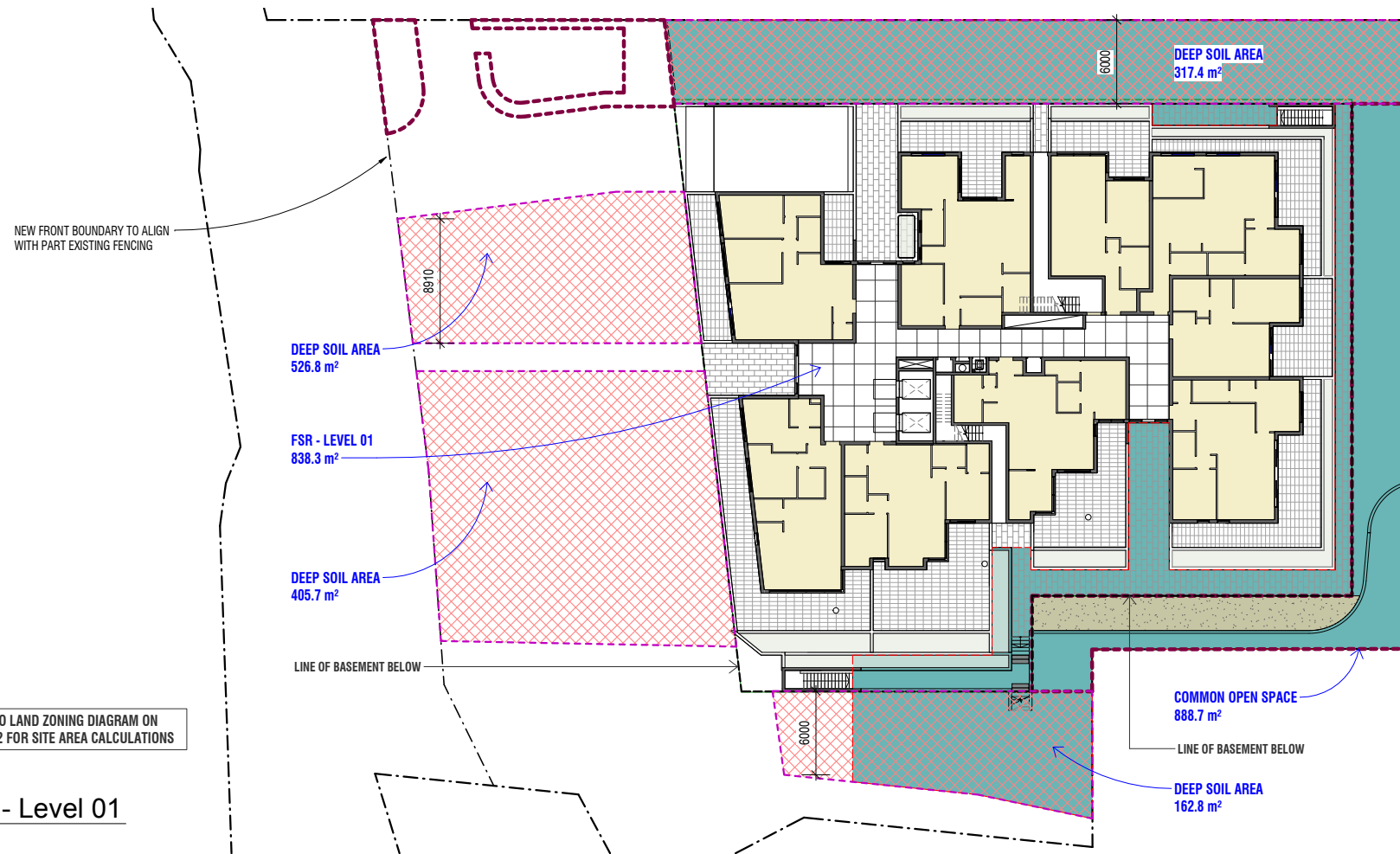
**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

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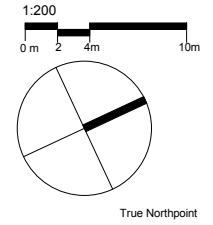
**Title**  
 3D Building Height  
 Diagrams

Drawn	Scale	Checked
PDP		
Job No 2534	Drawing No. 24	Issue F



**TOTAL CALCULATIONS**

SITE AREA	=	5,419.9 m <sup>2</sup>
R3 ZONED AREA	=	3,833.3 m <sup>2</sup>
SP2 ZONED AREA	=	1,586.6 m <sup>2</sup>
GROSS FLOOR AREA	=	4,529.1 m <sup>2</sup>
FLOOR SPACE RATIO	=	1.182 : 1
BUILDING AREA	=	965.6 m <sup>2</sup>
SITE COVER	=	25.2 %
DEEP SOIL LANDSCAPING	=	1,415.8 m <sup>2</sup> (37%)
Calculated min. 6m x 6m	=	1,095.3 m <sup>2</sup> (29%)
TOTAL LANDSCAPING	=	2,031.0 m <sup>2</sup> (53%)
COMMON OPEN SPACE	=	1,327.3 m <sup>2</sup> (35%)
Level 01	=	888.7 m <sup>2</sup>
Level 05 Terrace	=	438.6 m <sup>2</sup>



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

**LEGEND**

- Gross Floor Area**  
calculated in accordance with LEP
- Common Open Space**
- Deep Soil Area**  
min. 6m x 6m calculated
- Deep Soil Area**  
others areas outside of basement

**GROSS FLOOR AREAS**

Basement Level 02	=	1,693.5 m <sup>2</sup> *
Basement Level 01	=	1,616.3 m <sup>2</sup> *
Level 01	=	838.3 m <sup>2</sup>
Level 02	=	966.5 m <sup>2</sup>
Level 03	=	966.5 m <sup>2</sup>
Level 04	=	966.5 m <sup>2</sup>
Level 05	=	397.5 m <sup>2</sup>
Level 06	=	393.8 m <sup>2</sup>

**TOTAL** = 4,529.1 m<sup>2</sup>  
\* denotes not included in Total Gross Floor Area calculations

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**DEVELOPMENT APPLICATION**

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

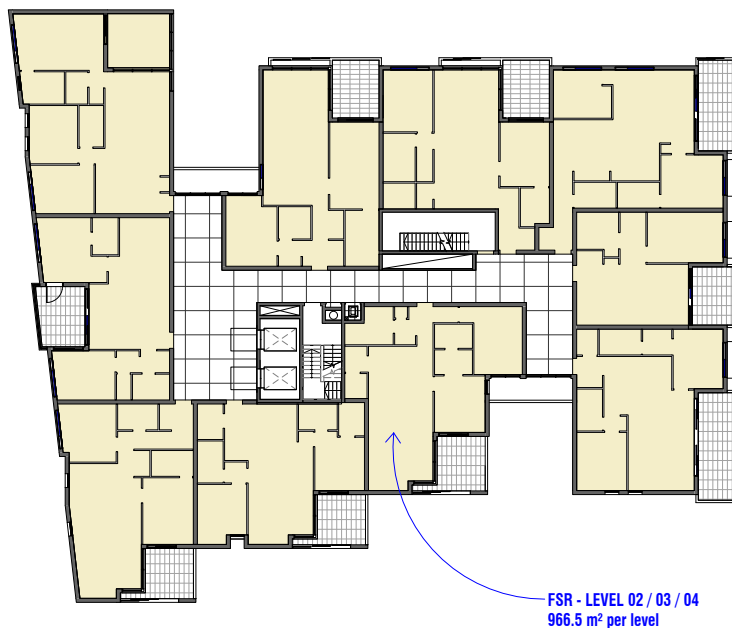
Project Address  
**74-76 MARLBOROUGH ROAD, HOME BUSH WEST**

Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

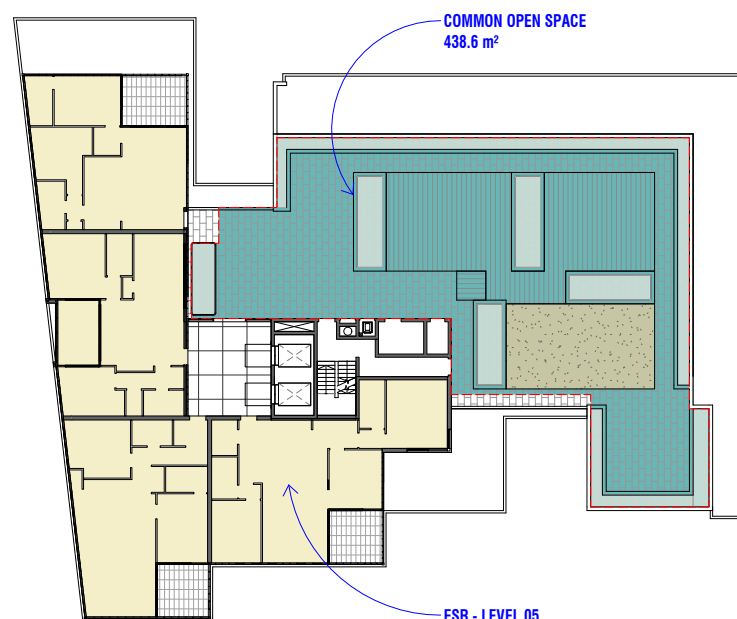
Title  
**FSR + Site Calculations**

Drawn	Scale	Checked
PDP	1 : 200	
Job No	Drawing No.	Issue
2534	25	F

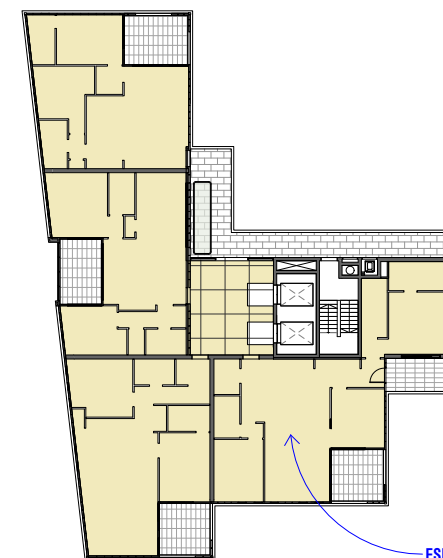
① **FSR - Level 01**  
1 : 200



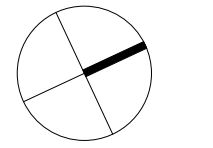
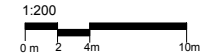
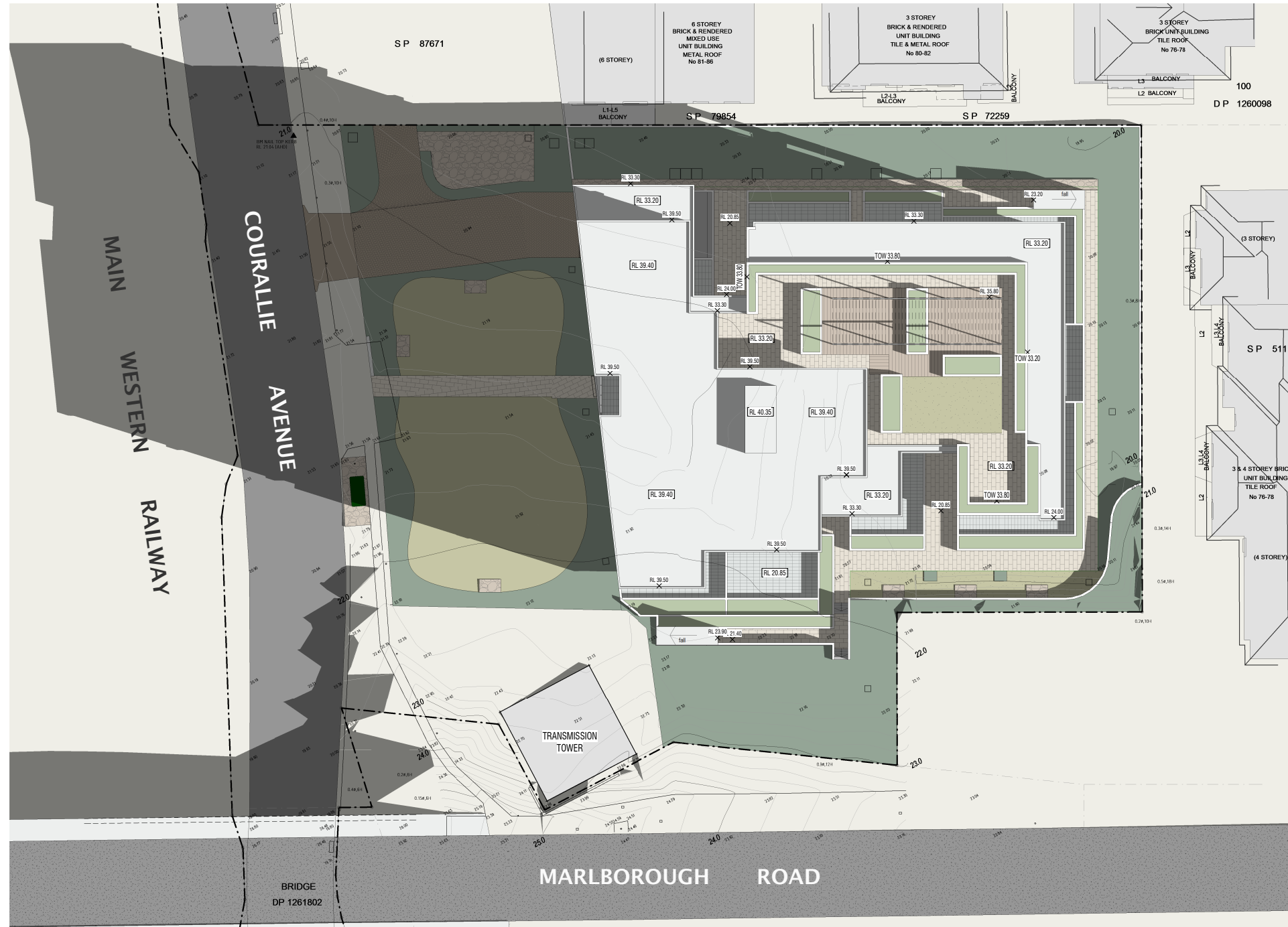
② **FSR - Levels 02 - 04**  
1 : 200



③ **FSR - Level 05**  
1 : 200



④ **FSR - Level 06**  
1 : 200



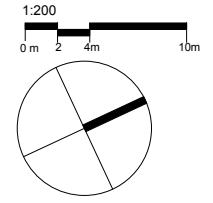
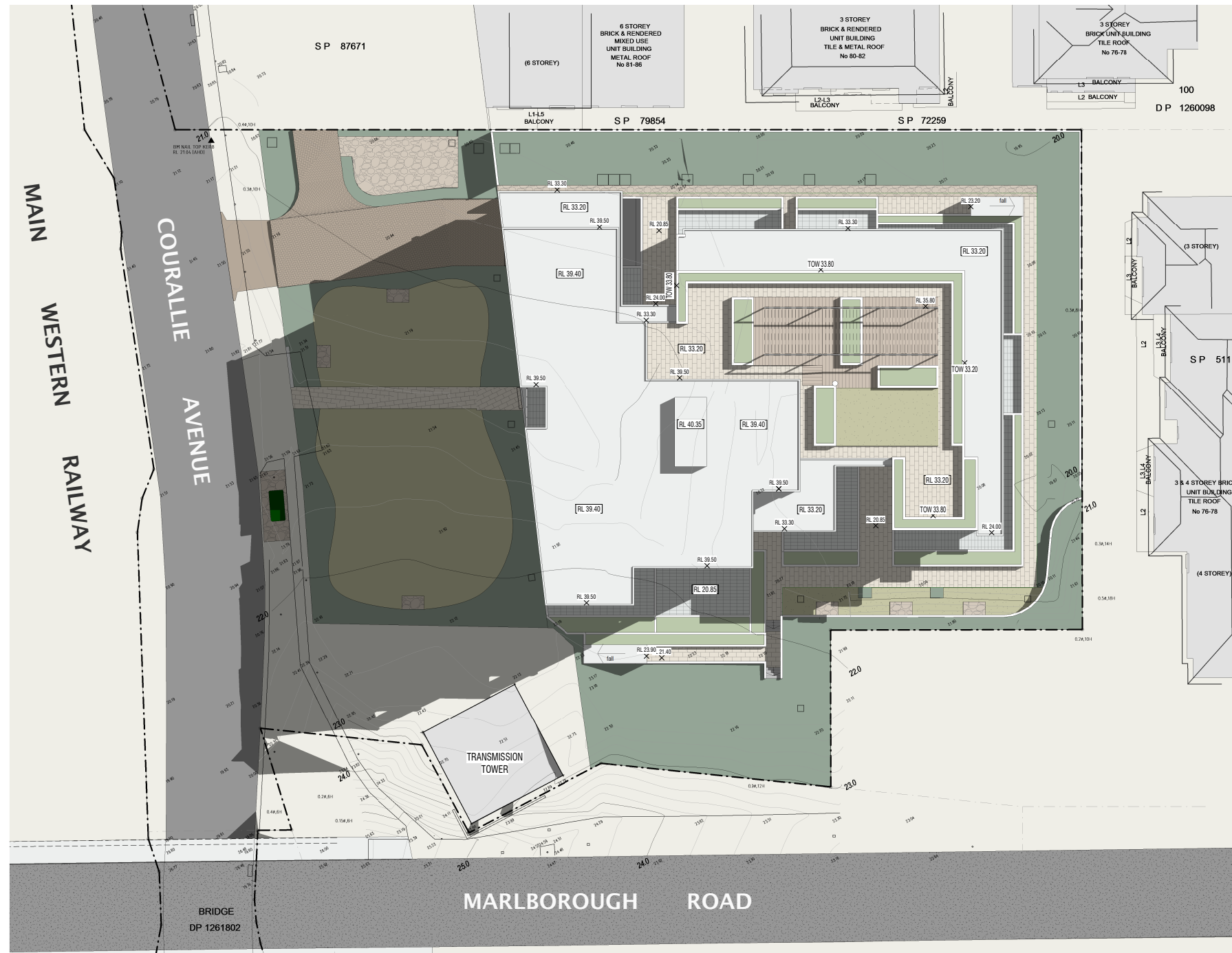
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<b>DEVELOPMENT APPLICATION</b>	<b>Project</b>	PROPOSED RESIDENTIAL FLAT BUILDING	
	<b>Project Address</b>	74-76 MARLBOROUGH ROAD , HOMEBUSH WEST	
	<b>Client</b>	SKYTON DEVELOPMENTS No. 2 PTY LTD	
	<b>Title</b>	Shadow Diagrams	
	<b>Drawn</b>	PDP	<b>Scale</b> 1 : 200
<b>Job No</b>	2534	<b>Checked</b> Issue	
			F

① Shadow Diagrams - 9am 21st June  
1 : 200



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

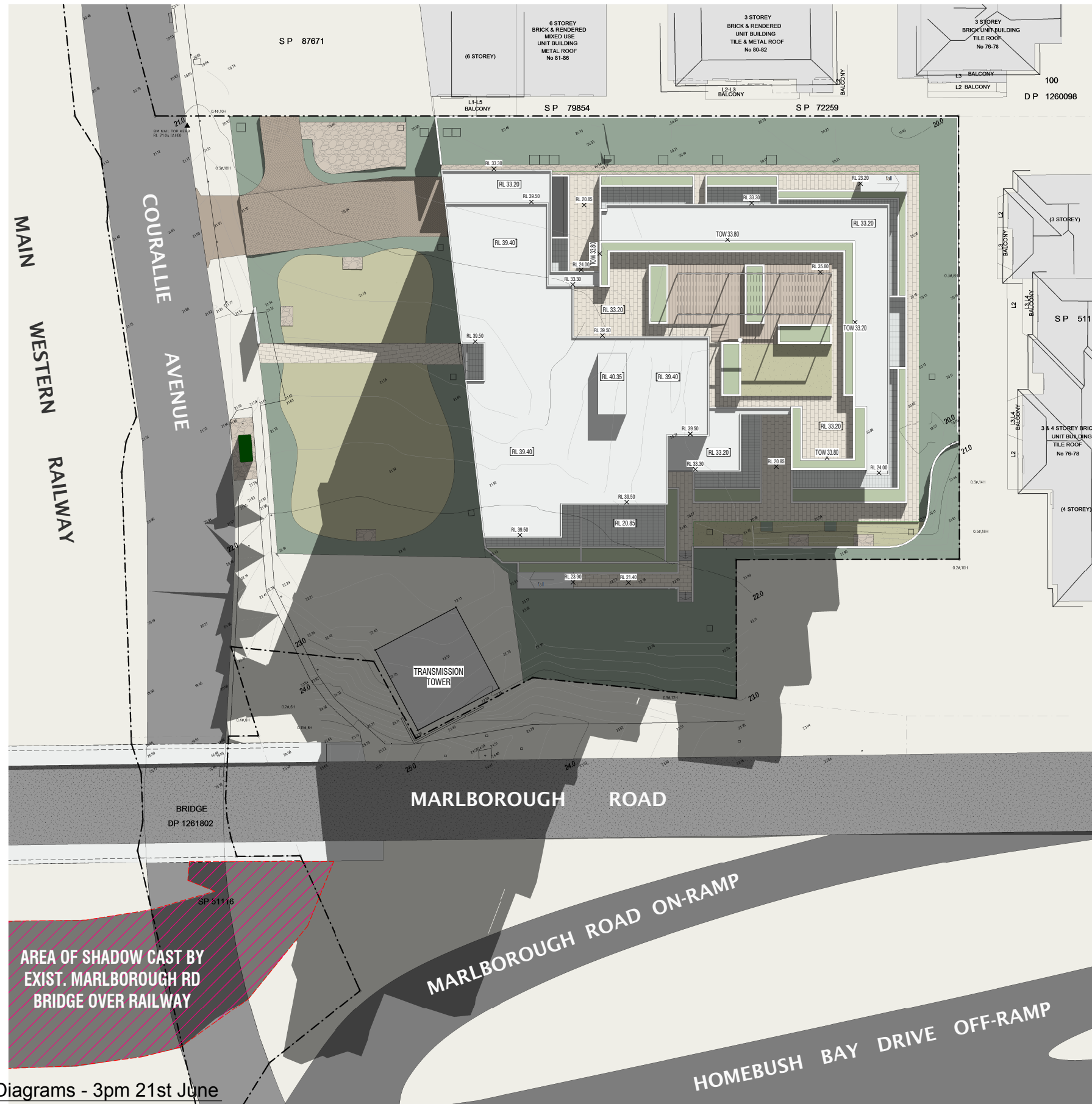
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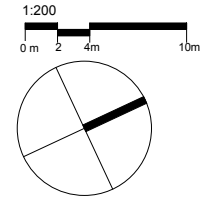
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<b>DEVELOPMENT APPLICATION</b>	Project	
	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b>	
	Project Address	
	74-76 MARLBOROUGH ROAD, HOMEBUSH WEST	
	Client	
SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title		
Shadow Diagrams		
Drawn	Scale	Checked
PDP	1 : 200	
Job No	Drawing No.	Issue
2534	27	F

② Shadow Diagrams - 12noon 21st June  
1 : 200



③ Shadow Diagrams - 3pm 21st June  
1 : 200

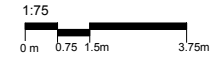


Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination, Finishes modified	10-08-21
A	Pratim. Issue to Client + Consultants	16-07-21

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 Robert Del Pizzo  
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<b>DEVELOPMENT APPLICATION</b>	Project	
	PROPOSED RESIDENTIAL FLAT BUILDING	
	Project Address	
	74-76 MARLBOROUGH ROAD , HOMEBUSH WEST	
	Client	
SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title		
Shadow Diagrams		
Drawn	Scale	Checked
PDP	1 : 200	
Job No	Drawing No.	Issue
2534	28	F



Schedule of Materials and Finishes					
Code	Application	Manufacturer	Finish	Product ID / Descriptive	Sample
FB1	Facebrick 1	Austral	Wilderness Design (or similar)	Blue Gum	
FB2	Facebrick 2	Austral	Wilderness Design (or similar)	Silver Birch	
P1	Paint Finish 1	Dulux	Lexicon Half	SW1 G2	
P2	Paint Finish 2	Dulux	Raku	SN4 H7	
P3	Paint Finish 3	Dulux	Endless Dusk	SN4 G3	
P4	Paint Finish 4	Dulux	Centre Soil	507 C8	
M1	Wall System 1	Stratco Hilland Tray Colorbond	Seam Walling System Ironstone	495mm wide 38mm spams	
M2	Wall System 2	Stratco Hilland Tray Colorbond	Seam Walling System Shale Grey	495mm wide 38mm spams	
PC1	Windows / Handrails / Sunhoods / Screens	Dulux Powdercoat	APO Grey	2723 2786	
PC2	Privacy Screens	Dulux Powdercoat	Elements	Weatherd Steel 90E8340Z	
F1	Courtyard Fence	Colorbond	Ironstone		

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21
B	Revised Statement Layouts, Traffic / SCA / Fire / Acoustic Co-ordination; Finishes modified	10-08-21
A	Practm. Issue to Client + Consultants	16-07-21

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**DEVELOPMENT APPLICATION**

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD ,  
 HOME BUSH WEST**

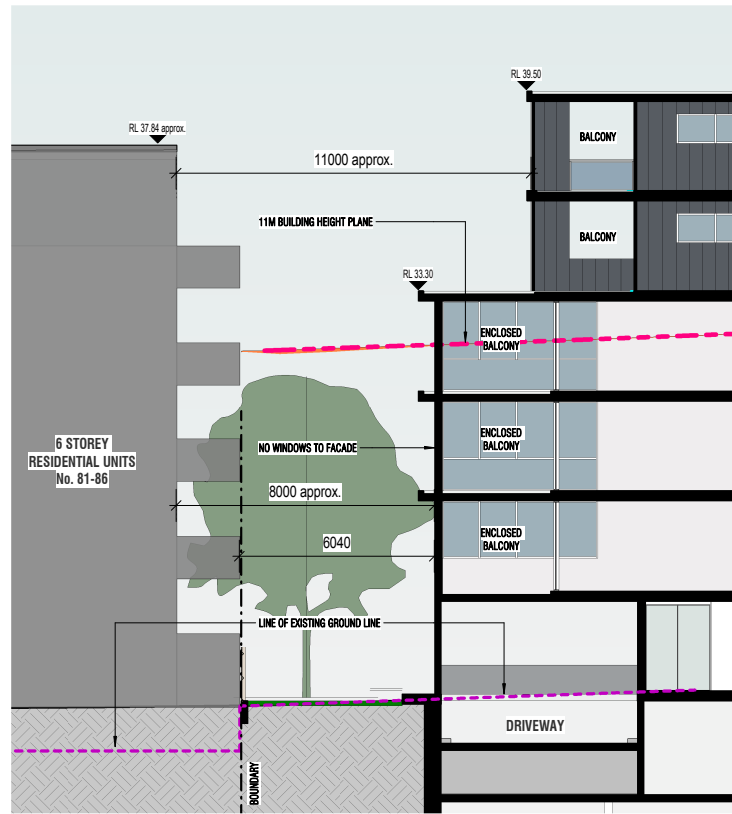
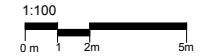
Client  
**SKYTON DEVELOPMENTS No. 2  
 PTY LTD**

Title  
**Schedule of Finishes**

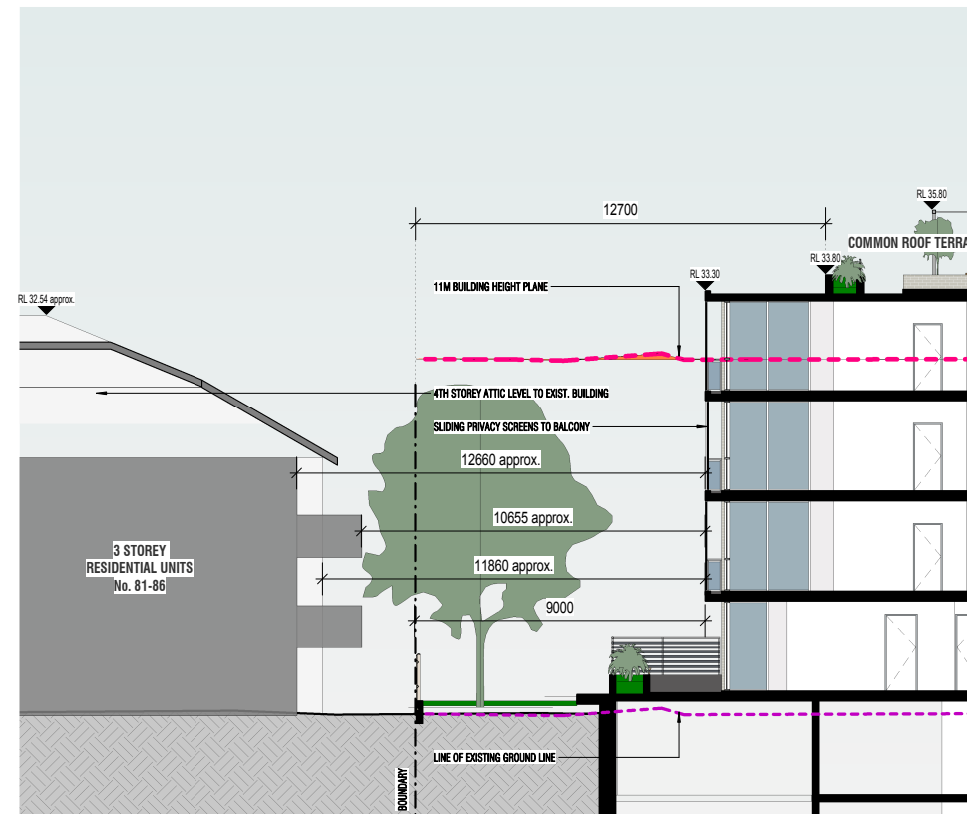
Drawn PDP	Scale 1 : 75	Checked
Job No 2534	Drawing No. 29	Issue F

1 Schedule of Finishes - Courallie Avenue Elevation  
 1 : 75

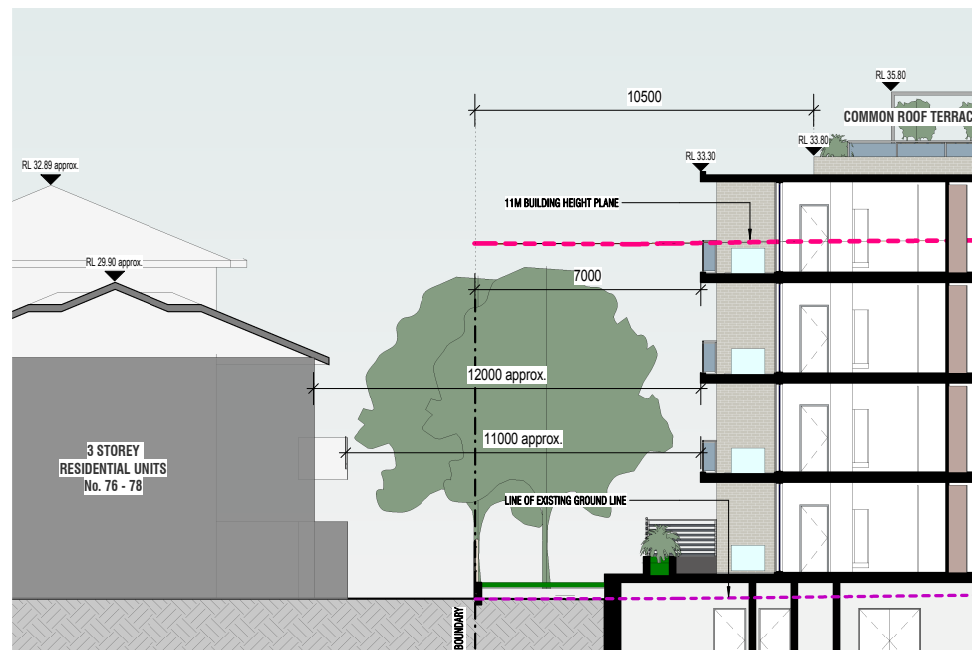




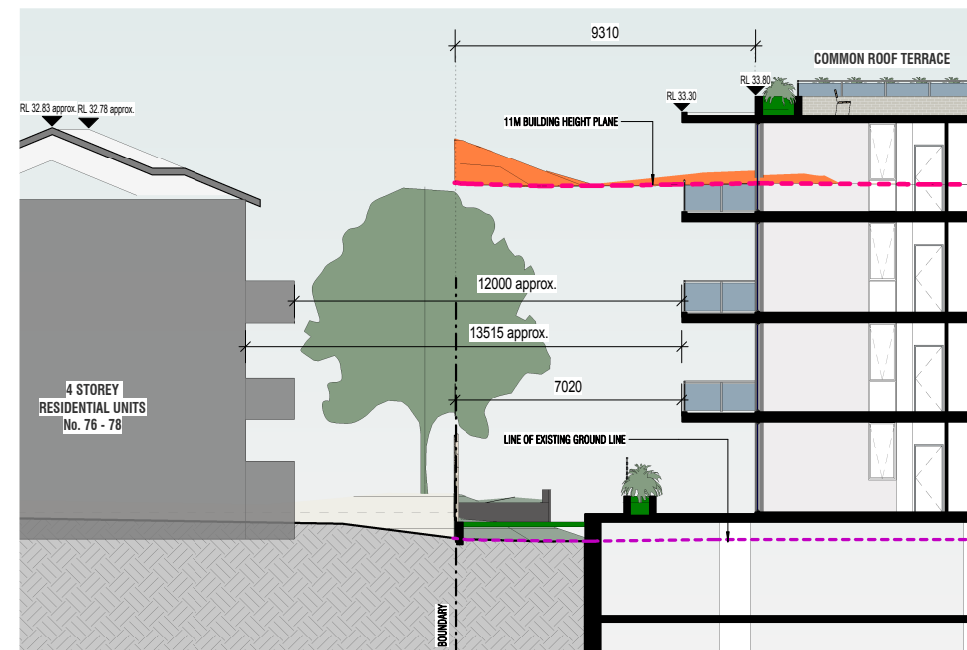
**C** Boundary Section - No. 81-86 Courallie Ave.  
1 : 100



**D** Boundary Section - No. 80-82 Courallie Ave.  
1 : 100



**E** Boundary Section - No. 76-78 Marlborough Rd. (3 Storey)  
1 : 100



**F** Boundary Section - No. 76-78 Marlborough Rd. (4 Storey)  
1 : 100

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

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**DEVELOPMENT APPLICATION**

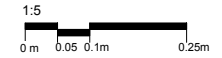
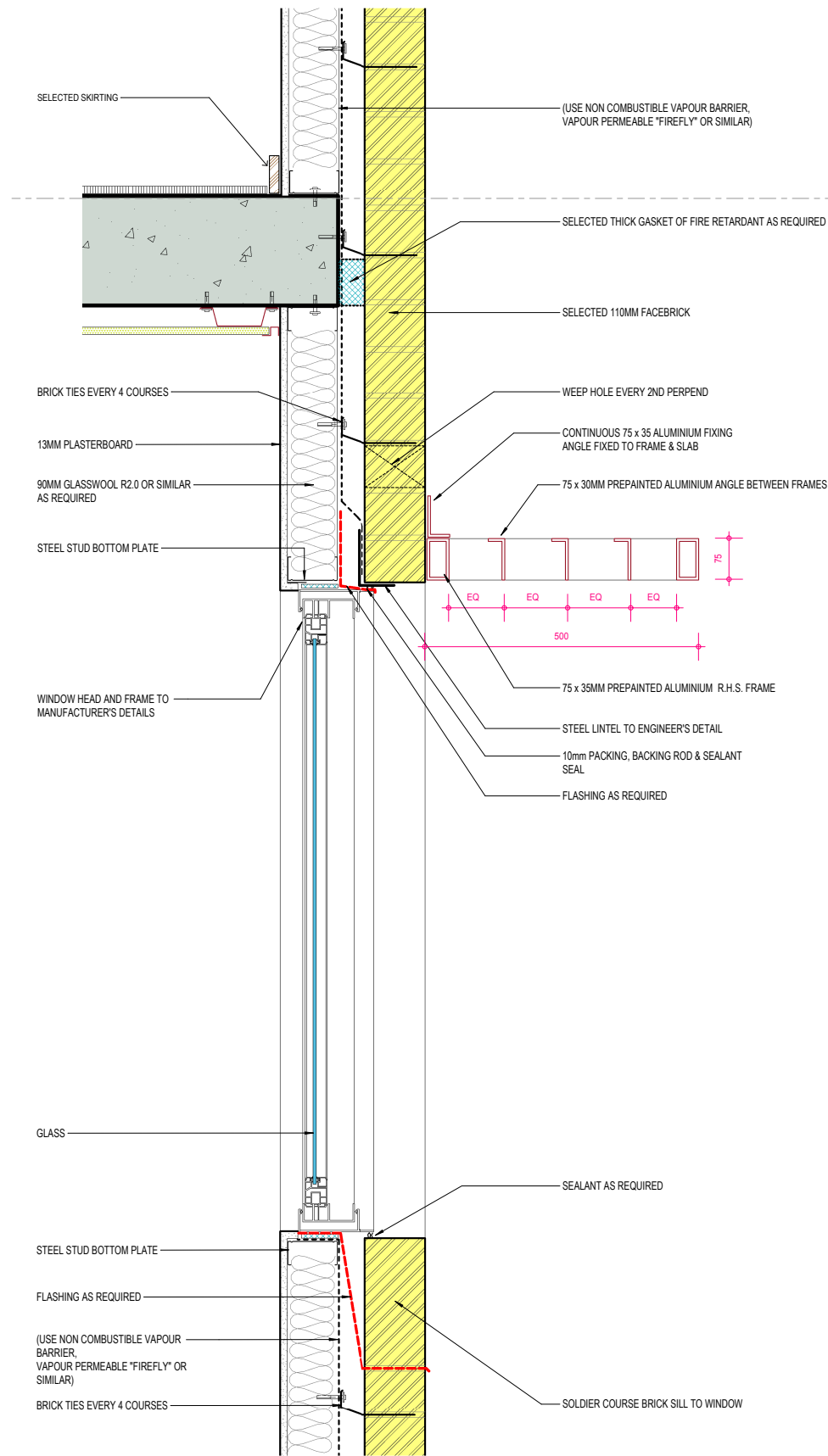
**Project**  
 PROPOSED RESIDENTIAL FLAT BUILDING

**Project Address**  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

**Client**  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

**Title**  
 Boundary Section  
 Details

Drawn	Scale	Checked
PDP	1 : 100	
Job No	Drawing No.	Issue
2534	30	F



① Typical Sunhood / Window Detail  
1:5

Issue	Issue description	Date
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

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**DEVELOPMENT APPLICATION**

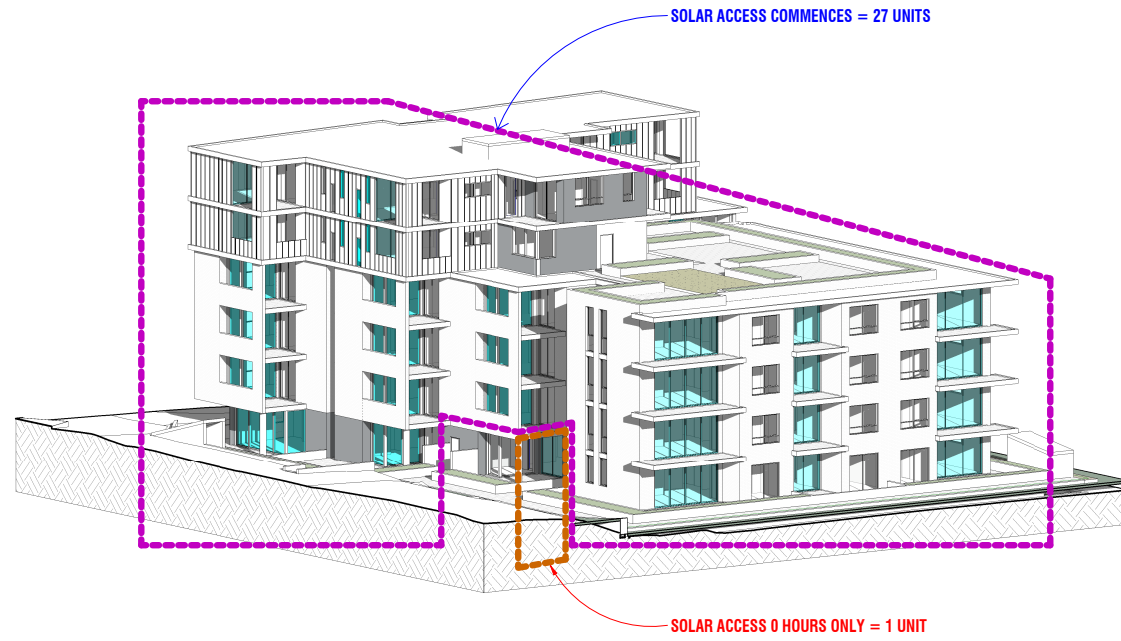
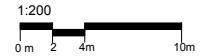
Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD, HOME BUSH WEST**

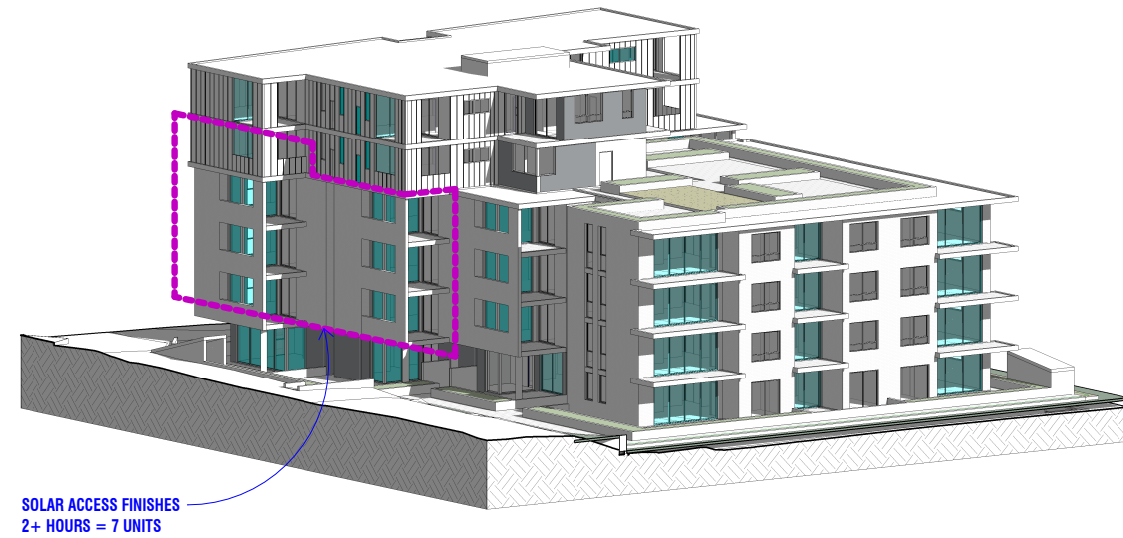
Client  
**SKYTON DEVELOPMENTS No. 2 PTY LTD**

Title  
**Facade Section Details**

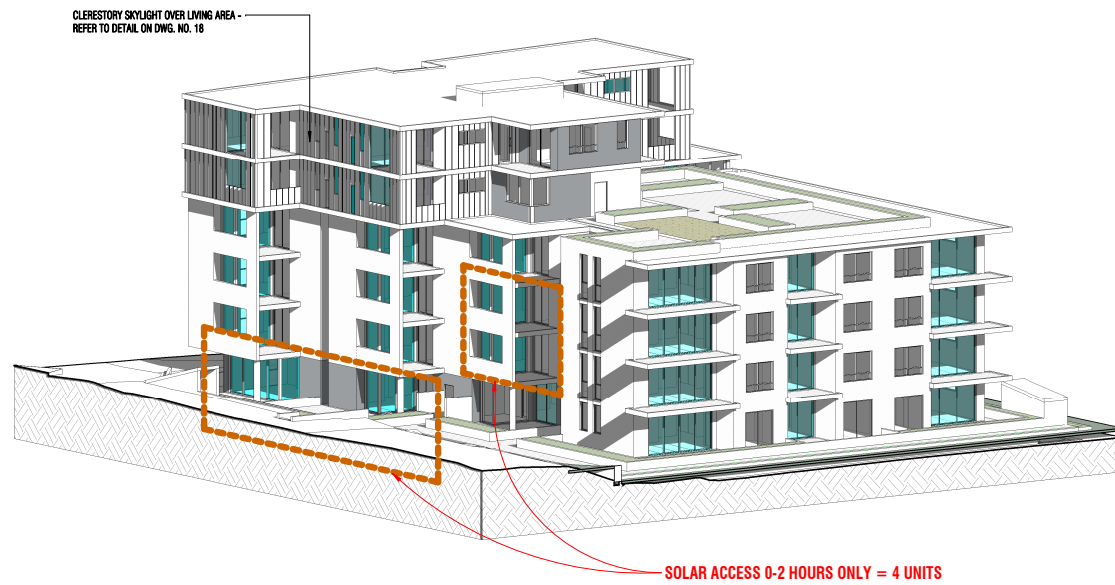
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Job No 2534	Drawing No. 31	Issue E



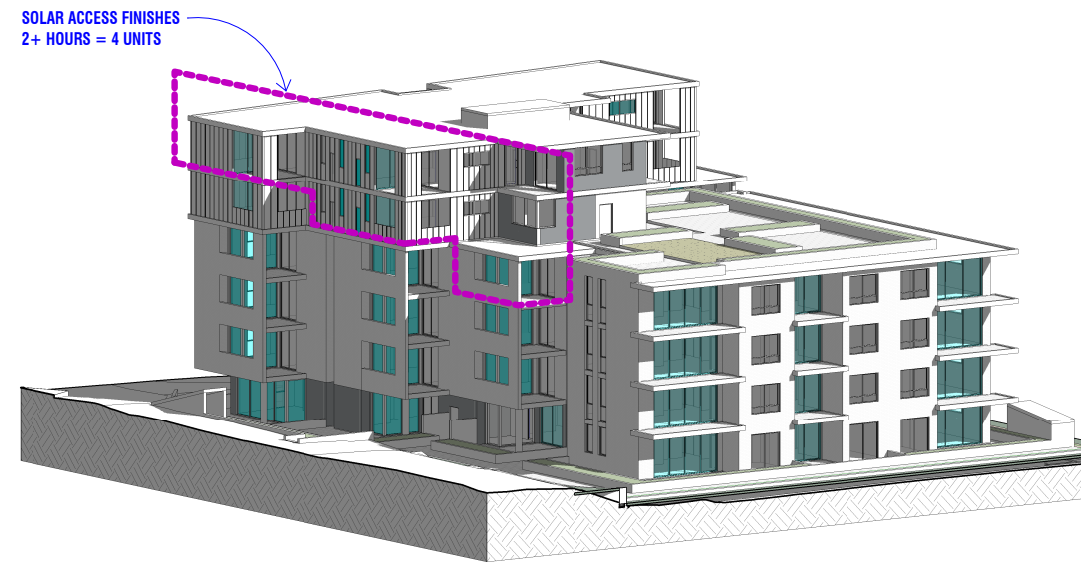
① Solar Access - 9am 21st June



③ Solar Access - 11am 21st June



② Solar Access - 10am 21st June



④ Solar Access - 12noon 21st June NE

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

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SUNLIGHT TO LIVING AREAS AT 21st JUNE		
Hours	No. of Units	% of Units
0	4	9
0-2	8	17
2+	35	74

	Total	%
YES	35	74%
NO	12	26%

**LEGEND**

HIGHLIGHTS WINDOWS OF LIVING / DINING AREA OF APARTMENT

**DEVELOPMENT APPLICATION**

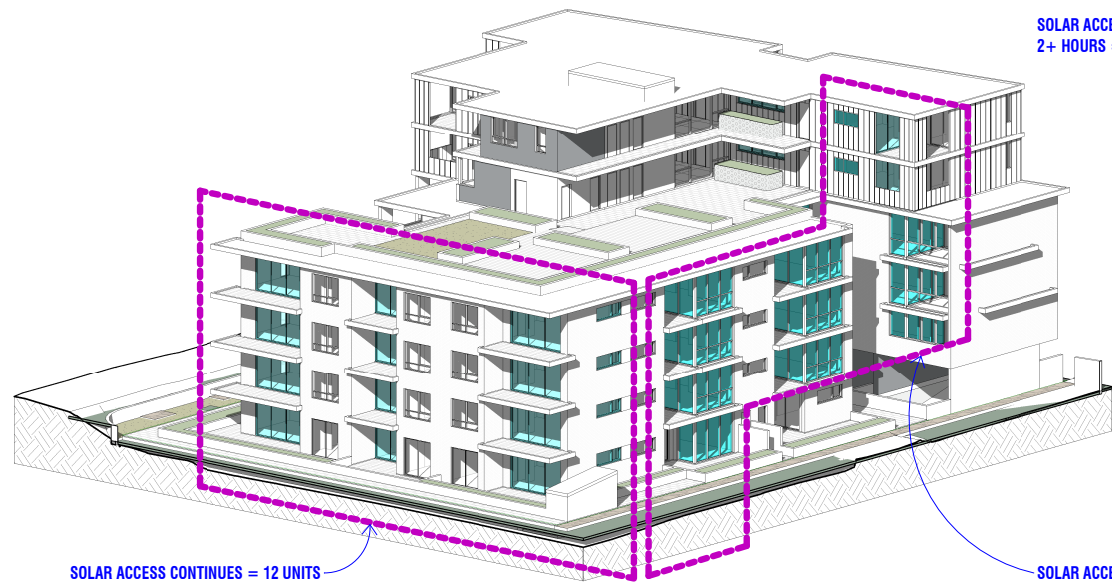
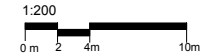
Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

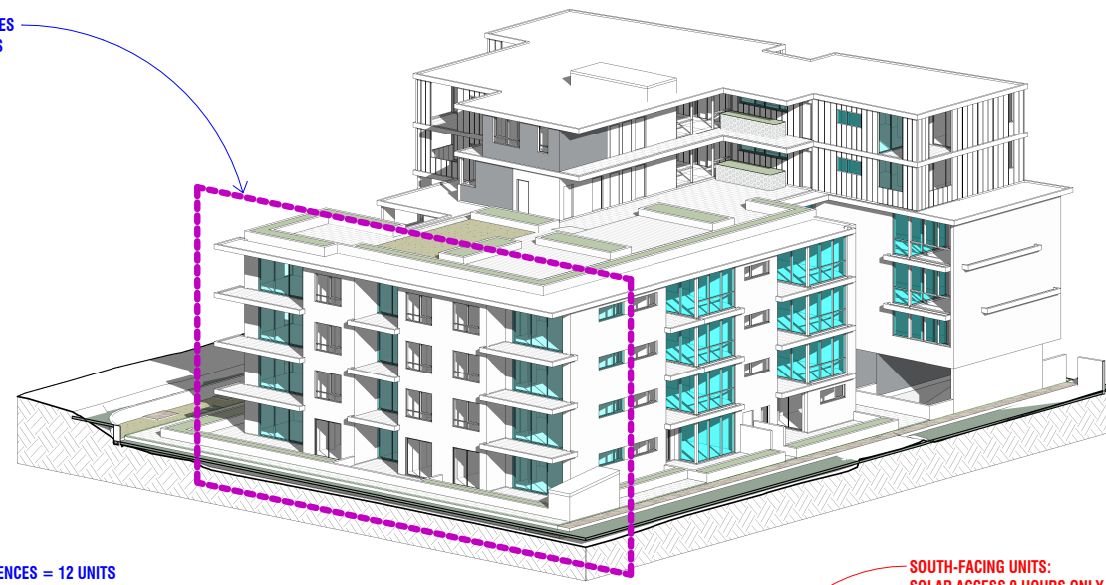
Client  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

Title  
**Solar Access  
 Diagrams**

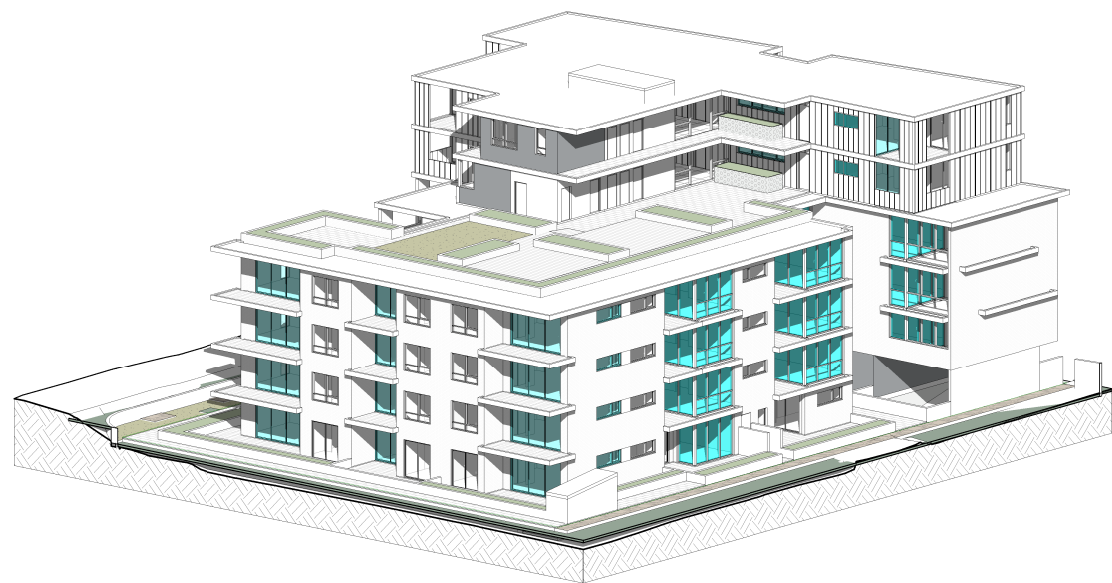
Drawn PDP	Scale 1 : 200	Checked
Job No 2534	Drawing No. 32	Issue F



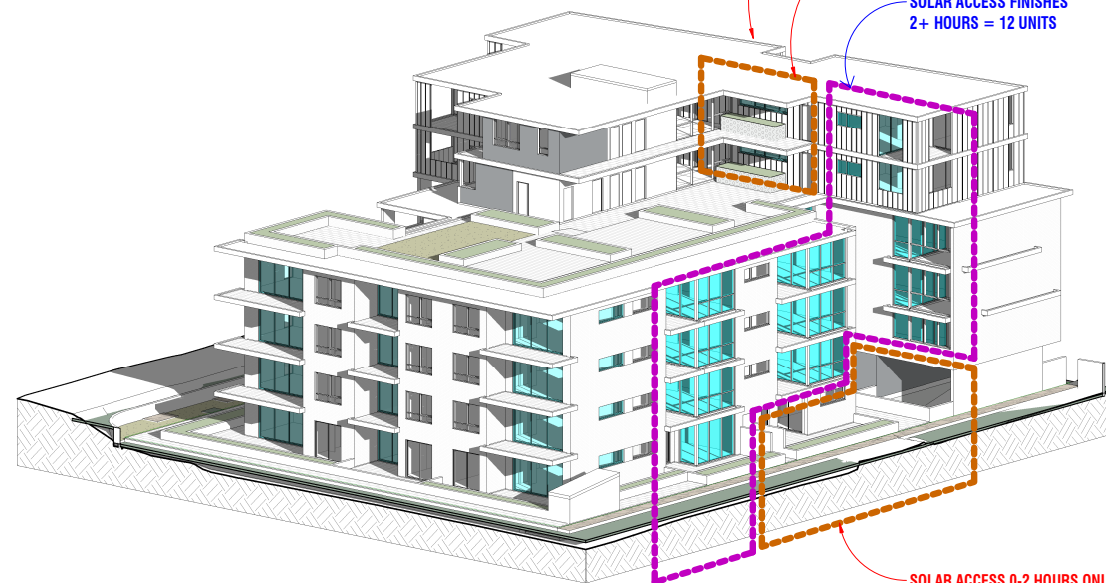
⑤ Solar Access - 12noon 21st June NW



⑦ Solar Access - 2pm 21st June



⑥ Solar Access - 1pm 21st June



⑧ Solar Access - 3pm 21st June

Issue	Issue description	Date
F	Amended to DDP and Council comments	13-04-22
E	Development Application Issue	29-09-21
D	Final Co-ordination	16-09-21
C	Issued for Co-ordination	03-09-21

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**DEVELOPMENT APPLICATION**

Project  
 PROPOSED RESIDENTIAL FLAT BUILDING

Project Address  
 74-76 MARLBOROUGH ROAD,  
 HOMEBUSH WEST

Client  
 SKYTON DEVELOPMENTS No. 2  
 PTY LTD

Title  
 Solar Access  
 Diagrams

Drawn PDP	Scale 1 : 200	Checked
Job No 2534	Drawing No. 33	Issue F

**SOLAR ACCESS TABLE**  
 SUNLIGHT TO LIVING AREAS AT 21st JUNE

Hours	No. of Units	% of Units
0	4	9
0-2	8	17
2+	35	74

**SOLAR ACCESS TO UNITS**

	Total	%
YES	35	74%
NO	12	26%

**LEGEND**

HIGHLIGHTS WINDOWS OF LIVING / DINING AREA OF APARTMENT



① Aerial View North-West to Project Site

Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22



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**DEVELOPMENT APPLICATION**

Project  
**PROPOSED RESIDENTIAL FLAT BUILDING**

Project Address  
**74-76 MARLBOROUGH ROAD ,  
 HOMEBUSH WEST**

Client  
**SKYTON DEVELOPMENTS No. 2  
 PTY LTD**

Title  
**Aerial Images**

Drawn	Checked
PDP	
Job No <b>2534</b>	Issue <b>F</b>



② Aerial View South-West to Project Site

Issue	Issue description	Date
F	Amended to DRP and Council comments	13-04-22

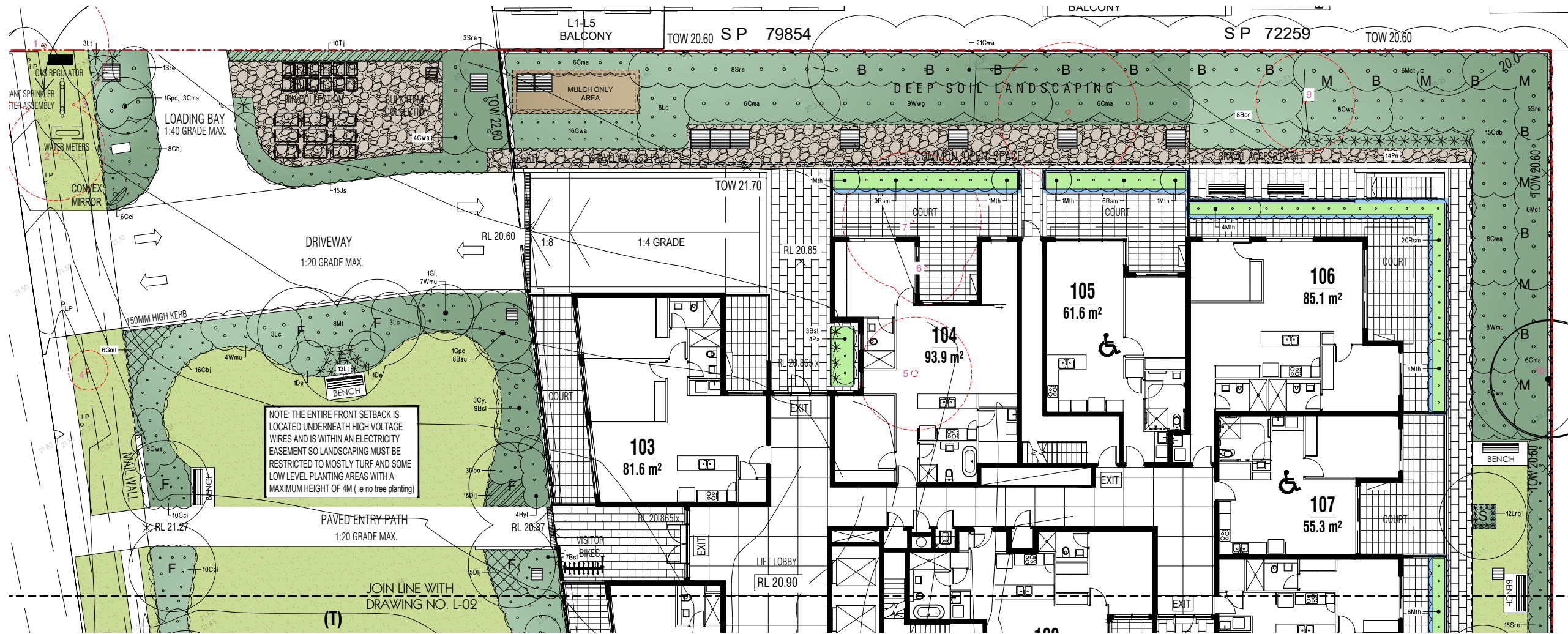


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**DEVELOPMENT APPLICATION**

Project		
PROPOSED RESIDENTIAL FLAT BUILDING		
Project Address		
74-76 MARLBOROUGH ROAD , HOME BUSH WEST		
Client		
SKYTON DEVELOPMENTS No. 2 PTY LTD		
Title		
Aerial Images		
Drawn	Checked	
PDP		
Job No	Drawing No.	Issue
2534	35	F



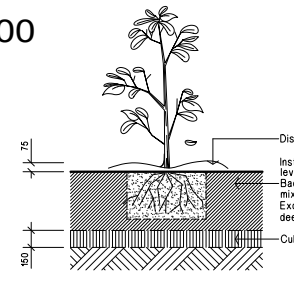
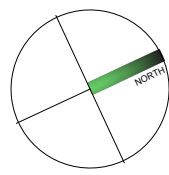
LANDSCAPE PLAN 1 : 100

**LEGEND**

- turf**  
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread 'Shirley's No. 17 lawn fertilizer' over the topsoil at the recommended rate. Lay 'Sir Walter Buffalo' turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.
- brick garden edging**  
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.
- existing trees to be removed**  
For additional information regarding trees to be removed refer to the Arborists report prepared by 'Redgum Horticultural' ph: 02 8847 3586 - 29/09/21'
- existing trees to be retained**  
For additional information regarding trees to be retained refer to the Arborists report prepared by 'Redgum Horticultural' ph: 02 8847 3586 - 29/09/21'
- planter boxes**  
Planter box on top of concrete slab (Refer to detail)
- planting areas**  
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.
- maintenance:**  
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
- irrigation:**  
All planter boxes on the landscape plan are to be covered by a fully automatic drip irrigation system. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
- fencing:**  
For all fencing types and materials refer to the Architects plans.

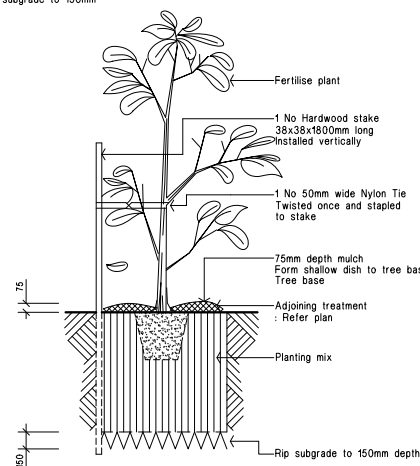
**PLANT SCHEDULE**

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
<b>Shrubs</b>				
Aa	Asplenium australasicum (Birds nest fern - 1m)	8	5 litre	-
Agv	Agave attenuata (Agave - 1m)	23	5 litre	-
Bor	Boronia heterophylla (Red Boronia - 1.3m)	8	5 litre	-
Bau	Baurea rubroides (Dog rose - 2m)	8	5 litre	-
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)	47	5 litre	-
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	35	5 litre	-
Cy	Cyathus cooperi (Tree fern - 2m)	6	5 litre	-
Cyr	Cycas revoluta (Cycad - 1.5m)	1	5 litre	-
Cci	Correa 'Coconut ice' (Correa - 1m)	76	5 litre	-
Cdb	Correa 'Dusky bells' (Correa - 1m)	15	5 litre	-
Cma	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	97	5 litre	-
Cwa	Callistemon 'Macarthur' (Bottlebrush - 1.8m)	36	5 litre	-
De	Doryanthus excelsa (Gymea lily - 1m)	9	15 litre	-
Doo	Doodia aspera (Rasp fern - 0.5m)	3	5 litre	-
Dtp	Dodonaea triquetra (Common hop bush - 3m)	6	5 litre	-
Ghg	Grevillea 'Honey gem' (Grevillea - 3m)	1	5 litre	-
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)	10	5 litre	-
Gi	Grevillea 'Moonlight' (Moonlight grevillea - 3m)	1	5 litre	-
Hyl	Hymenosporum flavum 'Lushious' (Native frangipani - 0.5m)	29	5 litre	-
Jc	Juniperus 'Spartan' (Spartan juniper - 2m)	15	5 litre	-
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)	42	5 litre	-
Mh	Metrosideros thomasi (NZ Christmas Bush - 2m)	48	5 litre	-
Mt	Melaieuca thymifolia (Rock Myrtle - 1m)	13	5 litre	-
Mx	Melaieuca 'Claret Tops' (Paperbark - 1.2m)	12	5 litre	-
Pct	Pholidendron xanadu (Dwarf philodendron - 0.5m)	53	5 litre	-
Re	Raphis excelsa (Parlour palm - 1.5m)	5	5 litre	-
Rsm	Raphiolepis 'Snow maidens' (Indian Hawthorne - 0.75m)	47	5 litre	-
Sre	Syzygium australe 'Resilience' (Lilly Pilly - 3m)	65	5 litre	-
Wwu	Westringia fruticosa 'Mund' (Westringia - 0.6m)	94	5 litre	-
Wwg	Westringia 'Wynabbie gem' (Coastal rosemary - 2m)	9	5 litre	-
Ye	Yucca elephantipes (Spineless Yucca - 3m)	15	5 litre	-



**PLANT SCHEDULE**

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
<b>Trees</b>				
B	Elaeocarpus reticulatus (Blue berry ash - 8m)	16	35 litre	yes
E	Elaeocarpus eumundi (Smooth leaved Quandong - 8m)	3	35 litre	yes
F	Eucalyptus ficifolia 'Summer Red' (Red flowering gum - 3m)	10	35 litre	yes
L	Lagerstroemia indica 'Natchez' (Crepe myrtle - 5m)	2	35 litre	yes
M	Eucalyptus maculata (Spotted gum - 12m)	9	35 litre	yes
S	Pyrus calleryana 'Chanticleer' (Callery Pear - 10m)	2	35 litre	yes
<b>Groundcovers</b>				
Cpb	Carpobrotus glaucescens (Native pigface - 0.3m)	50	150mm pot	-
Cm	Clevea miniata (Kaffir lily - 0.5m)	26	150mm pot	-
Dij	Dianella 'Little jess' (Dianella - 0.4m)	54	150mm pot	-
Gmt	Grevillea lanigera 'Mt Tamboritha' (In/a - 0.3m)	6	150mm pot	-
Jc	Juniperus conferta (Shore juniper - 0.3m)	9	150mm pot	-
Li	Lomandra longifolia (Lomandra - 1m)	1	150mm pot	-
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	44	150mm pot	-
Lt	Lomandra longifolia 'Tanka' (Fine leaf dwarf lomandra - 0.6m)	16	150mm pot	-
Pn	Pennisetum alopecuroides 'Nafray' (Swamp foxtail - 0.8m)	14	150mm pot	-
Tj	Trachelospermum jasminoides (Star jasmine - 0.3m)	10	150mm pot	-



12.08.22 Revised DA Issue  
24.09.21 DA Issue  
DATE AMENDMENT

**RAY FUGGLE ASSOCIATES**  
landscape architects  
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WEST PENNANT HILLS  
NSW 2125  
email: RAY@fuggle.net.au  
ph: 6412 29472  
mob: 76 00 778 982

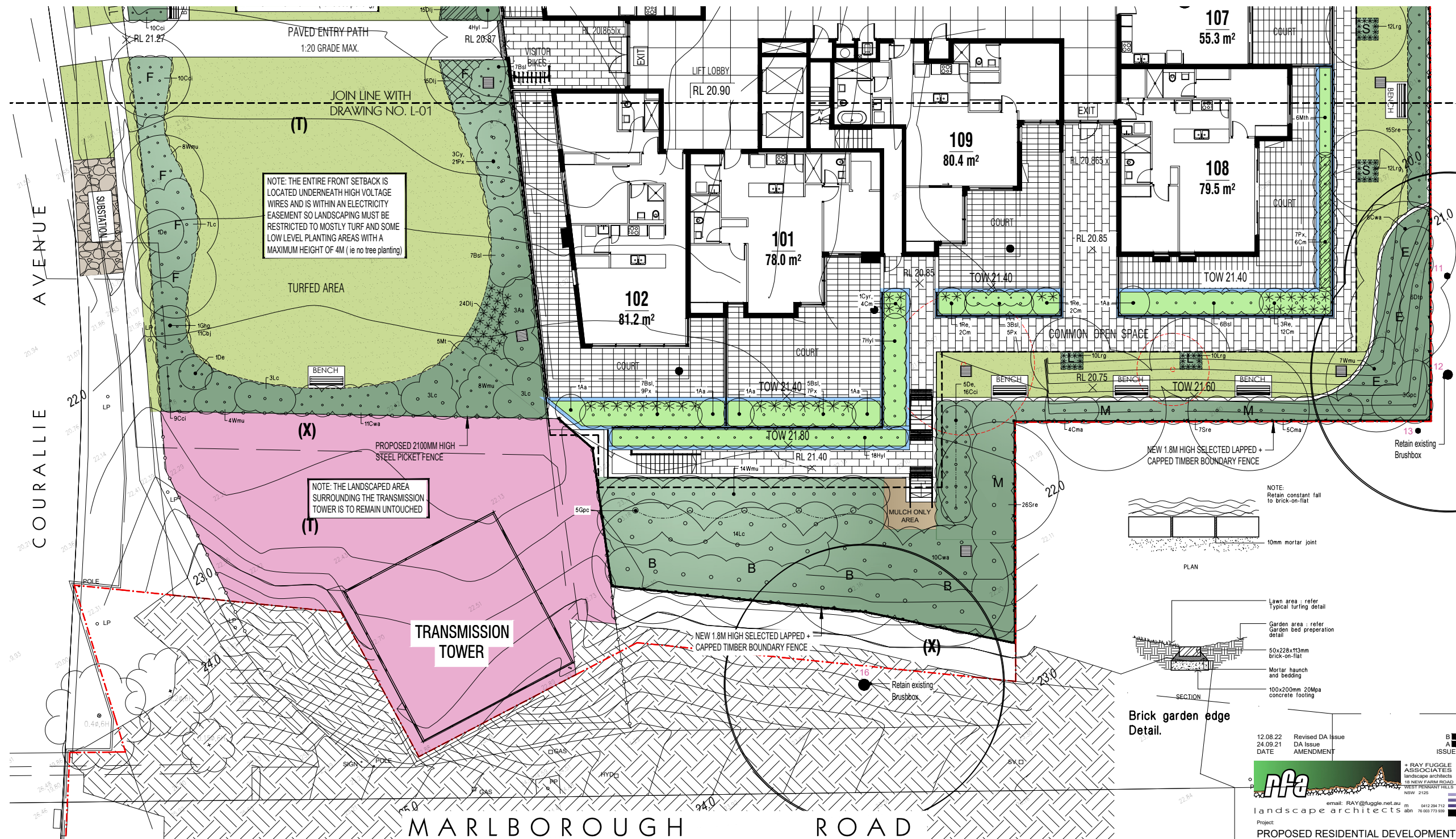
Project:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

No. 74-76 Marlborough Road,  
**HOMEBUSH WEST**

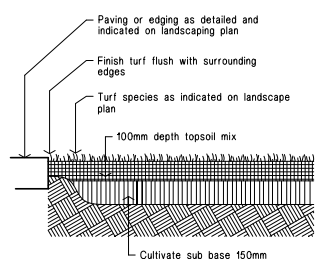
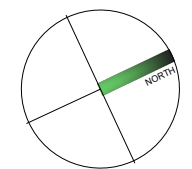
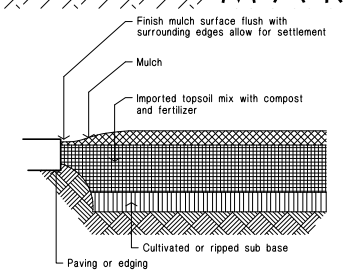
Client:  
SKYTON DEVELOPMENTS No.2 PTY LTD

Drawing Title:  
**LANDSCAPE PLAN**

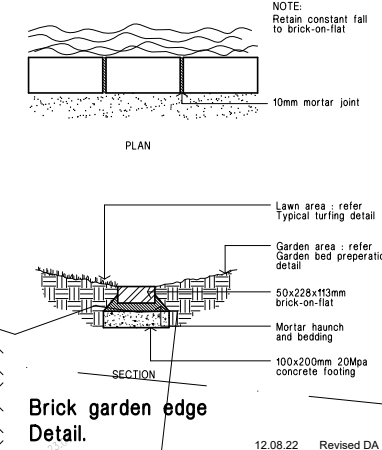
Issue: rev. DA Date: 12/08/22 Issue No: B  
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drawn: HK scale: 1:100 @ A1  
checked: RF project No: 4720b L-01/3



LANDSCAPE PLAN 1 : 100



NOTES:  
FOR PLANT SCHEDULE,  
LEGEND AND DETAILS REFER  
TO DRAWING NO. L-01



12.08.22 Revised DA Issue  
24.09.21 DA Issue AMENDMENT

DATE AMENDMENT

ISSUE

**nfa** + RAY FUGGLE ASSOCIATES  
landscape architects  
18 NEW FARM ROAD WEST PENRANT HILLS NSW 2125  
email: RAY@fuggle.net.au m: 0412 294 712  
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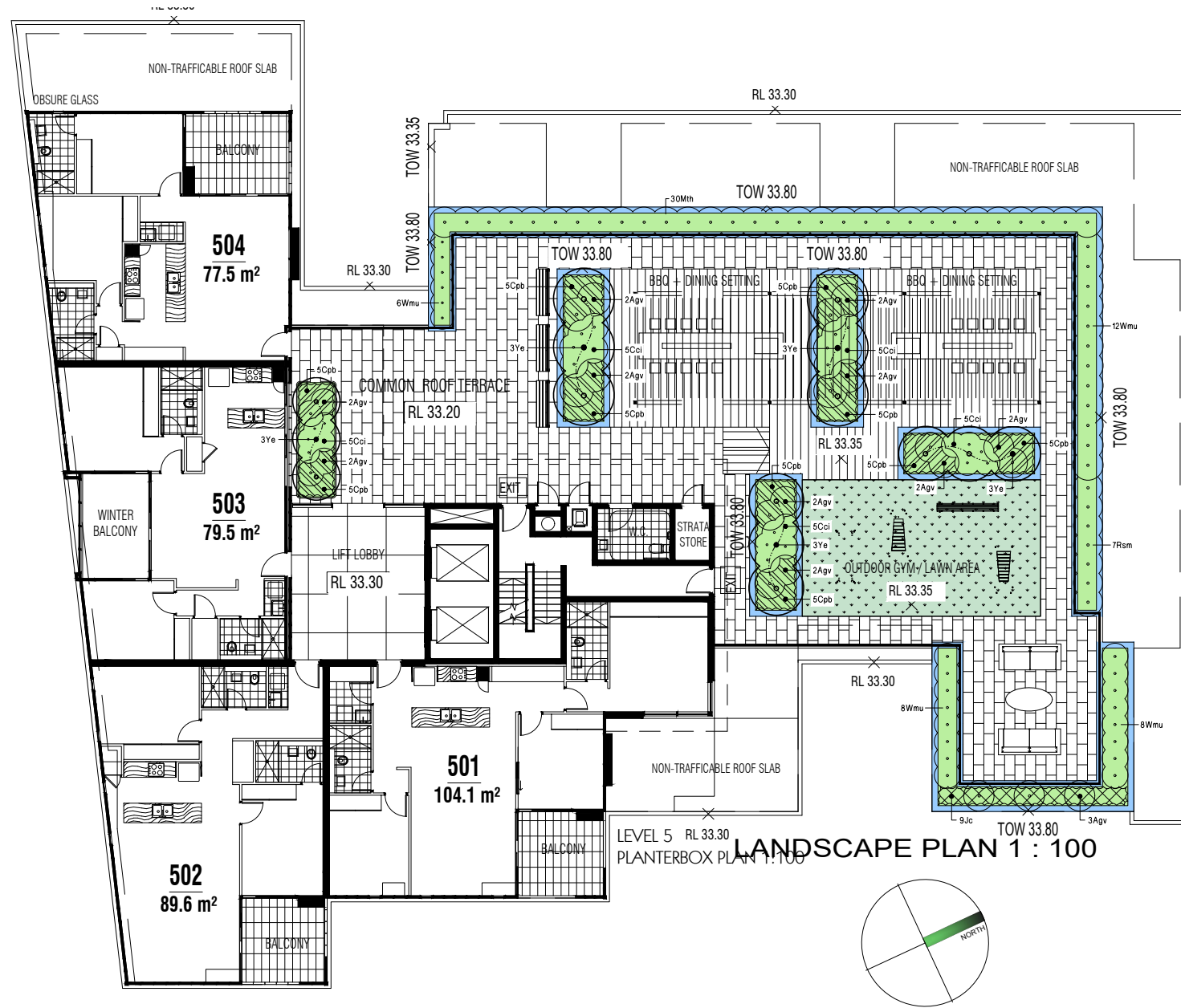
Project:  
PROPOSED RESIDENTIAL DEVELOPMENT  
No. 74-76 Marlborough Road,  
**HOMEBUSH WEST**

Client:  
SKYTON DEVELOPMENTS No.2 PTY LTD

Drawing Title:  
**LANDSCAPE PLAN**

Issue: rev. DA 12/08/22 Issue No: B  
File name: c:\ drawing No:  
drawn: HK scale: 1:100 @ A1  
checked: RF project No: 4720b L-02/3





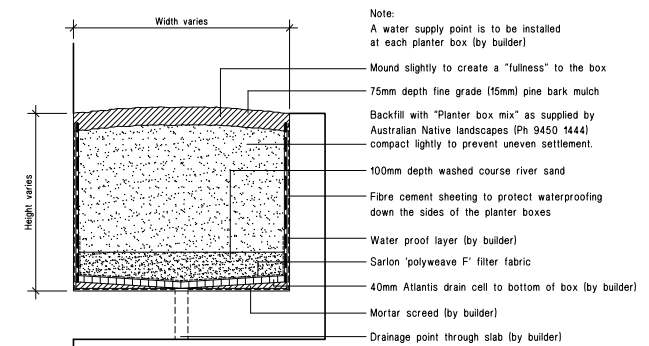
**LEGEND**

- planter boxes
- Planter box on top of concrete slab (Refer to detail)

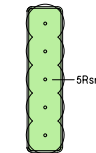
**maintenance:**  
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

**irrigation:**  
All planter boxes on the landscape plan are to be covered by a fully automatic drip irrigation system. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licensed contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

**fencing:**  
For all fencing types and materials refer to the Architects plans.



**Typical planter box Detail.** Not To Scale.



**LEVEL 6 PLANTERBOX PLAN 1:100**

**NOTES:**  
FOR PLANT SCHEDULE,  
REFER TO DRAWING NO. L-01

12/08/22 Revised DA Issue B  
24/09/21 DA Issue A  
DATE AMENDMENT ISSUE



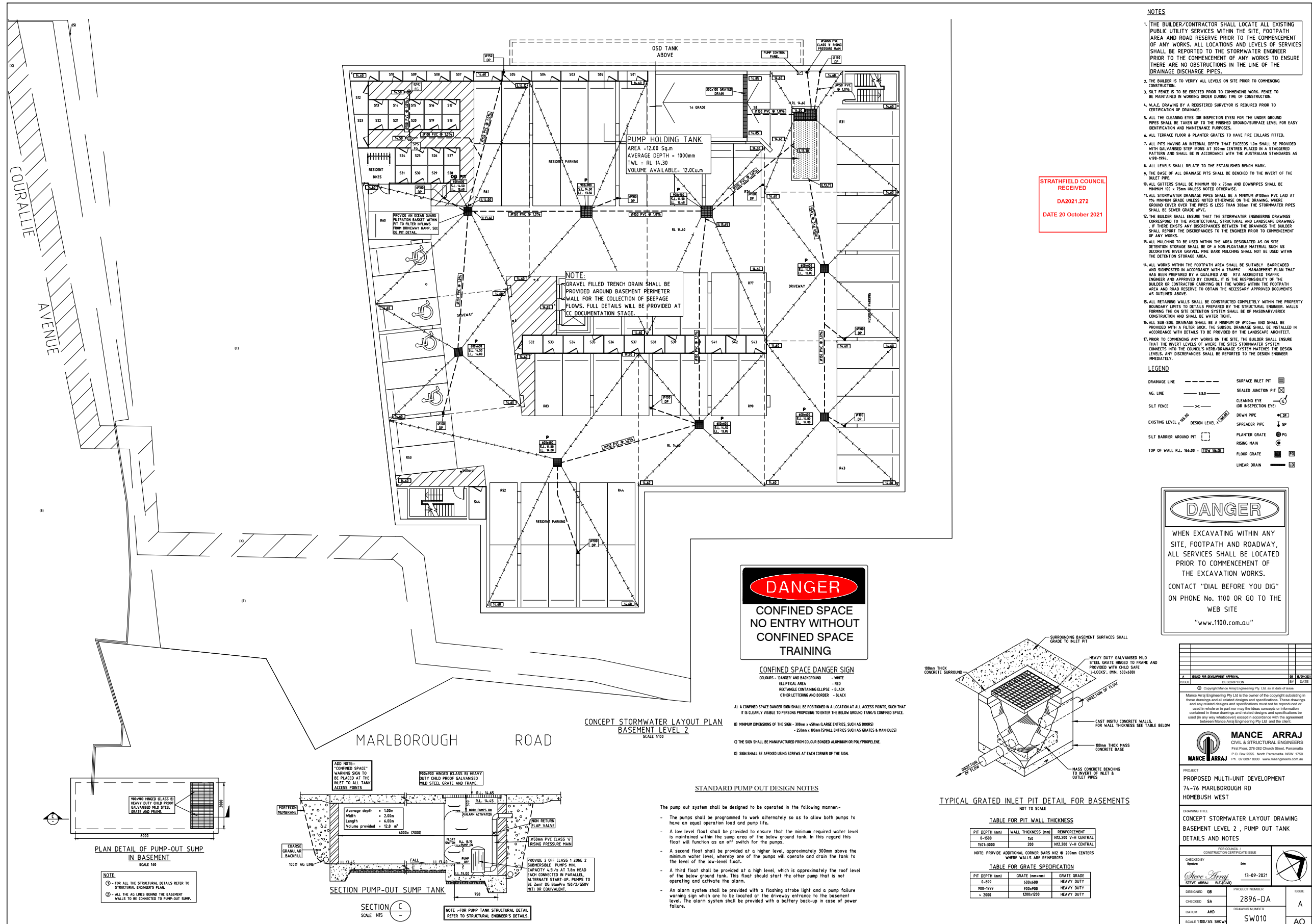
Project:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

No. 74-76 Marlborough Road,  
**HOMEBUSH WEST**

Client:  
**SKYTON DEVELOPMENTS No.2 PTY LTD**

Drawing Title:  
**LEVEL FIVE & SIX  
PLANTERBOX PLAN**

Issue:	rev. DA	Date:	12/08/22	Issue No.:	B
File name:	c:\	drawing No.:			
drawn:	HK	scale:	1:100 @ A1		
checked:	RF	project No.:	4720b		L-03/3



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DATE 20 October 2021

NOTES

1. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
2. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
3. SFT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING THE OF CONSTRUCTION.
4. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
5. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES SHALL BE TAKEN UP TO THE FINISHED GROUND/SURFACE LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
6. ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
7. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 1198-1994.
8. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
9. THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHMARK TO THE INVERT OF THE OULET PIPE.
10. ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
11. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM 100mm PVC LAD AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE UPVC.
12. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
13. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLAMMABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
14. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RITA ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
15. ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY UNLESS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONRY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
16. ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF 100mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
17. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S SEWER DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

LEGEND

- DRAINAGE LINE
- - - - - SEALED JUNCTION PIT
- - - - - AG. LINE
- - - - - SFT FENCE
- - - - - EXISTING LEVEL
- - - - - DESIGN LEVEL
- - - - - SFT BARRIER AROUND PIT
- - - - - TOP OF WALL R.L. 14.00
- SURFACE INLET PIT
- ⊗ SEALED JUNCTION PIT
- ⊙ CLEANING EYE (OR INSPECTION EYE)
- ⊕ DOWN PIPE
- ⊖ SPREADER PIPE
- ⊗ PLANTER GRATE
- ⊙ RISING MAIN
- ⊕ FLOOR GRATE
- ⊖ LINEAR DRAIN

**DANGER**

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE "www.1100.com.au"

**DANGER**

CONFINED SPACE  
NO ENTRY WITHOUT  
CONFINED SPACE  
TRAINING

**CONFINED SPACE DANGER SIGN**  
COLOURS - DANGER AND BACKGROUND - WHITE  
ELLIPTICAL AREA - RED  
RECTANGULAR CONTAINING ELLIPSE - BLACK  
OTHER LETTERING AND BORDER - BLACK

AT A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK'S CONFINED SPACE

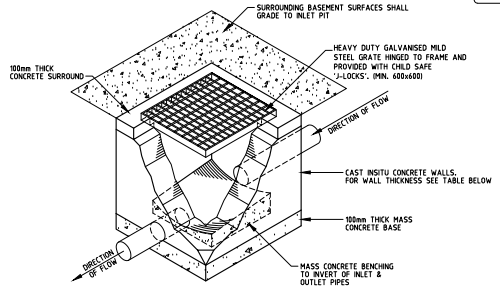
80 MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)  
- 250mm x 100mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.

DI SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

STANDARD PUMP OUT DESIGN NOTES

- The pump out system shall be designed to be operated in the following manner:-
- The pumps shall be programmed to work alternately so as to allow both pumps to have an equal operation load and pump life.
  - A low level float shall be provided to ensure that the minimum required water level is maintained within the sump area of the below ground tank. In this regard this float will function as an off switch for the pumps.
  - A second float shall be provided at a higher level, approximately 300mm above the minimum water level, whereby one of the pumps will operate and drain the tank to the level of the low-level float.
  - A third float shall be provided at a high level, which is approximately the roof level of the below ground tank. This float should start the other pump that is not operating and activate the alarm.
  - An alarm system shall be provided with a flashing strobe light and a pump failure warning sign which are to be located at the driveway entrance to the basement level. The alarm system shall be provided with a battery back-up in case of power failure.



TYPICAL GRATED INLET PIT DETAIL FOR BASEMENTS

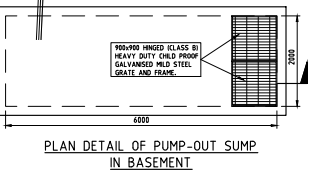
TABLE FOR PIT WALL THICKNESS

PIT DEPTH (mm)	WALL THICKNESS (mm)	REINFORCEMENT
0-1500	75	N12-200 V-H CENTRAL
1501-3000	200	N12-200 V-H CENTRAL

NOTE: PROVIDE ADDITIONAL CORNER BARS N12 @ 200mm CENTERS WHERE WALLS ARE REINFORCED

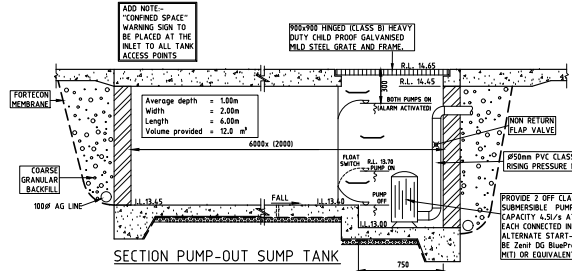
TABLE FOR GRATE SPECIFICATION

PIT DEPTH (mm)	GRATE (mmxmm)	GRATE GRADE
0-400	600x600	HEAVY DUTY
401-1000	900x900	HEAVY DUTY
> 1000	1200x1200	HEAVY DUTY

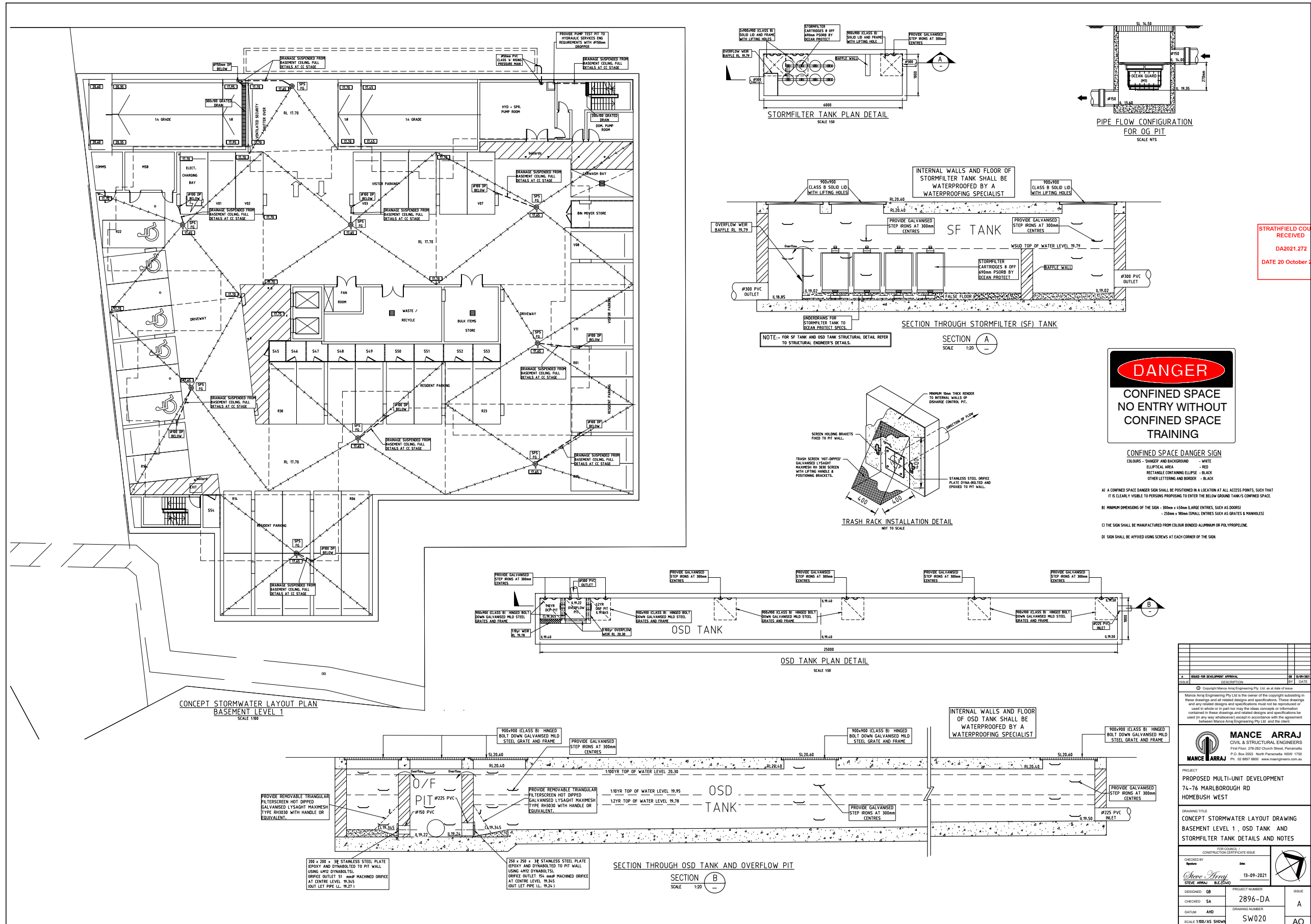


PLAN DETAIL OF PUMP-OUT SUMP IN BASEMENT

NOTE:  
1. FOR ALL THE STRUCTURAL DETAILS REFER TO STRUCTURAL ENGINEER'S PLAN.  
2. ALL THE AG LINES AROUND THE BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.



SECTION PUMP-OUT SUMP TANK



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**CONFINED SPACE DANGER SIGN**

COLOURS - DANGER AND BACKGROUND - WHITE  
ELLIPTICAL AREA - RED  
RECTANGLE CONTAINING ELLIPSE - BLACK  
OTHER LETTERING AND BORDER - BLACK

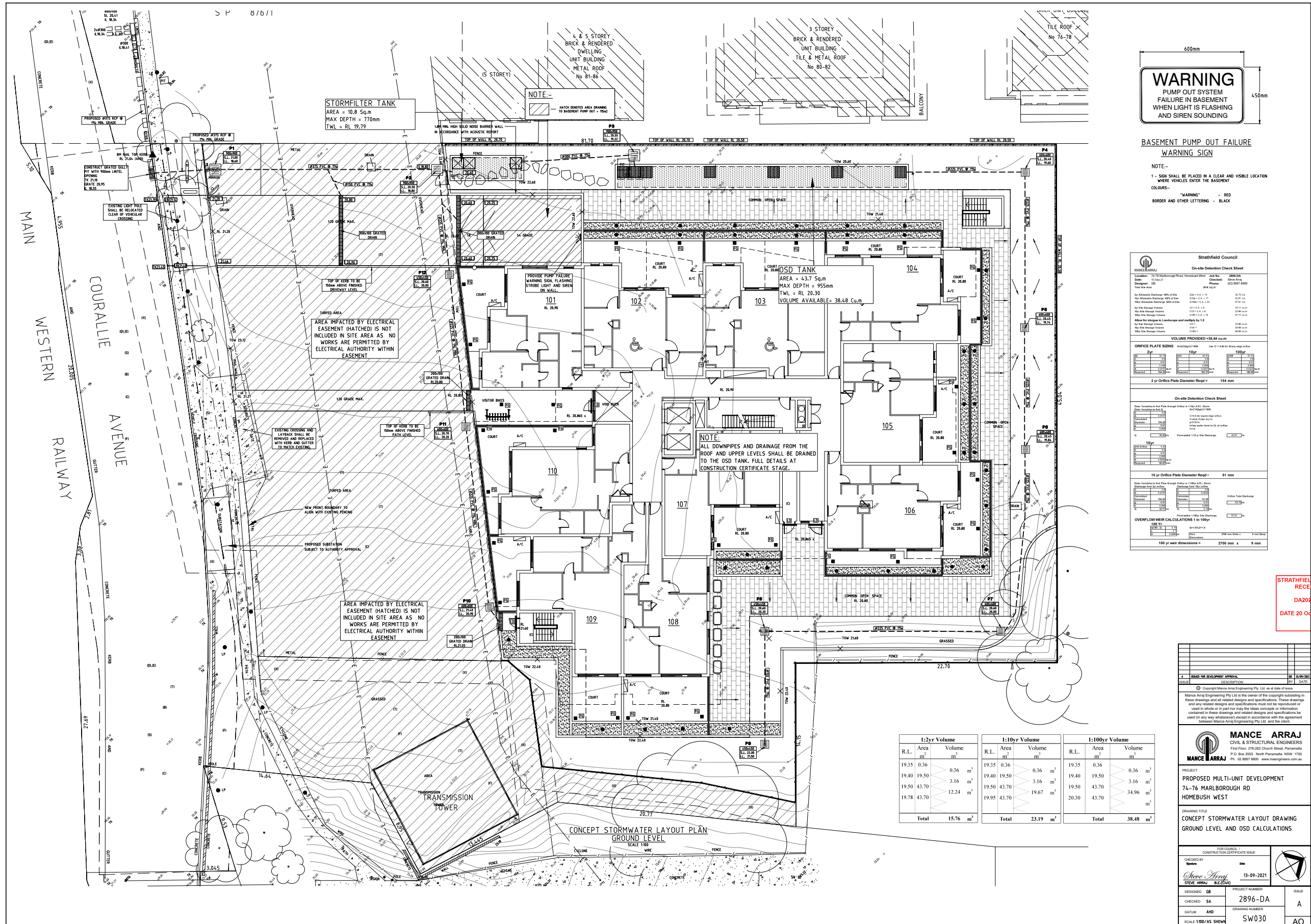
A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

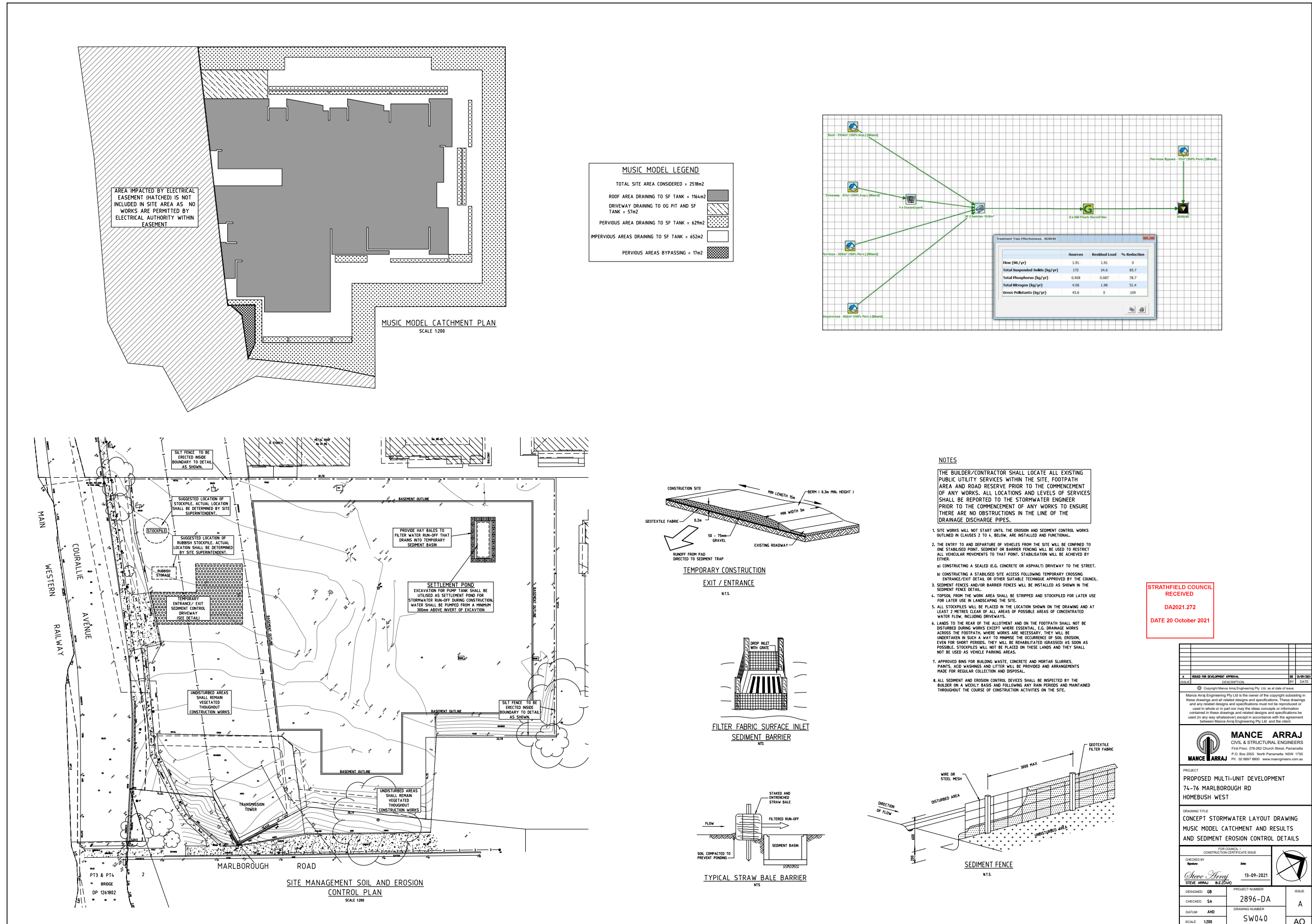
B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 900mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDING ALUMINIUM OR POLYPROPYLENE.

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE		
CHECKED BY: <i>Steve Arraj</i> DATE: 13-09-2021	PROJECT NUMBER: 2896-DA DRAWING NUMBER: SW020	
DESIGNED BY: <i>Steve Arraj</i> CHECKED BY: <i>SA</i> DATUM: <i>AHD</i> SCALE: 1:100/AS SHOWN	PROJECT NUMBER: 2896-DA DRAWING NUMBER: SW020	ISSUE: A AO







**STORMWATER QUALITY  
MANAGEMENT PLAN**

**FOR**  
**74-76 MARLBOROUGH RD,**  
**HOME BUSH WEST**

---

**PROPOSED RESIDENTIAL  
DEVELOPMENT**

---

**REVISION A**

**September 2021**

**STRATHFIELD COUNCIL  
RECEIVED**

**DA2021.272**

**DATE 20 October 2022**

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STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



**APPLICATION DETAILS**

Property Address: 74-76 Marlborough Rd, Homebush West  
Development Proposal: Proposed Residential Development

**REPORT CERTIFICATION**

Report prepared by:

GIORGIO BUCCI  
Civil Engineering  
Ass. Dip Civil Engineering

Report reviewed & approved by:

STEVE ARRAJ  
Director - Civil Engineering  
B.E.(Civil)

**DOCUMENT CONTROL**

REVISION	ISSUE DATE	ISSUED TO	ISSUED FOR
A	August 2021	Strathfield Council	Development Approval

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



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APPENDIX A      MUSIC MODEL LAYOUT AND RESULTS



STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



## 1. INTRODUCTION

This report has been prepared as part of the development application with the Strathfield Council for the proposed residential development at 74-76 Marlborough Rd, Homebush West.

Councils adopted policy for Water Sensitive Urban Design and Integrated Water Cycle Management, which is contained in the Strathfield Council WSUD Reference Guideline dated March 2011 has been utilised to determine the extent of Water quality improvements that this proposed development must achieve. As such the scope of this report includes a comprehensive assessment of the requirements for water quality management for the proposed development at the site and proposes a strategy for the best practice of stormwater quality improvement.

The report describes the principles and operation of the proposed stormwater treatment systems as well as the components of the drainage system.

The following information and documents were used for this investigation:

- Architectural Drawings for the development application prepared by Architex.
- Strathfield Council WSUD Reference Guideline dated March 2011.
- Water Sensitive Urban Design – Technical Guidelines for Western Sydney, 2004;
- “Australian Runoff Quality – A Guide to Water Sensitive Urban Design”, Engineers Australia (2006).

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



## **2. STORMWATER MANAGEMENT**

### **2.1 BACKGROUND**

Water sensitive urban design (WSUD) is the integration of urban design, site layout/design and building design, with constructed elements that can provide on-site stormwater quality treatment and may enable its re-use. The incorporation of WSUD principles to new development sites is intended to reduce the levels of nitrogen, phosphorus and gross pollutants that will run-off from the site with the stormwater which on a large scale can create algal blooms within existing natural creeks and waterways.

Increased impervious surfaces and alteration of the natural topography due to land development has the potential to increase pollutant loads of stormwater.

To avoid any adverse impact on the downstream drainage systems, the site stormwater system is required to be planned correctly to ensure safe conveyance of flows through the site and within the capacity of the downstream trunk drainage systems.

### **2.2 THE SITE**

The existing site is approximately 5419.9 square meters in size however large parts of the site are impacted by existing rights of way and electrical transmission easement which cannot be utilised and as such the usable site area considered is 2518m<sup>2</sup>. The development is located on the Western side of Marlborough Rd and has its main entrance driveway off Courallie Ave. Adjoining the site are residential developments.

### **2.3 OBJECTIVES - DCP REQUIREMENTS**

Based on Council's adopted policy the proposed development is required to control the discharge from the site by means of an On-site detention system and to ensure that water quality being discharged from the site is controlled to a level that will satisfy Council's nominated annual load percentage reductions.

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



**Figure 1 - Aerial Photo of Existing Site**

**2.4 REQUIRED PERCENTAGE REDUCTIONS OF POLLUTANTS**

Councils Water Sensitive Urban Design control plan requires that this proposed development comply with a minimum percentage reduction of post development average annual load of pollutants in accordance with the following table: -

**Water Quality Reduction Targets**

Pollutant	% Post Development Average Annual Load Reduction
Gross Pollutants	90%
Total Suspended Solids	85%
Total Phosphorus	60%
Total Nitrogen	45%

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



## 2.5 CONSTRAINTS AND OPPORTUNITIES

The site has a natural slope towards the western boundary and due to the existence of rights of ways and other easements, including a large electrical transmission easement along the southern side of the site, a large portion of the site is not able to be developed and in particular the electrical authority has extremely stringent requirements on what can or can't be carried out within the confines of the electrical transmission easement. As such a large portion of the site has not been considered in either the OSD and WSUD modelling as it will remain as landscaped area. Currently the area is occupied extensively by a bitumen carpark and driveway access and as such the return of this area as landscaped/turf is considered a positive for both water quality and quantity of run-off.

In order to comply with the Council's requirements, it is proposed to utilise a Storm filter cartridge system by Ocean Protect to treat the site run-off and a Ocean Guard pit filter basket for stormwater run-off from the open driveway ramp access to the basement levels. The majority of the site area considered including open areas from Level 1 and above will be drained to the On Site Detention tank initially before continuing to a Stormfilter tank containing 8 x 690mm high Psorb stormfilter cartridges. Once reaching the maximum operational head the water will overflow from the stormfilter tank and discharge to the street drainage system in Courallie Ave.

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



## STORMWATER QUALITY AND QUANTITY CONTROL

### 2.6 INTRODUCTION

Changes in urbanisation, particularly population growth and increasing urban density, have created a dramatic increase in the area of impervious surfaces within a typical urbanised catchment. The high proportion of sealed areas greatly affects both the quality and quantity of water infiltrating the soil and, as most of this rainfall is converted into run-off it is then directed into our urban waterways. Run-off carries a range of pollutants into waterways and, although concentrations may be diluted during a run-off event, the total loads can affect the environmental quality of downstream aquatic habitats. The types of pollutants that can be found in stormwater runoff are sediments, nutrients, oxygen-demanding substances, pH (acidity), micro-organisms, toxic organics, heavy metals, litter, soil and increased water temperature. It is recognised that a large component of this is contributed by run-off from roads; however, the traditional forms of stormwater management allow the unimpeded transport of pollutants from private developments into waterways. The guiding philosophy of water sensitive urban design is centred on achieving sustainable urban water management solutions for urban developments.

As organic waste breaks down in a waterway a number of natural compounds such as nitrogen and phosphorus, which are essential to plant and animal life, are released. In their natural state, Australian soils and waterways are generally low in nutrient content, and consequently, the organisms living in Australian waterways have adapted to low nutrient conditions. Fertilisers such as blood and bone, superphosphate, seaweed and animal manure are used widely on private gardens and on the many parks and golf courses that are close to waterways which drain to the stormwater systems within a Council. Stormwater runoff from these areas contributes phosphorus and nitrogen to our waterways.

As such in order to limit the amount of nutrients that run-off from the sites it is important to intercept these nutrients.

This section of the report addresses the long term impacts of the development on water quality and quantity. For short term effects (i.e. during the construction phase) water quality control is achieved by implementing the Sedimentation & Erosion Control measures in accordance with the submitted drawings.

### 2.7 WATER QUALITY CONTROL MEASURES

There are number of measures that can reduce pollutant loadings, however, each different type has its own effectiveness in reducing pollutant loadings that depends on land use type, topography and the target control.

The adopted Treatment Train will provide the most efficient and manageable measures, suited to the subject development setting, surrounded by residential environmentally sensitive areas.

The following measures are therefore proposed on this development in order to achieve the Water Quality Reduction Targets as set by Council and as indicated in the table in Section 2.4 of this report.

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



### **2.7.1 STORMFILTER BY OCEAN PROTECT**

The treatment of the stormwater run-off from the site will be carried out by Storm filter cartridges manufactured by Ocean Protect that have been placed within a custom built tank. The Stormfilter tank will contain 8 x 690mm (MCC) Psorb high filtration cartridges. These are designed to filter fine sediments, oil and grease, metals, organics and nutrients.

### **2.7.2 OCEANGUARD BY OCEAN PROTECT**

The initial treatment of the open driveway ramp access to the basement will be carried out by an Oceanguard filtration basket contained within OG Pit manufactured by Ocean Protect prior to then being pumped to the OSD tank which then discharges to the stormfilter tank. The Oceanguard pit insert works in the following manner: - As Stormwater enters the storm grate or inlet pipe positioned above the basket, it falls into the screening bag. Trash, debris and other pollutants larger than the screening bag aperture are captured and retained. If the bag becomes full overflows will be able to occur at the top of the frame assembly.

## **2.8 WATER QUANTITY CONTROL MEASURES**

### **2.8.1 ON SITE DETENTION SYSTEM**

It is proposed to utilise one below ground detention system in order to control the discharges from the site to a level that complies with the Council requirements. The volume of storage is also required to comply with Council's requirements. Parameters set by Council to control the discharges in the 1:2yr, 1:10yr and 1:100yr storm events have been applied to the site and calculations have been provided on the drawings.

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



## 2.9 STRATEGY EFFECTIVENESS

The effectiveness of the proposed water quality measures have been assessed using numerical modelling. The results were assessed against the established Council requirements to determine the effectiveness of the proposed strategy.

### 2.9.1 MUSIC MODELLING

The water quality model adopted for this project is the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) water quality numerical model developed by the MUSIC Development Team of the Cooperative Research Centre for Catchment Hydrology (CRCCH). MUSIC provides the ability to simulate quantity and quality of run-off from catchments ranging from a single house block up to many square kilometres, and the effect of a wide range of treatment facilities on the quantity and quality of runoff downstream.

The MUSIC model was generated using the rainfall data and Storm filter nodes prepared by Ocean Protect.

Catchment characteristics were defined using a combination of roof areas and non-roof catchments with varying imperviousness ratios to replicate the catchment for the development condition.

The MUSIC model layout is shown in Appendix A of this report.

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



## 2.9.2 RESULTS

The results of the MUSIC modelling are summarised in the table below.

The total pollutant loads from the development are expressed in kilograms per year. The reduction rate is expressed as a percentage and compares the resulting pollution from the post developed site to that of the proposed development (with no water quality controls).

**Summary of MUSIC Model Results**

PARAMETER	POST DEVELOPMENT WITHOUT TREATMENT (KG/YR)	POST DEVELOPMENT WITH TREATMENT (KG/YR)	REDUCTION %	TARGET REDUCTION %
Gross Pollutants	43.6	0	100	90
Total Suspended Solids	172	24.6	85.5	85
Total Phosphorus	0.409	0.087	78.7	60
Total Nitrogen	4.08	1.98	51.4	45

In all instances, the proposed water quality control measures enabled achievement of the required water quality targets.

Therefore, by implementing the proposed treatment measures within the proposed development there will be no detrimental effect on the quality of stormwater running off from the site.



STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



### 2.9.3 CONCLUSIONS

Should no action be taken in providing a satisfactory level of water quality management on newly developed sites, our natural creeks and waterways will be inundated with the growth of algae which can become a major factor in destroying the existing native and aquatic life that currently exists. For this reason, it is important to ensure that satisfactory reductions are achieved.

From the modelling in MUSIC of the proposed stormwater tank and Storm filter within the proposed development it has been found that the results achieve, and exceed the Council set reduction targets.

The key strategies that are therefore proposed to be adopted for this development include the following:

1. A pipe network system to collect minor storm runoff from surface areas which will minimise nuisance flooding;
2. On Site Detention system shall be provided to control the quantity and flow of the water discharging from the site
3. Installation of an Oceanguard filtration basket to OG pit in Basement level 2 to filter flows from the driveway access ramp prior to be drained to the Stormfilter tank.
4. Installation of a stormfilter tank having 8 x 690mm (MCC) Psorb Storm Filter Cartridges units by Ocean Protect as an additional treatment measure in the treatment train.

STORMWATER QUALITY MANAGEMENT PLAN  
74-76 Marlborough Rd, Homebush West



### 3. MAINTENANCE

Appropriate maintenance is essential for the long term viability and effectiveness of the treatment devices to be installed.

#### 4.1 POST CONSTRUCTION MAINTENANCE

Immediately following the construction period and following a significant rain period an inspection of the treatment devices shall be undertaken to ensure that builders rubble and heavy sedimentation from the construction works has not excessively contaminated the devices. Any builders rubble or heavy sedimentation shall be removed immediately if found during the initial inspection.

The duration of post construction maintenance for the proposed system is expected to be approximately six months. This period will ensure that turf and landscaping throughout the site is well established and if necessary any sediment accumulation from post construction run-off from the site is removed as required.

#### 4.2. LONG TERM MAINTENANCE

Long term maintenance is required to ensure the ongoing function of the treatment devices.

Ocean Guards :- Visual inspections, on a regular basis, of the Ocean Guard filtration basket and cleaning as necessary will ensure untreated overflows, due to blocking of filter material, does not occur. Replacement of the filter material will be necessary should it be found to be deteriorating or damaged.

Stormfilter:- Based on information obtained from the manufacturer of the Stormfilter (Ocean Protect), it is recommended that maintenance be undertaken on the stormfilter on an annual basis. Maintenance of the Stormfilter involves inspection, cleanout and, if necessary, replacement of the cartridges contained within the chamber. It is therefore recommended that the future Strata managers make arrangements with Ocean Protect for regular maintenance.

**APPENDIX A**

**MUSIC MODEL LAYOUT AND RESULTS**

