

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 Homebush West Community Centre (Melville Hall), Hampstead Road Homebush West on:

**Thursday 8 June 2023**

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 - 8 June 2023**  
**REPORT: SLPP – Report No. 1**  
**SUBJECT: DELEGATION OF CONDUCT OF APPEALS AGAINST DETERMINATIONS  
MADE BY THE STRATHFIELD LOCAL PLANNING PANEL**  
**DA NO. n/a**

### **Preliminary Matters**

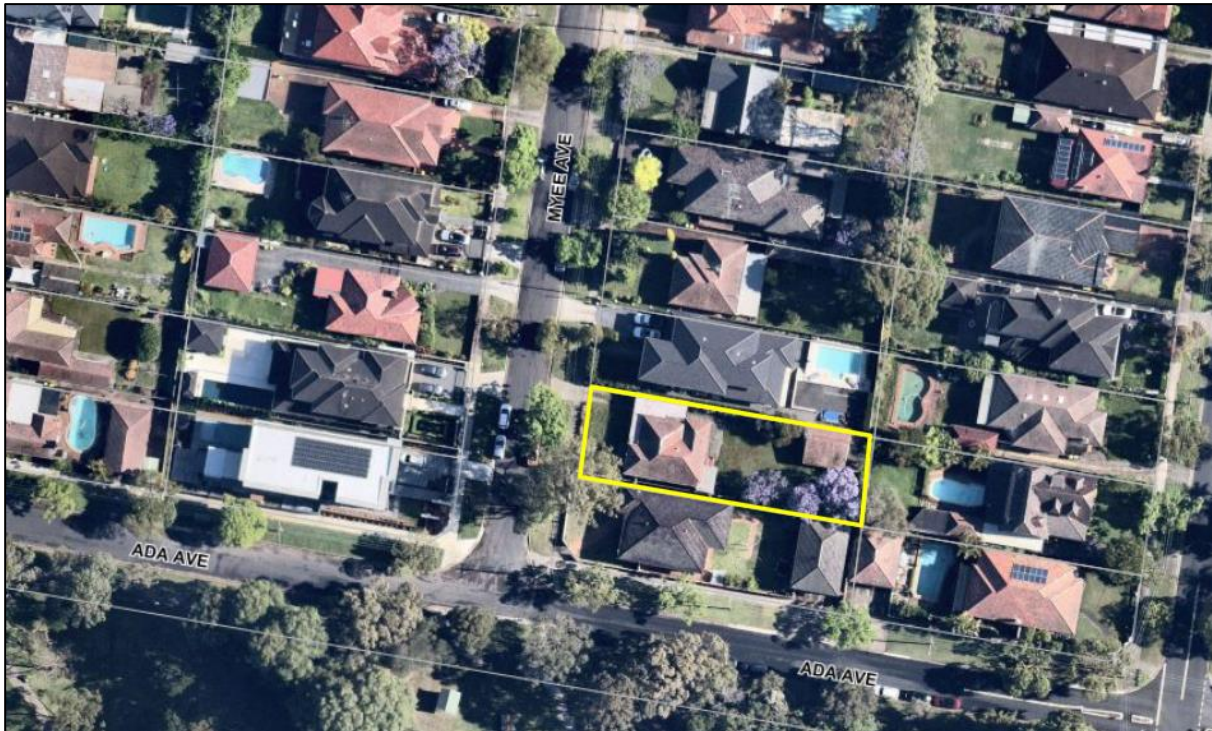
#### 1. LAND AND ENVIRONMENT COURT DELEGATION

I refer to s8.15(4) of the *Environmental Planning and Assessment Act 1979* (NSW). Where an appeal is brought against a determination or decision of the Strathfield Local Planning Panel, I delegate to the General Manager and the Director, Planning & Environment the Panel's functions in relation to the control, direction and conduct of any such appeal.

**TO: Strathfield Local Planning Panel Meeting - 8 June 2023**  
**REPORT: SLPP – Report No. 2**  
**SUBJECT: S8.2-DA2022.187- 32 MYEE AVENUE STRATHFIELD**  
**LOT: 18 DP: 15955**  
**DA NO. S8.2-DA2022.187**

**SUMMARY**

<b>Property:</b>	S8.2-DA2022.187 32 Myee Avenue STRATHFIELD Lot: 18 DP: 15955
<b>Proposal:</b>	Section 8.2 Application to review previous determination to refuse the development for demolition of existing structures and construction of a two-storey dwelling with basement level, in-ground swimming pool and front fence.
<b>Applicant:</b>	Platform 5 Design Pty Ltd
<b>Owner:</b>	EM Astles
<b>Date of lodgement:</b>	6 October 2022
<b>Notification period:</b>	21 April 2023 – 6 May 2023
<b>Submissions received:</b>	2
<b>Assessment officer:</b>	W van Wyk / J W Brown
<b>Estimated cost of works:</b>	\$1,815,340.00
<b>Zoning:</b>	R2-Low Density Residential - SLEP 2012
<b>Heritage:</b>	No
<b>Flood affected:</b>	No
<b>Is a Clause 4.6 Variation Proposed:</b>	No
<b>Local Planning Panel Criteria</b>	Internal Delegations
<b>RECOMMENDATION OF OFFICER:</b>	<b>APPROVAL</b>



**Figure 1:** Aerial view of the subject site (outlined in yellow)

## EXECUTIVE SUMMARY

### Background

The subject Application is a Section 8.2 Review (S8.2) of DA2022/187 which was refused by Strathfield Council on 13 January 2022. The refused application sought approval for the demolition of existing structures and construction of a two-storey dwelling with basement level, in-ground swimming pool and front fence. The reasons of refusal primarily related to street tree impacts, loss of visual and acoustic amenity to the northern neighbour, excessive excavation and issues with the landscaping including not meeting minimum landscape area requirements.

### Proposal

Development consent is being sought for demolition of existing structures and the construction of a two-storey dwelling with basement level, in-ground swimming pool and front fence.

### Site and Locality

The site is identified as 32 Myee Avenue Strathfield and has a legal description of Lot: 18 DP: 15955. The site is a regular shaped parcel of land and is located on the eastern side of Myee Avenue, north of the intersection of Myee Avenue with Ada Avenue. The site has a width of 15.24m, a depth of 50.29m and an overall site area of 766m<sup>2</sup>.

The locality surrounding the subject site contains a mixture of traditional and contemporary-style residential dwellings.

### **Strathfield Local Environmental Plan (SLEP) 2012**

The site is zoned R2 Low Density Residential under the provisions of SLEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives and standards contained within the SLEP 2012.

### **Strathfield Consolidated Development Control Plan (SLEP) 2005**

The proposed development generally satisfies the provisions of SCDCP 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 (CPP) from 21 April 2023 to 6 May 2023, where one (1) submission was received raising the following concerns:

- Ramp gradient
- Basement extent
- Overshadowing to 34 Myee Avenue
- Fencing colours
- Rear setback
- Landscaped area

### **Issues**

- Vehicular access
- Street tree impacts

### **Conclusion**

Having regard to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment (EP&A) Act 1979, Development Application (DA) 2022/187 is recommended for approval subject to the attached conditions of consent.

## REPORT IN FULL

### Background

- 13 January 2023** DA2022/187 was refused by the Pre-Determination Review for the following reasons:
- The excavation for the basement of the development was excessive and did not meet the requirements of the SLEP 2012 and SCDCP 2005.
  - The original proposed driveway location impacted negatively on the the existing street tree. Not meeting both Part A and O of the SCDCP 2005.
  - The proposed northern oriented open space area resulted in a loss of visual and acoustic privacy for the northern adjoining property.
  - The proposal failed to satisfy the objectives of Part A Section 5 of the SCDCP 2005 including the minimum deep soil zone requirement.
- 17 April 2023** The subject Section 8.2 Application for Review of Determination was lodged via the NSW Planning Portal. Amended drawings were submitted as part of this application.
- 21 April 2023** The Section 8.2 Application was placed on public exhibition until 6 May 2023.
- 21 April 2023** The subject site was inspected by the Assessing Officer.
- 27 April 2023** A Stop the Clock Additional Information Request was issued requesting the driveway crossover be relocated to its existing location, landscaped area increased and drawing inconsistencies be harmonised.
- 11 May 2023** The additional information was submitted on the NSW Planning Portal. A revised BASIX Certificate was subsequently submitted on 18 May 2023.

### Proposal

The development proposed under the Section 8.2 Application incorporates demolition of existing structures and construction of a two-storey dwelling with basement level, in-ground swimming pool and front fence. Specifically, the proposal includes:

#### Basement level:

- Two car parking spaces;
- Storage room, mechanical plant room and pool pump and equipment room; and
- Lift and stairwell.

#### Ground floor level:

- Cinema room;
- Home office;
- Guest bedroom with ensuite;
- Bathroom;
- Laundry;



- Toy room;
- Open plan dining, living and kitchen; and
- Butler's pantry.

First floor level:

- Retreat;
- Master bedroom with ensuite and WIR;
- Bedroom 2 with ensuite and WIR; and
- Bedroom 3 and 4 each with WIR and shared ensuite.

External works:

- Alfresco area; and
- Associated landscaping and stormwater works.

Figures 2 – 10 below are a series of excerpts comparing the refused and the Section 8.2 package:

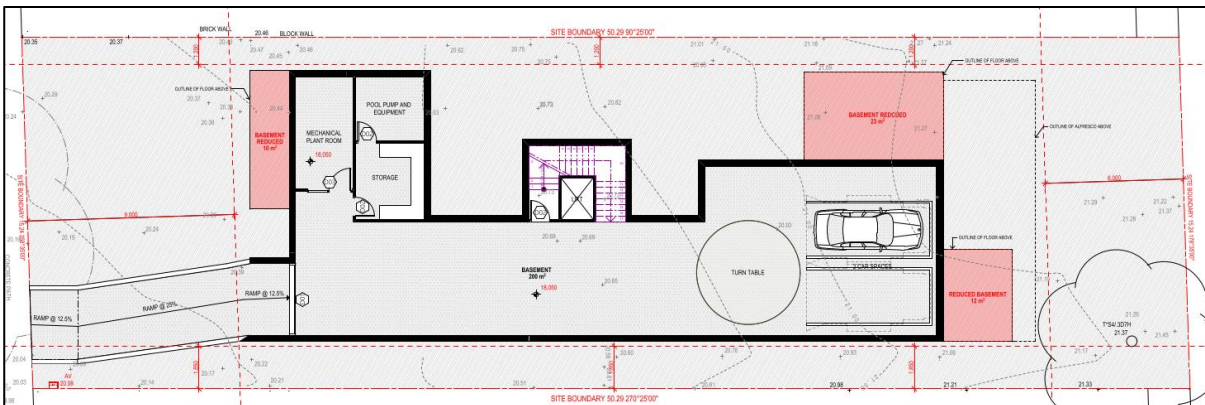


Figure 2: Refused Basement Level

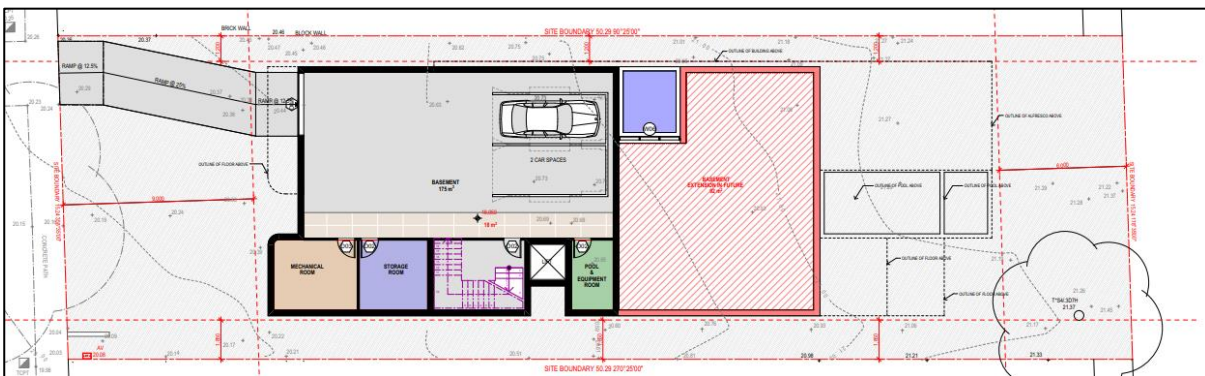
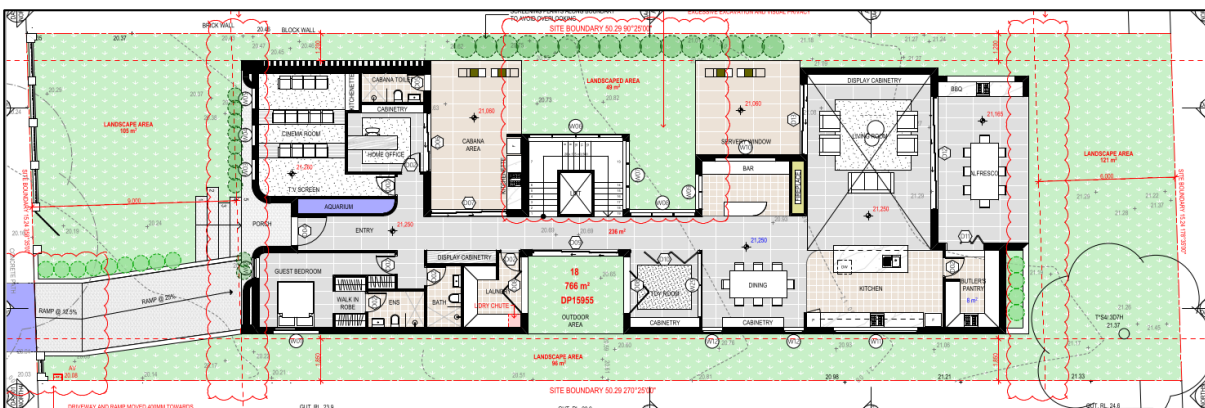
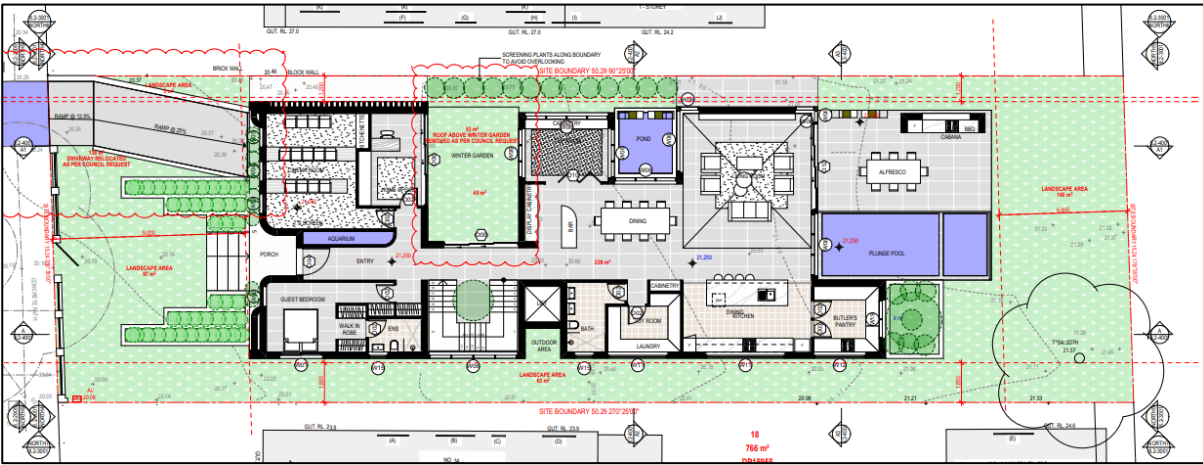


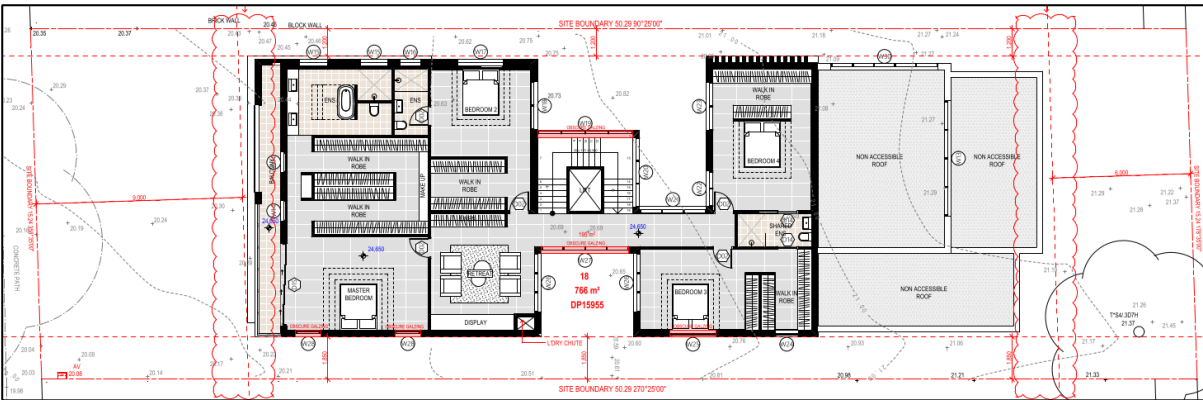
Figure 3: Proposed Basement Level



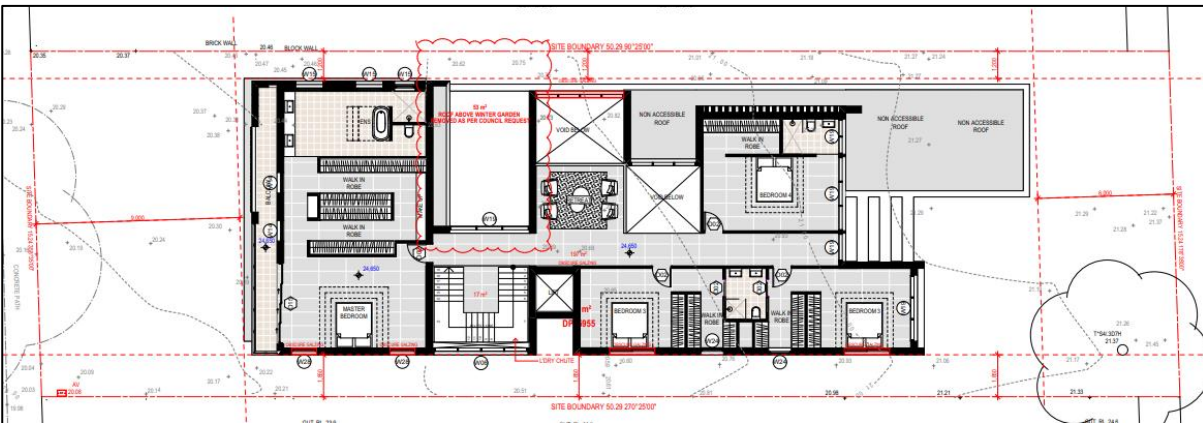
**Figure 4: Refused Ground Floor Level**



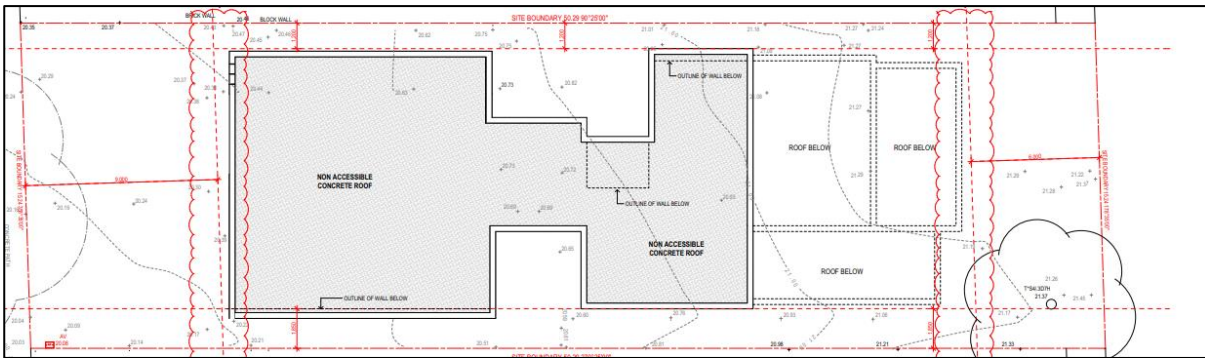
**Figure 5: Proposed Ground Floor Level**



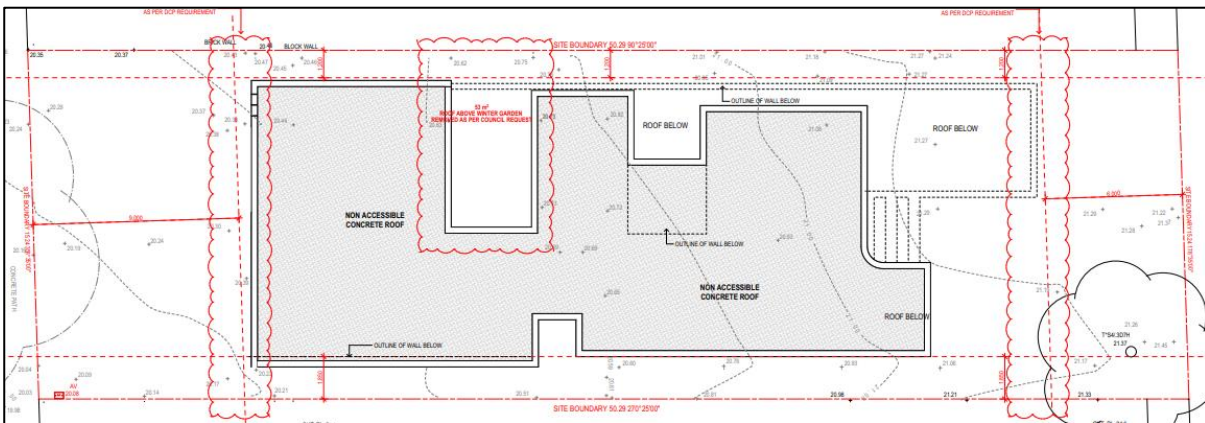
**Figure 6: Refused First Floor Level**



**Figure 7: Proposed First Floor Level**



**Figure 8: Refused Roof Plan**



**Figure 9: Proposed Roof Plan**



**Figure 10: Proposed Street Elevation**



**Figure 11: Proposed North (top) and South (bottom) Elevation Plans**



**Figure 11: Proposed Rear Elevation**

The key changes between the refused outcome and proposed outcome are as follows:

Basement level:

- A significant reduction in the size of the basement reducing excessive excavation.

Ground and First floor level:

- Reconfiguration of rooms due to changes in the articulation of the built form

External works:

- Driveway and Ramp re-orientated to use the existing crossover protecting the street tree.
- Northern open space area moved to the rear of the lot increasing visual and acoustic privacy for the northern adjoining property.

## **The Site and Locality**

The site is identified as 32 Myee Avenue Strathfield and has a legal description of Lot: 18 DP: 15955. The site is a regular shaped parcel of land and is located on the eastern side of Myee Avenue, north of the intersection of Myee Avenue with Ada Avenue. The site has a width of 15.24m, a depth of 50.29m and an overall site area of 766m<sup>2</sup>. The site slopes from east to west and carries a slight cross-fall of 1.42m across the site.

The site is occupied by a single-storey cream rendered dwelling with pitched tiled roof form and integrated carport with adjoining garage structure to the rear. Vehicular access is provided to the site via an existing driveway from Myee Avenue along the northern side boundary (see **Figure 12**).



**Figure 12:** Subject site pictured centre. Adjoining dwelling at 30 Myee Avenue pictured left and southern adjoining dwelling at 28 Myee Ave pictured right.

The streetscape is in a state of transition from that of traditional single storey dwelling development to rendered two-storey development (see **Figure 13**). Surrounding development is a mix of single-storey and two-storey dwellings of various architectural styles (see **Figures 14-16**).



**Figure 13:** Dwellings development opposite the site from 33 – 27 Myee Avenue (pictured left to right)



**Figure 14:** Example of more recent development in the street at 7 Myee Avenue



**Figure 15:** Contemporary-style dwelling at 4 Myee Avenue

## **Referrals – Internal**

### **Stormwater**

Council's Stormwater Engineer reviewed the application and did not raise any objections, subject to suitable conditions of consent.

### **Trees**

Council's Tree Officer provided the following comments during the assessment:

- *Driveway access has been relocated to north side of property which is preferable to previous scheme on south side. However, distance of vehicle crossing from street tree needs to be minimum 4m unless the arborist can demonstrate through root investigation that no significant roots will be damaged or compromised. Revised architectural plan now*

*proposes reuse of existing vehicle crossing and associated re-alignment of driveway which is supported.*

- *Preference is for existing vehicle crossing location to be retained and driveway to be skewed as per previous scheme proposed on south side. Note that this is a particularly good street tree specimen for *Triadica sebifera*. As above.*
- *Footings for proposed masonry front wall to be excavated under supervision of the project arborist and pier and beam footing methods used where significant street tree roots are encountered. To be conditioned*
- *Landscape area nominated as 'Winter Garden' is under roofline and shouldn't be included in landscape calculations. Likewise garden bed adjacent to butler's pantry. Roof has been removed from 'Winter Garden' which is supported.*

Council's Tree officer made further comments including redaction of pedestrian access path and further landscaped area. A condition is required for updated documentation to address the abovementioned issues. The updated documents will include an updated Arboricultural Impact Assessment (AIA) and Landscape Plan. Council's Tree Officer is willing to support the application subject to conditions of consent.

### **Traffic**

Council's Traffic Engineer reviewed the application and found the proposal fails to demonstrate that a B85 vehicle can enter and exit in a forward direction. This would need to be demonstrated prior to CC. If there is insufficient area for turning, a turntable will need to be incorporated. This has been included as a condition of consent.

### **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 EP&A 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 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 raised concerns over impacts of the proposal on the existing street tree. Amended Section 8.2 drawings utilise the existing cross-over which will ensure impacts on street trees are minimised. Accordingly, the aims and objectives outlined within the SEPP have now been satisfied.

**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 applies to the land and, pursuant to Section 4.15 of the EP&A Act 1979, 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. Rather, historic uses appear residential. Accordingly, the objectives outlined within Chapter 4 of the SEPP are satisfied.



## STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

The development site is subject to the SLEP 2012.

### Part 2 – Permitted or Prohibited Development

The subject site is zoned R2-Low Density Residential, and the proposal is a permissible form of development with Council's consent.

### Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.3 Height of Buildings	9.5m	7.5m	Yes
4.4C Floor Space Ratio	0.575:1 (450.91m <sup>2</sup> )	0.566:1 (433.6m <sup>2</sup> )	Yes

### 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 and driveway ramp. The extent of excavation is within the setbacks of the ground floor above. Excavation has been significantly reduced in the Section 8.2 drawings, providing a more efficient design. The proposed works are unlikely to disrupt or effect existing drainage patterns or soil stability in the locality or affect the future use or development of the land. It is unlikely to affect the existing and likely amenity of adjoining properties and dilapidation reports will form conditions of consent. There is no potential for adverse impacts on any waterways, drinking water catchment or environmentally sensitive areas. For all these reasons, 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 adequately serviced for the purposes of the proposed 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 the proposed development on the subject site.

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

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan (SCDCP) 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within the SCDCP 2005.

Applicable SCDCP 2005 Controls	SCDCP 2005 Controls	Development Proposal	Compliance/ Comment
<b>Building Envelope</b>			
<b>Heights (max):</b>			
Floor to ceiling heights:	3.0m	3m (other than voids)	No (see below)
Height to underside of eaves:	7.2m	7.0m	Yes
Parapet height:	0.8m	0.5m	Yes
Overall height for flat roof dwelling:	7.8m	7.5m	Yes
Number of storeys:	2	2	Yes
<b>Setbacks (min):</b>			
Front:	9m	9m	Yes
Side:	1.2m North	1.2m	Yes
Side:	1.2m South	1.85m	Yes
Combined side setback:	3.05m (20%)	3.05m	Yes
Rear:	6m	6m	Yes
<b>Landscaping</b>			
Overall area (min):	43% (329.38m <sup>2</sup> )	40.1% (307.3m <sup>2</sup> )	No (see below)
Front yard area (min):	50% (70.3m <sup>2</sup> )	63.9% (89.8m <sup>2</sup> )	Yes
Rear area (min):	50% of overall landscape requirement (164.69m <sup>2</sup> )	63.8% (210.1m <sup>2</sup> )	Yes
<b>Front Fencing</b>			
Height (overall/piers) (max):	1.5m	1.2m	Yes
Solid component (max):	0.7m	0.6m	Yes
<b>Solar Access</b>			
POS or habitable windows on subject site (min):	3hrs to habitable windows and to 50% of POS	>3hrs	Yes
Adjoining POS (min):	3hrs	>3hrs	Yes

Vehicle Access and Parking			
Boundary Driveway width (min):	3m 1	3m 1	Yes Yes
Vehicular crossing (max):	0.5m	0-1.5m	No (see below)
Driveway setback – side (min):	2	2	Yes
No. of parking spaces:			
<b>Basement:</b>			
Basement protrusion (max):	1m	1m	Yes
Basement ramp width (max):	3.5m	3m	Yes
Internal height (min):	2.2m	2.5m	Yes

### Building Envelope

The proposed development satisfies the objectives and controls within the development control plan relevant to:

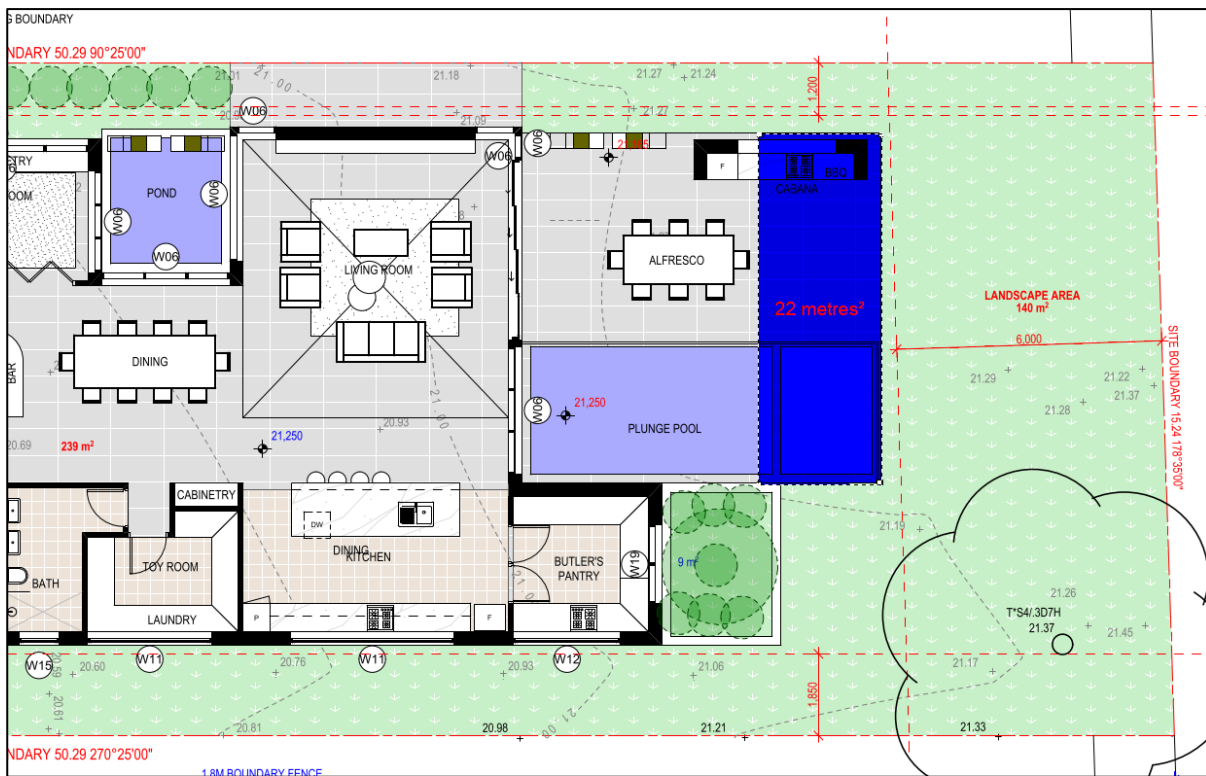
- Building scale, height, and floor space ratio,
- Rhythm of built elements in the streetscape,
- Fenestration and external materials, and
- Street edge.

### Voids and Internal Ceiling Height

The non-compliance of the floor to ceiling height is caused by the voids above the dining room and the toy room which are greater than 6m. The requirement under the SCDCP 2005 is 3m. The size of the voids are reasonable and have limited influence on the bulk and scale of the development. The voids provide direct natural light and ambient light to the building improving the overall solar access of the development. Thus, the non-compliance caused by the voids is acceptable in this circumstance.

### Landscaping and Open Space

The proposed development does not satisfy all the relevant objectives and controls of the SCDCP 2005. The proposed development does not meet the minimum landscaped area of 43% (329.38m<sup>2</sup>). The landscaped area is deficient by 22m<sup>2</sup>, this shortfall is caused by not counting the winter garden as it is above the basement. If it were to be counted the landscaped area would be compliant. The applicant has removed the roof structure over the winter garden allowing for more natural light and thus more likelihood of substantial vegetation growing in this area. Although further improvement can be done to make the development compliant. A condition will be added for the reduction of 22m<sup>2</sup> of the alfresco and pool including the roof above (**Figure 16**). This would make the landscape area compliant improving landscaping in the rear and reducing the bulk of the development as well. Thus, making the landscaping and open space of this development acceptable.



**Figure 16: Reduction of the alfresco and pool**

As discussed in the referral section of this report an updated landscape plan will be conditioned in the consent. The updated landscape plan will show that adequate areas for deep soil planting would be provided, and which can accommodate large canopy trees. Hence the development will then satisfy the relevant objectives and controls of the SCDCP 2005.

## Fencing

The proposed front and side fencing satisfies the relevant objectives and controls within SCDCP 2005. It is sympathetic to the existing and desired character of the locality and is compatible to the height and style of adjoining fences.

## Solar Access

Given the orientation of the site, solar access to windows of habitable rooms and to at least 50% of the private open space is achieved or maintained for a minimum period of 3 hours between 9.00am-3:00pm at the winter solstice. Solar access is also achieved or maintained to the private open space of the adjoining premises. The proposal is considered to generally satisfy the relevant objectives and controls of the SCDCP 2005.

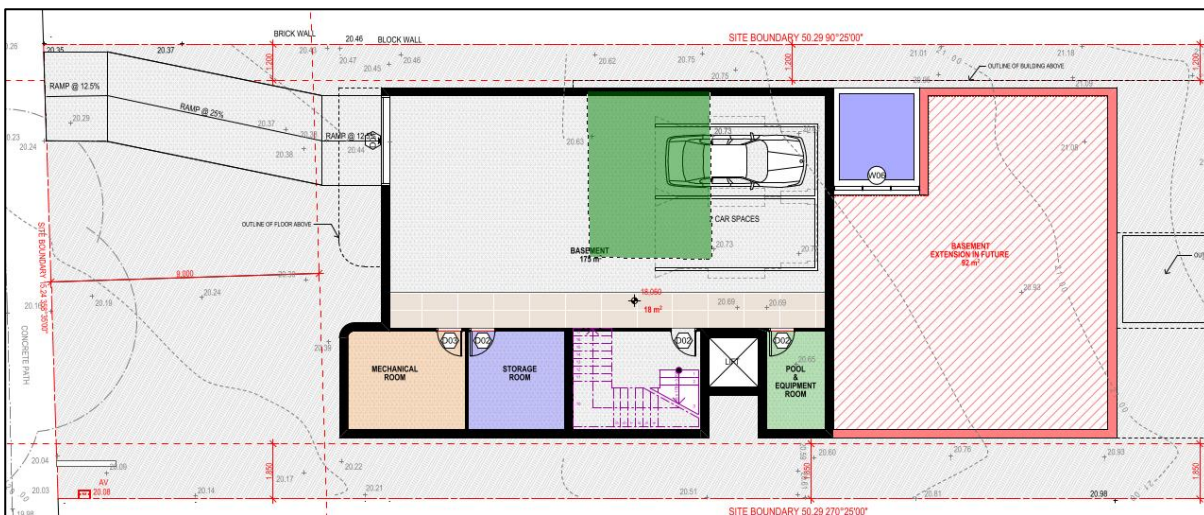
## Privacy

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005, in that adequate privacy is maintained between adjoining properties and any potential overlooking is minimised. The location change of the northern open space area to the rear of the dwelling has significantly improved the visual and noise amenity of the adjoining northern neighbour. The winter garden that has replaced the northern open space area is limited in size and unlikely to cause significant impacts in overlooking. Windows are offset from adjoining dwellings where required, they are screened, obscured or off low active use rooms so as not to negatively impact on adjoining properties. Balconies are either screened, setback or of limited size to not impact on the

amenity or privacy of the adjoining dwellings whilst providing good amenity to the occupant of the dwelling.

### Vehicular Access, Parking and Basements

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 in that it provides the number of required parking spaces and the minimum clearance height. The basement has been significantly reduced in size since the DA design. The revised design is considered to minimise cut and fill. While the basement will encroach beyond the ground floor footprint above, this can be considered a technical breach as it occurs where the ground floor steps in for the winter garden (see **Figure 17**). The winter garden inset on the ground floor provides articulation and is a good design outcome. Enforcing strict compliance for the basement would prevent vehicles from turning around within the basement, which would have adverse safety and amenity outcomes.



**Figure 17:** Basement Floor Plan showing outline of winter garden above

As indicated above, the applicant has not demonstrated there is sufficient area for vehicles to ingress and egress in a forward direction. A condition will be imposed requiring turning circles to be provided to the certifier prior to OC. If there is insufficient area, a turntable will be required.

The proposal also does not meet the requirement for a driveway to be setback a minimum of 0.5m from the side boundary. This is due for the need for a diagonal driveway that will allow the use of the existing crossover, limiting the potential impacts to the street tree. This is considered an acceptable variation in this circumstance.

The basement plan (**Figure 16**) shows a “basement extension in future 92m<sup>2</sup>”. This will be conditioned to be redacted in the plans to show that it is not supported unequivocally.

Accordingly, the revised basement design is acceptable, subject to conditions.

### Cut and Fill

The proposed development is considered to satisfy the relevant objectives and controls of the SCDCP 2005, in that the need for cut and fill has been kept to a minimum and existing ground levels have been maintained where appropriate to reduced site disturbance.

## **Water and Soil Management**

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 and complies with Council's Stormwater Management Code. A Soil Erosion Plan has been submitted with the application to prevent or minimise soil disturbances during construction.

## **Access, Safety and Security**

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. Separate pedestrian and vehicle access provisions are provided, passive surveillance of the public street has been provided providing safety and perception of safety in the street.

## **PART H – Waste Management**

In accordance with Part H of SCDCP 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. It is considered that this plan adequately addresses Part H and considered satisfactory.

### ***(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 involves 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,***

The proposed development is of a scale and character that is in keeping with other developments being constructed in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

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

It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation and relationship to adjoining developments.

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

In accordance with the provisions of Council's Community Participation Plan (CPP), the application was placed on neighbour notification for a period of 14 days where adjoining property owners were notified in writing of the proposal and invited to comment. Two submissions were received raising the following concerns:

#### **1. Ramp Gradient**

Issue: That the basement even compliant is still too steep and that cars a likely to reverse into basement.

Comment: The basement ramp has been reviewed by Council's Traffic Engineer who found the grades satisfactory. Also, it has been conditioned to provide turning circle plans to show that vehicles can enter and exit in forward direction. Or the basement will require a turntable.

## **2. Basement Extent**

Issue: Basement size and issues with water.

Comment: As discussed above, the basement extent has been significantly reduced and is now considered reasonable. Which will help to limit the pump out of water into the street during rain events.

## **1. Overshadowing to 34 Myee Avenue**

Issue: Over shadowing on the norther elevation of 34 Myee Avenue.

Comment: The applicant has provided shadow impact analysis for 34 Myee Avenue that shows that there has been a reduction of shadowing on the northern elevation of 34 Myee Avenue.

## **2. Fencing Colours**

Issue: Inappropriate fence colour choice for the street.

Comment: The street currently has a variety of front fence styles, designs, and colours. The front fence colour is acceptable and unlikely to impact the streetscape.

## **3. Rear Setback**

Issue: A non-compliant rear setback

Comment: The updated drawings provided show a compliant rear setback of 6m.

## **4. Landscaped Area**

Issue: A non-compliant landscape area

Comment: As discussed above, an updated landscape plan will be conditioned and will be required to meet the requirements of the SCDCP 2005.

### **(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. 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. Based on the Cost of Works of \$1,815,340.00 and in accordance with Council's Section 7.12 Indirect Contributions Plan, a contribution of 1% of the cost of works is applicable. In this regard, the contribution is as follows:

Local Amenity Improvement Levy	\$18,153.40
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### Conclusion

The application has been assessed having regard to the Heads of Consideration under Section 4.15(1) of the EP&A Act 1979, the provisions of the SLEP 2012 and SCDCP 2005. Following detailed assessment it is considered that DA 2022/187 should be approved.



Signed:

Date: 17 May 2023

J W Brown  
Planner

- I confirm that I have assessed 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 7.12 Contributions are applicable to this development and have been levied accordingly;

Report and recommendations have been peer reviewed by;



Signed:

Date: 18 May 2023

G Choice  
Planner

That Development Application No. S8.2-DA2022.187 for Section 8.2 Application to review previous determination to refuse the development for demolition of existing structures and construction of a two-storey dwelling with basement level, in-ground swimming pool and front fence at 32 Myee Avenue STRATHFIELD be **APPROVED**, subject to the following conditions:

The following conditions of consent are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To protect the environment.
- (c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
- (d) It is in the public interest.



## DEVELOPMENT DETAILS

### 1. Approved Plans & Documentation

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Revision	Prepared by
Site Location & Analysis	8.2-1001	11/05/2023	F	Figure 8 Design
Site Plan	8.2-1001	11/05/2023	F	Figure 8 Design
Demolition Plan	8.2-1005	11/05/2023	F	Figure 8 Design
Basement Floor Plan	8.2-2001	11/05/2023	F	Figure 8 Design
Ground Floor Plan	8.2-2002	11/05/2023	F	Figure 8 Design
Level One Floor Plan	8.2-2003	11/05/2023	F	Figure 8 Design
Roof Plan	8.2-2004	11/05/2023	F	Figure 8 Design
Front Fence Detail	8.2-2905	11/05/2023	F	Figure 8 Design
Elevations	8.2-3001	11/05/2023	F	Figure 8 Design
Elevations	8.2-3002	11/05/2023	F	Figure 8 Design
Sections	8.2-4001	11/05/2023	F	Figure 8 Design
Schedule of External Finishes	8.2-6301	11/05/2023	F	Figure 8 Design
Sediment and Erosion Control Plan	A22103 – SW01	9/12/2022	C	Alpha Engineering & Development
Waste Management Plan		Lodged on NSW Planning Portal 30/03/2023		Figure 8 Design Pty Ltd

Arboricultural Impact Statement	AIA -P5MS 12/22	9/12/2022	A	NSW Trees Arboricultural Consultants
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## **SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION**

### **2. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993**

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.
- (b) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (c) Establishing a "works zone";
- (d) Placing or storing materials or equipment;
- (e) Placing or storing waste containers or skip bins;
- (f) Stormwater & ancillary to public infrastructure on private land
- (g) Erecting a structure or carrying out work

These separate activity approvals (a)-(g) must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

- (h) Pumping water from the site into the public road;
- (i) Constructing a vehicular crossing or footpath;
- (j) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (k) Stormwater & ancillary works in the road reserve; and
- (l) Pumping concrete from a public road;

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the activities commencing.

The relevant Application Forms for these activities can be downloaded from Council's website [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au). For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

### 3. Vehicular Crossing - Minor Development

Constructing a vehicular crossing and/or footpath requires a separate approval under Section 138 of the [Roads Act 1993](#) prior to the commencement of those works.

To apply for approval, complete the *Works Permit Application Form* which can be downloaded from Strathfield Council's Website at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au). Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Civic & Urban Services Section in Council's adopted *Fees and Charges* for the administrative and inspection charges associated with *Works Permit* applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out in accordance with Council's specifications applicable at the time, prior to the issue of an Occupation Certificate.

## REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES

### 4. Sydney Water – Tap in™

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

## PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

### 5. Tree Bond

A tree bond of (Tree 3) – *Triadica sebifera* - \$20 300.00 (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

A sound protection barrier anchored firmly into the ground 1.8m in height x 2 metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath.

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

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

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

#### 6. Tree Removal/Pruning Prohibited

This consent does not approve the removal or pruning (branches or roots) of any trees on the subject property, Council's public footway, public reserves or on neighbouring properties.

#### 7. Tree Protection and Retention

The following trees shall be retained and protected:

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
1	<i>Jacaranda mimosifolia</i>	Rear of 32 Myee Avenue, Strathfield	4.44m
5	<i>Triadica sebifera</i>	Street tree located front of 32 Myee Avenue, Strathfield	9.36m

Details of the trees to be retained must be included on the Construction Certificate plans.

#### General Tree Protection Measures

- (a) All trees to be retained shall be protected and maintained during demolition, excavation and construction of the site.
- (b) The tree protection measures must be undertaken in accordance AS4970 -2009 *Protection of trees on development sites*.
- (c) Details of the tree protection measures to be implemented must be provided with the application for a Construction Certificate by a suitably qualified Arborist (AQF Level 5 or above in Arboriculture).
- (d) The Arborist must be present on-site during the stages of construction when works are being undertaken that could impact on the tree canopy or root zone within the tree protection zone to implement the tree protection measures as required.
- (e) Unless otherwise specified in AS 4970-2009, a protective fence consisting of 1.8 metres high, fully supported chainmesh fence shall be erected around the base of the tree. The distance of the fence from the base of each tree is to be in accordance with the TPZ listed in the table above. A layer of organic mulch 100 millimetres thick shall be placed over the protected area and no soil or fill should be placed within the protection area.
- (f) No services shall be installed within the TPZ of the tree unless approved by Council. This fence shall be kept in place during demolition, construction and also have a sign displaying 'Tree Protection Zone' attached to the fence and must also include the name and contact details of the Project Arborist.

#### Specific Street Tree Protection Measures

- (g) Unless otherwise specified in AS 4970-2009, all street trees shall be protected by a protective fence consisting of a fully supported chainmesh fence 1.8 metres height x 2

metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath. No soil, fill, building materials or waste should be placed or disposed of within the protection area.

- (h) Should replacement or repair of the public footpath within the TPZ area of a street tree be required, Council's Tree Management Officer is to be notified (with minimum 24hrs notice) of the intent to undertake the works and is to attend a site inspection after the existing footpath has been lifted but prior to any preparation works for laying of the new path. No street tree roots are to be cut without the approval of Council. Failure to comply with this condition may result in the forfeiting of the Tree Bond should the street tree's health or structure be compromised.

**Excavation works near tree to be retained**

- (i) Excavations around the trees to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not adversely be affected.
- (j) Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the Project arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place.
- (k) Tree Protection Zone around the trees to be retained are not to have soil level changes or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction including proposed front boundary fence and wall within TPZ of street tree.

Details satisfying this condition shall be shown on the Construction Certificate plans.

**8. Tree Removal & Replacement**

**Tree removal**

Permission is granted for the removal of the following trees:

<b>Tree No.</b>	<b>Tree species</b>	<b>Number of trees</b>	<b>Location</b>
2	<i>Jacaranda mimosifolia</i>	1	Rear
3	<i>Jacaranda mimosifolia</i>	1	Rear
4	<i>Callistemon sp.</i>	1	Rear

**General Tree Removal Requirements**

All tree removal shall be carried out by a certified Tree Surgeon/Arborist to ensure that removal is undertaken in a safe manner and complies with the AS 4373-2007 - Pruning of Amenity Trees and Amenity Tree Industry Code of Practice (Safework NSW, August 1998).

**9. Landscape Plans**

The Landscape Plan LA01 Issue A (08/09/22) prepared by Apex Studios shall be amended to show:

- Landscape plan adjusted to be in line with the approved architectural plans and any other amendments made within this consent
- All Trees to be retained and removed and shall be co-ordinated with the updated Arboricultural Impact Assessment for the property including accurate location of trees.
- Plant schedule, plant images and landscape plan to be co-ordinated on landscape plans.
- Maintain nominated trees species to front and rear setbacks being:
  - o 2 x *Stenocarpus sinuatus* in rear setback
  - o 1 x *Stenocarpus sinuatus*, 1 x *Tristaniopsis laurina* and 1 x *Jacaranda mimosifolia* in front setback.

Details satisfying this condition shall be shown on the Construction Certificate plans.

All landscape works shall be carried out in accordance with the approved landscape plans. The landscaping shall be maintained in accordance with the approved plans in perpetuity.

#### 10. **BASIX Commitments**

The approved BASIX Certificate shall be submitted to the Accredited Certifier with the application for a Construction Certificate.

All measures and commitments as detailed in the BASIX Certificate No. 1337577S\_02 must be implemented on the plans lodged with the application for the Construction Certificate.

#### 11. **Erosion & Sedimentation Control**

Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) All clean water run-off is diverted around cleared or exposed areas
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
  
- (h) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004](#).

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

#### 12. **Stormwater System**

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system in accordance with Council stormwater management code and AS/NZS

3500.3: 2015 (as amended), prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

**13. Pump-Out System Design for Stormwater Disposal**

The design of the pump-out system for storm water disposal will be permitted for drainage of basement areas only, and must be designed in accordance with the following criteria:

- (a) The pump system shall consist of two pumps, connected in parallel, with each pump being capable of emptying the holding tank at the rate equal to the rate of inflow for the one-hour duration storm. The holding tank shall be capable of holding four hour's runoff from a one-hour duration storm of the 1 in 100 year storm;
- (b) The pump system shall be regularly maintained and serviced, every six (6) months; and
- (c) Any drainage disposal to the street gutter from a pump system must have a stilling sump provided at the property line, connected to the street gutter by a suitable gravity line.

Details and certification of compliance from a professional engineer specialising in civil engineering shall be provided for approval with the Construction Certificate application.

**14. Stormwater Drainage Plan Details**

Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineering specialising in hydraulic engineering shall be submitted with the Construction Certificate application.

These plans shall be prepared in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (2019) and Council's Stormwater Management Code.

**15. Site Management Plan**

**Minor Development**

A Site Management Plan detailing all weather access control points, sedimentation controls, waste management plans, fencing, builder's site sheds office, amenities, materials storage and unloading arrangements must be submitted with the application for the Construction Certificate.

**16. Required Design Changes**

The following changes are required to be made and shown on the Construction Certificate plans:

<p>Driveway Crossing Width</p>	<p>The existing driveway location is to be utilised. The driveway crossing is to comply with Council's requirements for driveway crossings to be a maximum of 3m wide at the boundary.</p>
<p>Internal Ramp Grades</p>	<p>All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1</p>

Basement Turning Paths B85 Car	Council requires the applicant to engage a suitably qualified traffic/engineering consultant to provide satisfactory swept turning paths for a B85 car to show that vehicles can enter and exit the two parking spaces in the subject basement in a forward direction. If there is insufficient room for forward ingress and egress, then a turntable is to be provided.
Stormwater Plan	Stormwater Plans A22103 Issue B (17/09/2022) by Alpha Engineering and Development are to be updated to correspond with the approved architectural plans.
Landscape Plan	Landscape Plans LA00-LA03 Revision B (12/12/2022) by Apex Studios are to be updated to correspond with the approved architectural plans
Separate Pedestrian Footpath	Separate pedestrian footpath made of stepping stones connecting the street to the front entrance must be shown on all relevant plans.
Alfresco, Pool and Roof	The rear pool, alfresco and roof structure above is to be reduced by 22m <sup>2</sup> to have a compliant landscape area
Future Basement	The "basement extension in future 92m <sup>2</sup> " and outline is to be removed from all plans.

#### 17. Off Street Parking – Compliance with AS2890

All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities), AS 2890.6 (parking for people with disabilities) and AS 2890.2 (for commercial vehicle facilities).

#### 18. Fees to be Paid

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

A summary of the fees to be paid are listed below:

Fee Type	Fee
<b>GENERAL FEES</b>	



Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See <a href="https://portal.longservice.nsw.gov.au/bci/levy/">https://portal.longservice.nsw.gov.au/bci/levy/</a>	\$ 6,353.70
Security Damage Deposit	\$ 15,000.00
Tree Bond	\$ 20,300.00
Administration Fee for Damage Deposit	\$ 130.00
Administration Fee for Tree Bond	\$ 130.00
<b>DEVELOPMENT CONTRIBUTIONS</b>	
Strathfield Section 94A Indirect Development Contributions Plan 2017	\$ 18,153.40

### **General Fees**

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

### **Development Contributions**

A Section 7.12 contribution has been levied on the subject development pursuant to the Strathfield Section 94A Indirect Development Contributions Plan.

#### Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of delivering public amenities and public services, in accordance with the indices provided by the relevant Development Contributions Plan.

#### Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

#### Further Information

A copy of the *current Development Contributions Plans* may be inspected at Council's Customer Service Centre at 65 Homebush Road, Strathfield or on Council's website [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au).

### **19. Damage Deposit – Minor Works**

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage security deposit

for the cost of making good any damage caused to any Council property as a result of the development: \$15,000.

- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: \$130.00
- (c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise the amount will be either forfeited or partly refunded according to the amount of damage.

## 20. **Pre-Construction Dilapidation Report – Private Land**

A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises including but not limited to:

- (a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.
- (b) 30 Myee Avenue, Strathfield
- (c) 34 Myee Avenue, Strathfield

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the Principal Certifier.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

## 21. **Compliance with Swimming Pool Act 1992**

The alterations and additions to the dwelling house and/or the construction of the new dwelling house subject of this consent must not generate any non-compliances with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and the Building Code of Australia. Details of compliance to be illustrated on the plans lodged with the application for the Construction Certificate.

## 22. **Swimming Pools – Use and Maintenance**

The following apply to the construction, use and maintenance of swimming pools and spas:

- (a) no ground level may be raised or filled except where shown specifically on the approved plans;

- (b) all pool/spa waste water is to be discharged to the sewer according to the requirements of Sydney Water;
- (c) the swimming pool must not be used for commercial or professional purposes;
- (d) drain paved areas to the landscaped areas or a suitable lawful drainage system; and
- (e) arrange any external pool/spa lighting to minimise glare nuisance to adjoining owners.

### 23. **Compliance with Submitted Arborist Report**

The Arborist's Report titled Arboricultural Impact Assessment (AIA) by **NSW Trees Arboricultural Consultants** dated 09/12/22 shall be updated to reflect the approved architectural scheme to satisfaction of Strathfield Council's Tree Management Officer. The recommendations of the report must be implemented throughout the relevant stages of construction. Details of tree protection measures to be implemented must be detailed and lodged with the Construction Certificate application for approval and shall be in accordance with Section 4 - *Australian Standard AS 4970-2009: Protection of trees on development sites*.

### **PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)**

### 24. **Demolition & Asbestos**

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the Principal Certifier prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015)

**Note:** Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: [www.SafeWork.nsw.gov.au](http://www.SafeWork.nsw.gov.au).

### 25. **Demolition Notification Requirements**

The following notification requirements apply to this consent:

- (a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- (b) Five (5) working days prior to demolition, the developer/builder is to provide written

notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.

- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

## 26. **Demolition Work Involving Asbestos Removal**

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#).

## 27. **Dial Before You Dig**

The applicant shall contact “Dial Before You Dig on 1100” to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from “Dial Before You Dig” shall be forwarded to Council’s Engineers for their records.

## 28. **Existing Drainage Easement, Drainage Reserve or Stormwater Drainage System Benefiting Council**

Council drainage easement(s) drainage reserve(s) or stormwater system either pass through or are adjacent to the site. No building or other structure must be placed over the drainage easement or stormwater system or within the zone of influence taken from the invert of any pipe.

The applicant must determine the exact location, size and level details of the potentially affected stormwater drainage systems and without causing any damage to the public system ensure its protection. The owner, principal contractor or owner builder must not obstruct or otherwise remove, disconnect or render inoperable the Stormwater Drainage System.

Works such as fences must not obstruct the natural stormwater flowpath or alter the flowpath in such a way as to direct or concentrate stormwater on to neighbouring properties.

Where the relocation or reconstruction of Council’s drainage system is approved then all work carried out on Council’s assets will revert to the ownership, care, control or management of Council. Therefore, upon handover to Council, the asset must comply with Council’s Construction of drainage and associated works specification.

The applicant must meet all costs associated with such works.

Note: This condition does not set aside the need to obtain relevant approvals under the [Roads Act 1993](#) or [Local Government Act 1993](#) for works within Roads and other public places.

## 29. **Dust Control**

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of a minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like and shall be modified as required should it fail to adequately control any dust nuisance.

## **DURING CONSTRUCTION**

### **30. Hours of Construction for Demolition and Building Work**

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Friday and 8:00am to 1:00pm on Saturdays. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Where the development involves the use of jack hammers/rock breakers and the like, or other heavy machinery, such equipment may only be used between the hours of 7:00am to 5:00pm Monday to Friday only.

**Note:** A penalty infringement notice may be issued for any offence.

### **31. Ground Levels and Retaining Walls**

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

### **32. Swimming Pools – Filling with Water**

The pool/spa shall not be filled until the safety fences have been completed in accordance with the approved plans and specifications and inspected by the Principal Certifier.

## **PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **33. Restriction to User and Positive Covenant for On-Site Detention Facility**

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention, pump-out, charged lines, water sensitive urban design, surface flow path, finished pavement and ground levels etc.) and any vehicle turntable.

Where any drainage line or service conduit is to traverse any property other than that which it serves, an appropriate easement will be required. In this case, the applicant shall register an easement no less than 1200mm wide over the proposed drainage line or service concurrently with any subdivision registration.

The wording on the 88E and or 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can be obtained from Council's Specification for the Management of Stormwater document.

### **34. Stormwater Certification of the Constructed Drainage Works (Minor)**

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

35. **Vehicular Crossing - Minor Development**

The vehicular crossing and/or footpath works shall be constructed by a private contractor at the expense of the applicant, in accordance with the Works Permit Approval issued by Council's Civic & Urban Services and in accordance with Council's Driveway Specifications.

Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Driveway Specifications.

The work must be completed before the issue of an Occupation Certificate.

A private contractor shall carry out the above work, at the expense of the applicant and in accordance with Council's Specification for Vehicular Crossings and Associated Works.

36. **Stormwater Drainage Works – Works As Executed**

Prior to the issue of the Occupation Certificate, stormwater drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- (c) Pipe invert levels and surface levels to Australian Height Datum;
- (d) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

Council's Engineering Services section must advise in writing that they are satisfied with the Works-As-Executed prior to the issue of an Occupation Certificate.

37. **BASIX Certificate**

All energy efficiency measures as detailed in the approved BASIX Certificate in the plans approved with the Development Consent, must be implemented before issue of any Occupation Certificate.

38. **BASIX Compliance Certificate**

A Compliance Certificate must be provided to the Principal Certifier regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before any Occupation Certificate is issued.

39. **Post Construction Dilapidation Report – Private Land**

At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the following adjoining premises:

- (a) 30 Myee Avenue, Strathfield
- (b) 34 Myee Avenue, Strathfield

The report is to be prepared at the expense of the applicant and submitted to the Principal Certifier prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damage has occurred to the adjoining premises, the Principal Certifier, must compare

the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the Principal Certifier prior to the issue of any Occupation Certificate.

## **OPERATIONAL CONDITIONS (ON-GOING)**

### **40. Entering & Exiting of Vehicles**

All vehicles shall enter and exit the premises in a forward direction.

### **41. Private Swimming Pools & Spas – Pump Noise**

The swimming pool/spa pump and associated equipment must be located so that the noise emitted does not exceed 5dB(A) above the background level. If this cannot be achieved, a ventilated and sound-proofed enclosure must enclose the pump to achieve the required noise levels.

Swimming pool is to be installed with a timer that limits the recirculation and filtration systems operation such that it does not emit noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):

- (a) before 8 am or after 8 pm on any Sunday or public holiday, or
- (b) before 7 am or after 8 pm on any other day.

### **42. Greywater System**

In order to conserve and re-use water, Council encourages all developments for new dwellings to incorporate a greywater reuse system. The system can incorporate a *greywater diversion device* or a *domestic greywater treatment system*. Any system installed is to ensure that it complies with the Plumbing Code of Australia, maintained at all times and does not result in any adverse amenity impacts on the subject premises and surrounding properties.

## **OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

### **43. Requirement for a Construction Certificate**

The erection of a building must not commence until a Construction Certificate has been issued.

### **44. Appointment of a Principal Certifier**

Building and/or demolition works must not commence until the applicant has:

- (a) appointed a Principal Certifier for the building work; and

- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the Principal Certifier of the details of any such appointment; and
- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

#### 45. **Notification of Critical Stage Inspections**

No later than two days before the building work commences, the Principal Certifier must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

#### 46. **Notice of Commencement**

The applicant must give at least two days notice to the Council and the Principal Certifier of their intention to commence the erection or demolition of a building.

#### 47. **Critical Stage Inspections**

The last critical stage inspection must be undertaken by the Principal Certifier. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 61 of the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021 - NSW Legislation](#).

#### 48. **Notice to be Given Prior to Critical Stage Inspections**

The principal contractor for a building site, or the owner-builder, must notify the Principal Certifier at least 48 hours before each required inspection needs to be carried out.

#### 49. **Occupation Certificate**

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

### **PRESCRIBED CONDITIONS**

#### 50. **Clause 75 – BASIX Commitments**

This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.



51. **Clause 69 – Building Code of Australia & Home Building Act 1989**

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

52. **Clause 70 – Erection of Signs**

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the Principal Certifier and the Principal Contractor.

53. **Clause 71 – Home Building Act 1989**

If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

## ADVISORY NOTES

i. **Review of Determination**

Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney East Planning Panel or the Land & Environment Court.

ii. **Appeal Rights**

Division 8.3 (Reviews and appeals) Part 8 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.

iii. **Lapsing of Consent**

This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.

iv. **Long Service Levy**

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

v. **Disability Discrimination Act**

This application has been assessed in accordance with the [Environmental Planning and Assessment Act 1979](#). No guarantee is given that the proposal complies with the [Disability Discrimination Act 1992](#). The applicant is responsible to ensure compliance with this and other anti-discrimination legislation. The [Disability Discrimination Act 1992](#) covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which refers to AS1428.1-Design for Access and Mobility.

vi. **Stormwater & Ancillary Works – Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993**

To apply for approval under Section 138 of the [Roads Act 1993](#):

- (a) Complete the Works Permit Application Form which can be downloaded from Strathfield Council's Website at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au).
- (b) In the Application Form, quote the Development Consent No. (eg. DA2022/187) and reference this condition number (e.g. Condition 23)
- (c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with Works Permit applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out by a private contractor in accordance with Council's specifications prior to the issue of an Occupation Certificate.

The developer must meet all costs of the extension, relocation or reconstruction of any part of Council's drainage system (including design drawings and easements) required to carry out the approved development.

vii. **Site Safety Fencing**

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see [www.SafeWork.nsw.gov.au](http://www.SafeWork.nsw.gov.au)).

viii. **Register your Swimming Pool**

All swimming pools in NSW are required to be registered. Fines apply for pools that are not registered. To register please visit: [www.swimmingpoolregister.nsw.gov.au](http://www.swimmingpoolregister.nsw.gov.au)

ix. **Australia Post – Letter Box Size and Location**

The size and location of letterboxes servicing the development are to comply with the requirements and standard of Australia Post (see attached link: [https://auspost.com.au/content/dam/auspost\\_corp/media/documents/Appendix-02.pdf](https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-02.pdf) )

x. **Electricity Supply**

This development may need a connection to the Ausgrid network which may require the network to be extended or its capacity augmented. You are advised to contact Ausgrid on 13 13 65 or [www.ausgrid.com.au](http://www.ausgrid.com.au) (Business and Commercial Services) for further details and information on lodging your application to connect to the network.

xi. **Residential Waste**

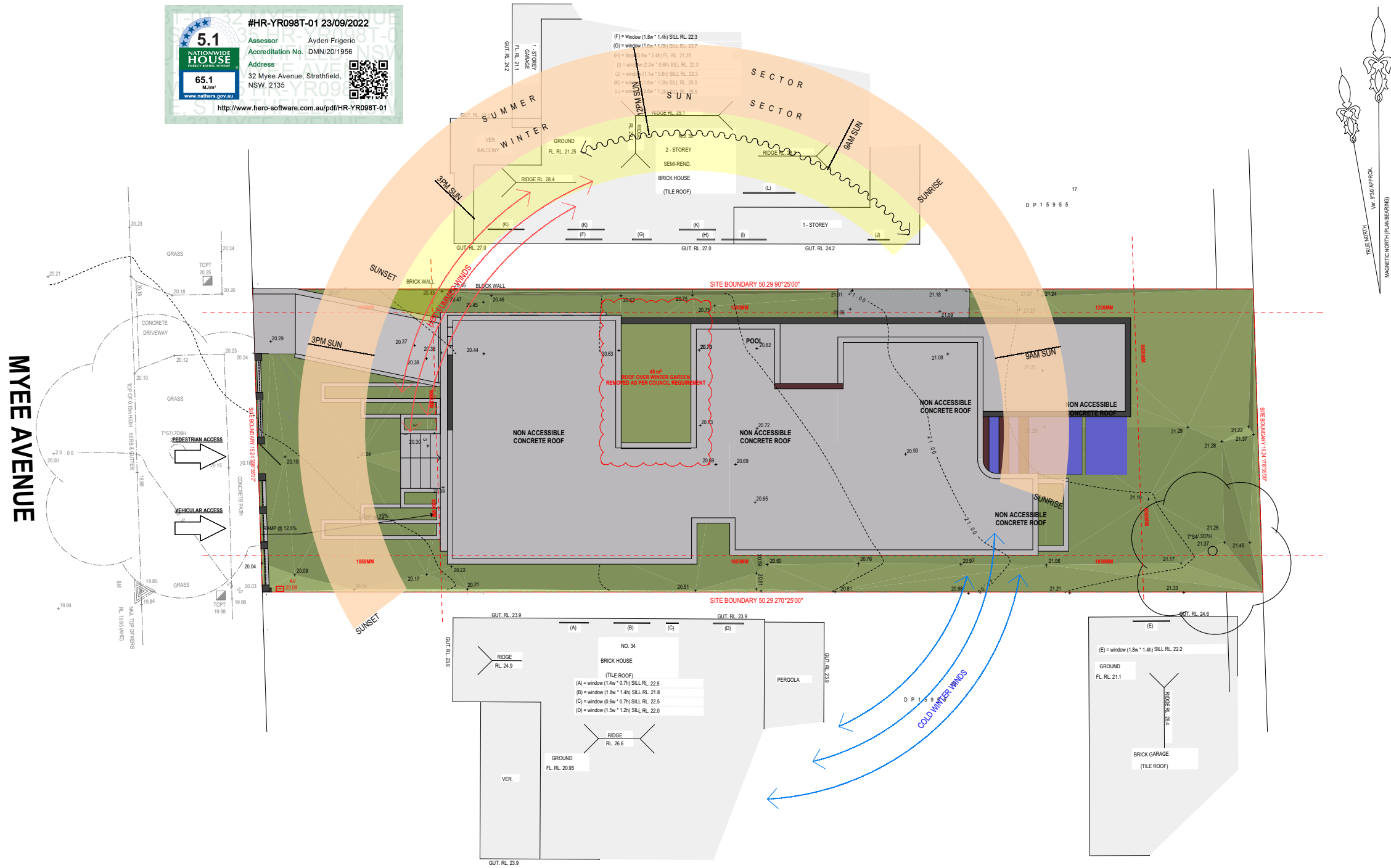
Council's residential waste collection service comprises one (1) x 120 litre (L) general waste bin, one (1) x 240L recycling bin and one (1) x 240L garden vegetation bin per dwelling for single dwellings, semi-detached and dual occupancy developments. Waste containers should be stored in a suitable place to avoid vandalism, nuisance (odour, vermin) and adverse visual impacts on residents and the streetscape. Waste storage areas should be located to minimise the distance of travel to the collection point, be easily accessible and be of sufficient size to accommodate the necessary waste storage bins in accordance with Appendix C, Section H Waste Minimisation and Management, Strathfield Consolidated Development Control Plan 2005.

## ATTACHMENTS

1. [S8.2-DA2022.187- 32 Myee Avenue Strathfield - Architecturals Revision F\\_PAN-318884](#)







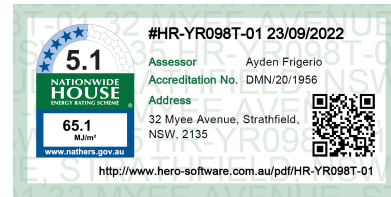
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SITE ANALYSIS  
SCALE 1:100

PROJECT:	AMENDMENTS			AMENDMENTS			WALL TYPE		DRAWING NUMBER:	PROJECT NUMBER:	DATE OF ISSUE:	ISSUE:		
	ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA						
<b>POOL HOUSE ON MYEE</b> PROJECT ADDRESS: 32 MYEE AVENUE, STRATHFIELD  CLIENT: JOHN SMITH  <b>8.2 REVIEW APPLICATION</b>	A	09-07-2022	ISSUE FOR REVIEW				WALL TYPE 02	TBA	8.2-1001	22-037	11/05/2023	F		
	B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA						
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA						
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA						
	E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA						
	F	11-05-2023	ISSUE FOR DA APPROVAL											
DRAWING TITLE: <b>SITE LOCATION &amp; ANALYSIS</b>									SCALE: <b>AS SHOWN</b>		FIGURE 8 DESIGN PTY.LTD © Copyright This drawing remains the property of Figure 8 Design used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of this drawing is prohibited. Do not scale drawings Verify all dimensions on site			
DRAWING NUMBER: 8.2-1001									PROJECT NUMBER: 22-037		DATE OF ISSUE: 11/05/2023		ISSUE: F	
DRAWING TITLE: SITE LOCATION & ANALYSIS									SCALE: AS SHOWN		FIGURE 8 DESIGN PTY.LTD © Copyright		FIGURE 8 DESIGN	
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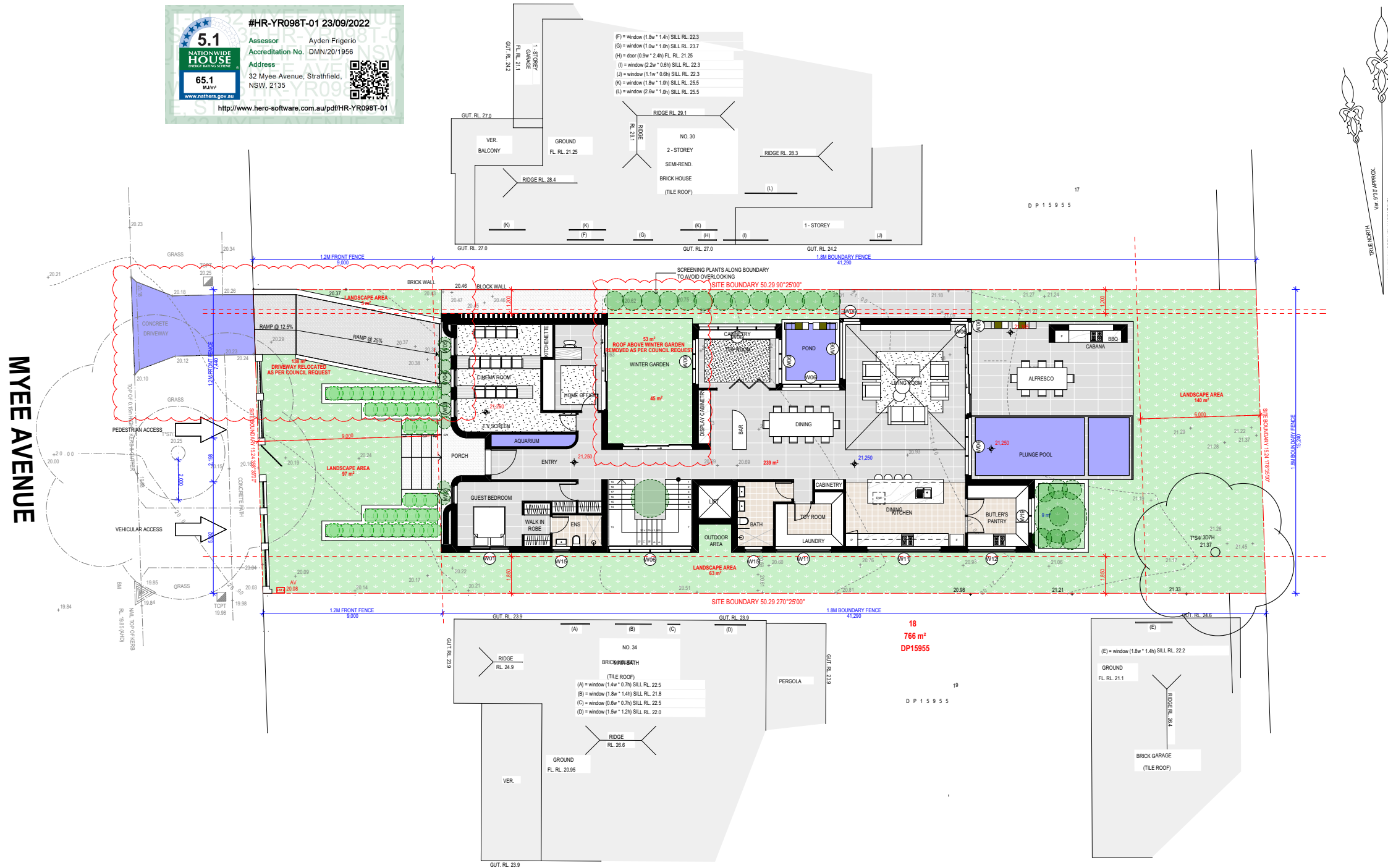
DETAILED CALCULATION SCHEDULE			
<b>SITE AREA</b> 766m <sup>2</sup> BY DP CALCULATION )			
SITE CALCULATIONS	REQUIREMENT	PROPOSED	COMPLIES
LOT SIZE	560m <sup>2</sup>	766m <sup>2</sup>	YES
FRONTAGE	N/A	15.24m	YES
COUNCIL DCP YEAR CALCULATIONS			
	REQUIREMENT	PROPOSED	
FLOOR SPACE RATIO (Measured to the internal side of external wall)	= 0.575:1 or 440.45m <sup>2</sup>	427m <sup>2</sup> GF = 237m <sup>2</sup> L1 = 190m <sup>2</sup>	YES
MAXIMUM H.O.B	MAX 9.5m	< 9.5m	YES
SETBACKS			
<b>FRONT SETBACK</b>			
BOTH LEVELS	= 9000mm	= 9000mm	YES
<b>SIDE SETBACK</b>			
BOTH LEVELS	20% OF THE LENGTH OF LOT = 3048mm	NORTH = 1200 mm SOUTH = 1850 mm	YES
<b>REAR SETBACK</b>			
BOTH LEVELS	= 6000mm	= 6000mm	YES
LANDSCAPING	= 43% or 329.38m <sup>2</sup>	= 371m <sup>2</sup> or 48.4%	YES
CUT AND FILL	REFER TO SECTIONS < 1000mm	< 1000mm	YES

DETAILED CALCULATIONS  
SCALE 1:100

Drawing No:	Description	Issue / Revision
8.2-1001	SITE LOCATION & ANALYSIS	
8.2-1002	DETAILED CALCULATIONS	
8.2-1003	SITE PLAN	
8.2-1004	SURVEY	
8.2-1005	DEMOLITION PLAN	
8.2-2001	BASEMENT PLAN	
8.2-2002	GROUND FLOOR PLAN	
8.2-2003	LEVEL ONE FLOOR PLAN	
8.2-2004	ROOF PLAN	
8.2-2901	GFA DIAGRAMS	
8.2-2902	SOLAR ACCESS DIAGRAMS	
8.2-2903	SOLAR ACCESS - NEIGHBOUR POS	
8.2-2904	34 MYEE AVENUE SHADOWS	
8.2-2905	FRONT FENCE DETAIL	
8.2-3001	ELEVATIONS	
8.2-3002	ELEVATIONS	
8.2-4001	SECTIONS	
8.2-6301	SCHEDULE OF EXTERNAL FINISHES	
DA2906	WINDOW AND DOOR SCHEDULE	

Sheet Index DA  
SCALE 2:1

PROJECT: POOL HOUSE ON MYEE PROJECT ADDRESS: 32 MYEE AVENUE, STRATHFIELD	AMENDMENTS			AMENDMENTS			WALL TYPE			DRAWING NUMBER: 8.2-1002	PROJECT NUMBER: 22-037	DATE OF ISSUE: 11/05/2023	ISSUE: F
	ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA		DRAWING TITLE: DETAILED CALCULATIONS	SCALE: AS SHOWN	FIGURE 8 DESIGN PTY.LTD © Copyright	
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	B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA					
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA					
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA					
	E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA					
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SITE PLAN  
SCALE 1:100

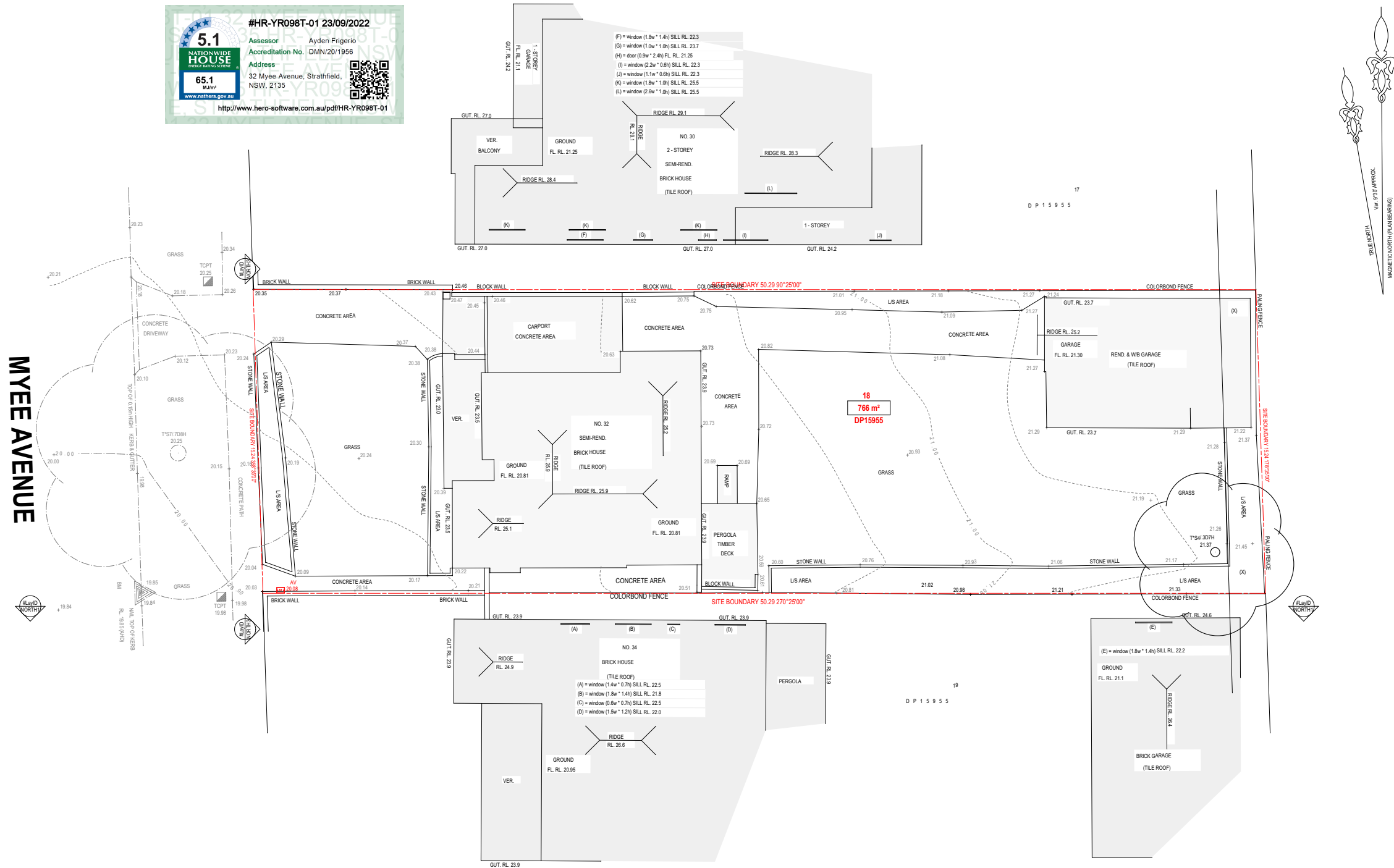
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A	09-07-2022	ISSUE FOR REVIEW		WALL TYPE 02	TBA	DRAWING TITLE	SITE PLAN	SCALE	AS SHOWN	FIGURE 8 DESIGN PTY.LTD © Copyright			
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D	12-12-2022	ISSUE FOR DA AMENDMENTS		WALL TYPE 05	TBA							FIGURE 8 DESIGN	
E	05-05-2023	ISSUE FOR DA APPROVAL		WALL TYPE 06	TBA								
F	11-05-2023	ISSUE FOR DA APPROVAL											

**PROJECT:**  
POOL HOUSE ON MYEE  
PROJECT ADDRESS:  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

**8.2 REVIEW APPLICATION**





SURVEY  
SCALE 1:100

**PROJECT:**  
POOL HOUSE ON MYEE  
PROJECT ADDRESS:  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

**8.2 REVIEW APPLICATION**

AMENDMENTS		
ISSUE	DATE	DESCRIPTION
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AMENDMENTS	
ISSUE	DATE

WALL TYPE	
WALL TYPE	TBA
WALL TYPE 01	TBA
WALL TYPE 02	TBA
WALL TYPE 03	TBA
WALL TYPE 04	TBA
WALL TYPE 05	TBA
WALL TYPE 06	TBA

DRAWING NUMBER: **8.2-1004**

PROJECT NUMBER: **22-037**

DRAWING TITLE: **SURVEY**

DATE OF ISSUE: **11/05/2023**

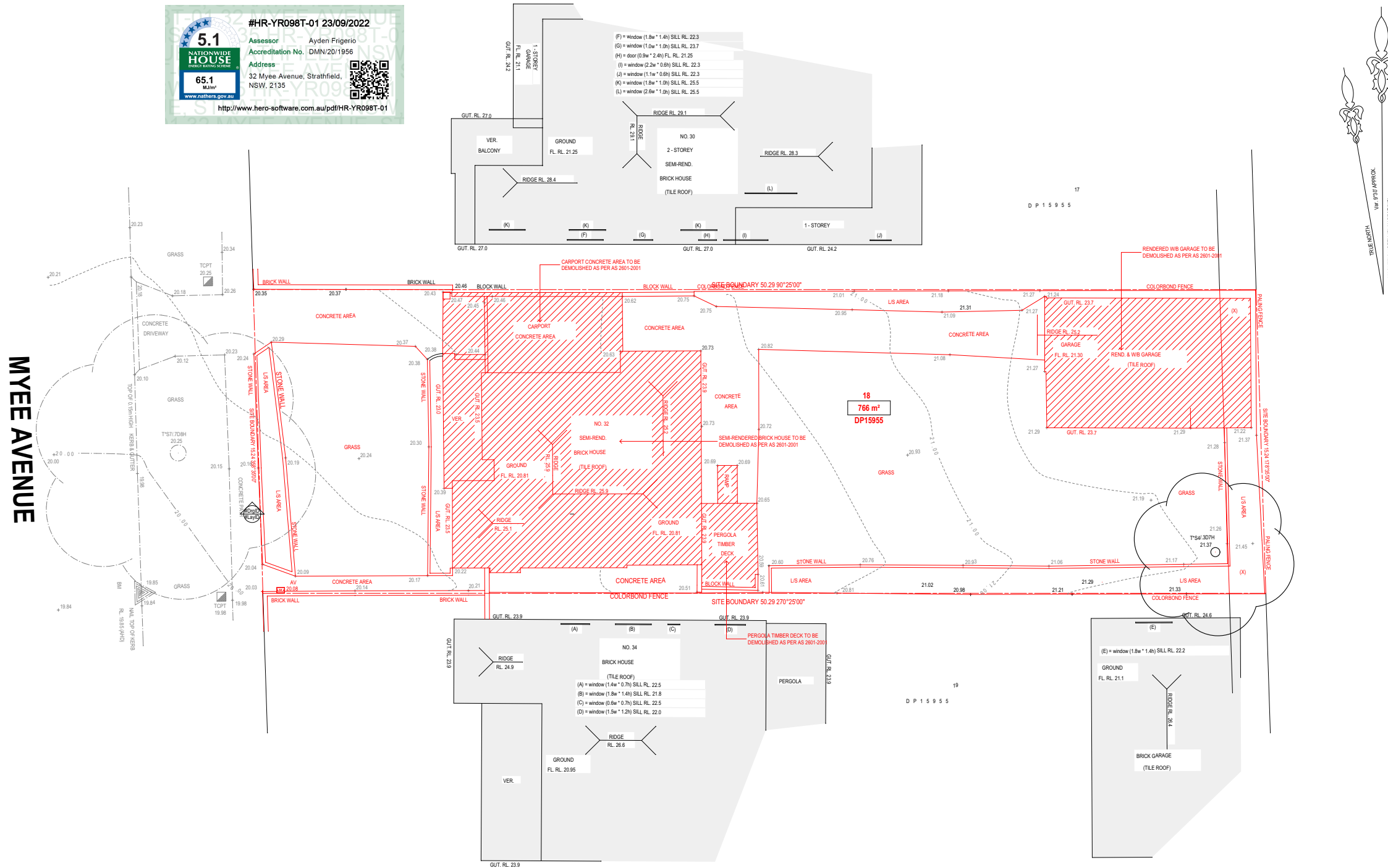
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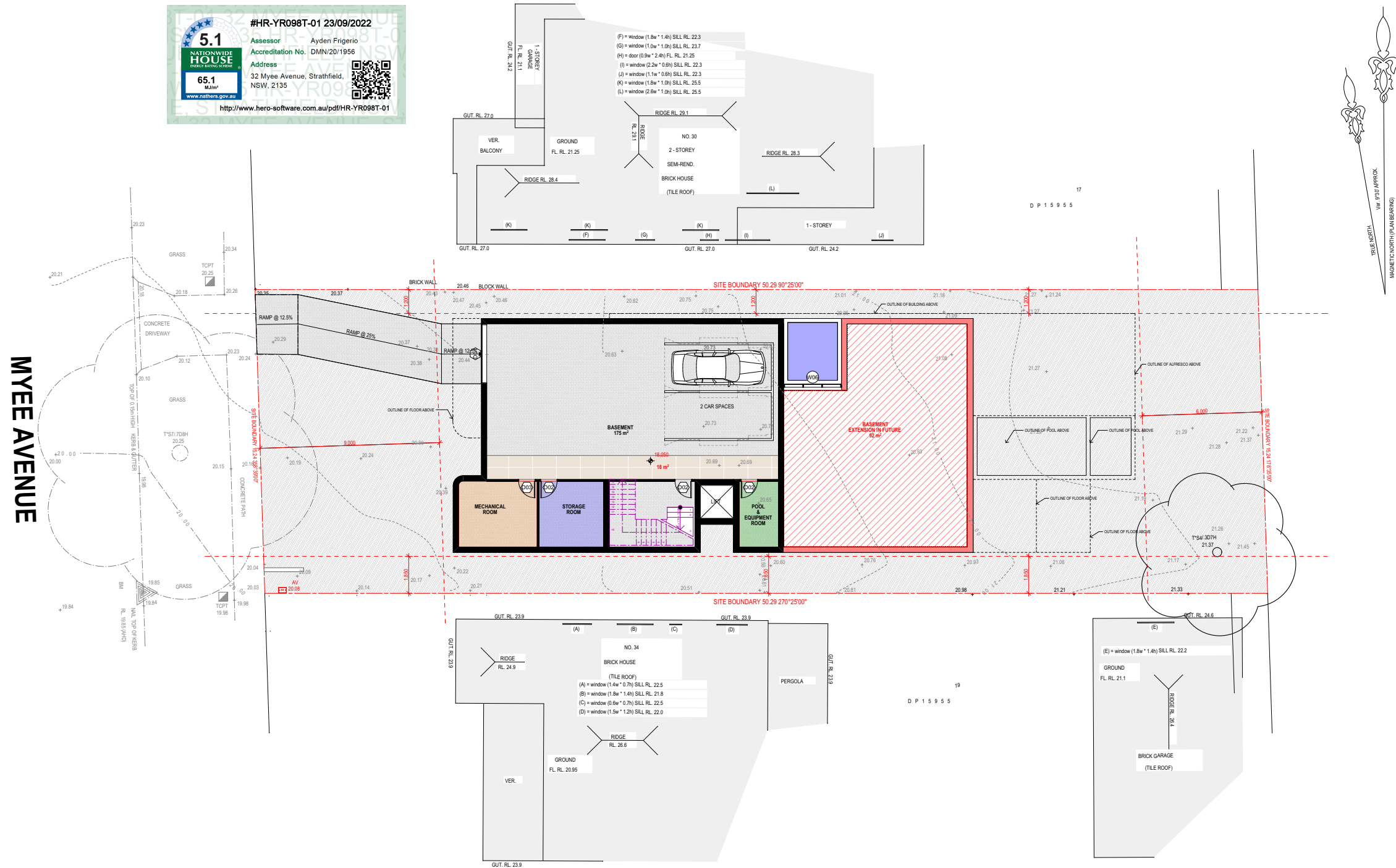
DEMOLITION PLAN  
SCALE 1:100

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	ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA				
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**FIGURE 8**  
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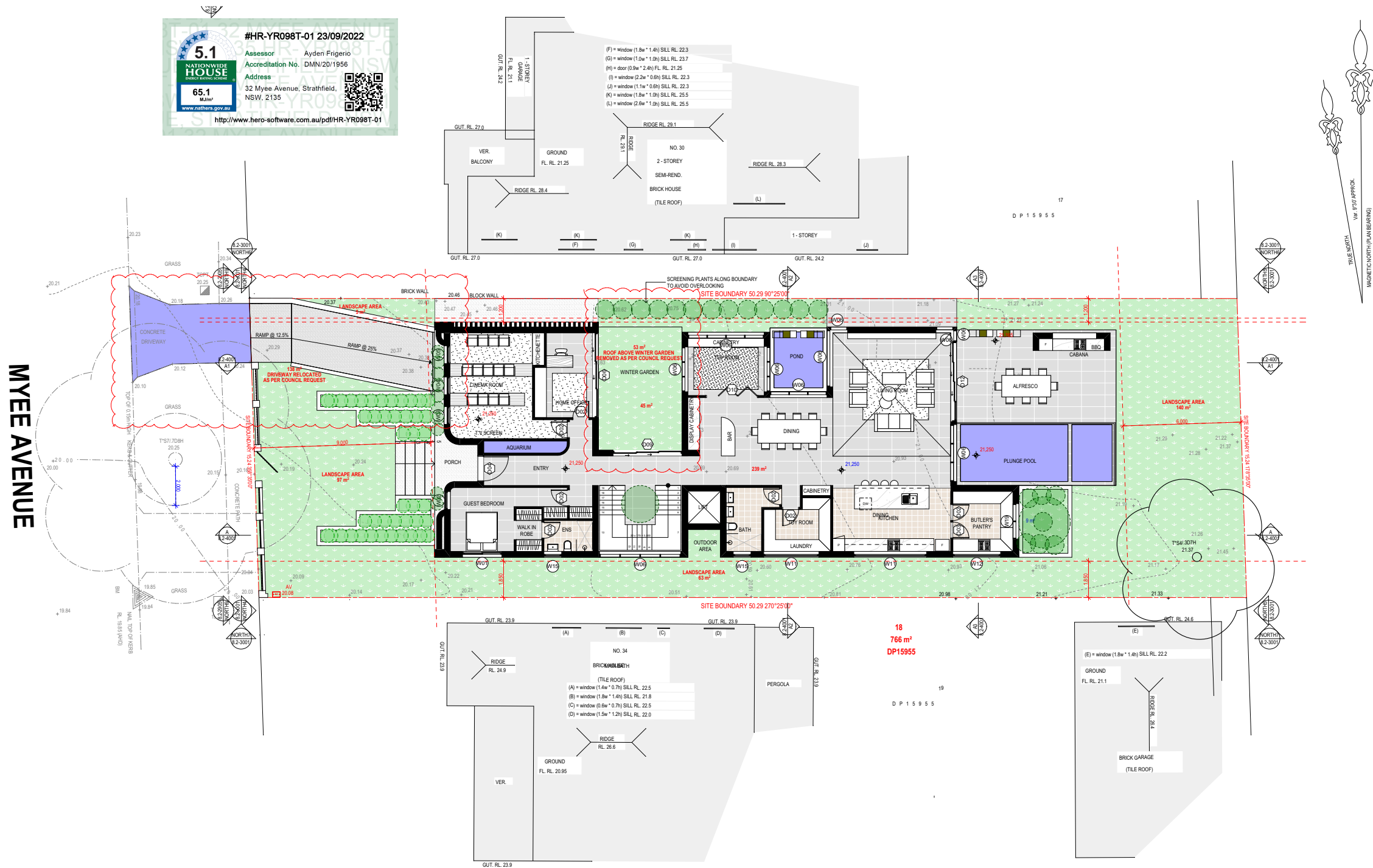


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**BASEMENT PLAN**  
SCALE 1:100

PROJECT:	AMENDMENTS		AMENDMENTS		WALL TYPE		DRAWING NUMBER:	PROJECT NUMBER:	DATE OF ISSUE:	ISSUE:
	ISSUE	DATE	DESCRIPTION							
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	B	31-08-2022	ISSUE FOR FEE PROPOSAL			WALL TYPE 02				
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION			WALL TYPE 03				
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	E	05-05-2023	ISSUE FOR DA APPROVAL			WALL TYPE 05				
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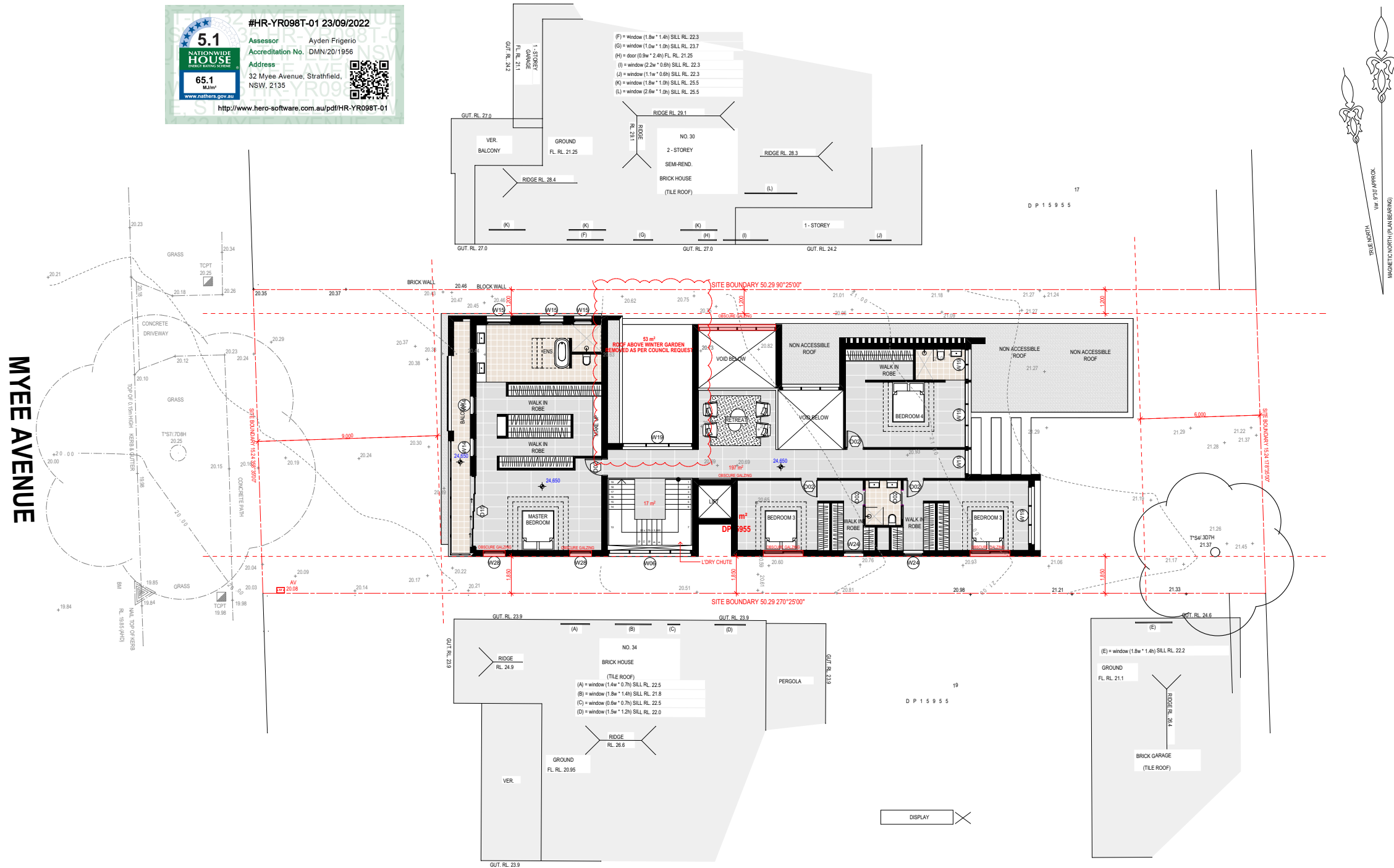
GROUND FLOOR PLAN  
SCALE 1:100

PROJECT:	AMENDMENTS			AMENDMENTS			WALL TYPE		DRAWING NUMBER:	PROJECT NUMBER:	DATE OF ISSUE:	ISSUE:
	ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA				
POOL HOUSE ON MYEE PROJECT ADDRESS: 32 MYEE AVENUE, STRATHFIELD	A	09-07-2022	ISSUE FOR REVIEW				WALL TYPE 02	TBA	8.2-2002	22-037	11/05/2023	F
	B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA				
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA				
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA				
	E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA				
	F	11-05-2023	ISSUE FOR DA APPROVAL									
CLIENT: JOHN SMITH												
8.2 REVIEW APPLICATION												

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**5.1**  
NATIONWIDE HOUSE  
65.1  
Assessor: Ayden Frigerio  
Accreditation No. DMN/20/1956  
Address: 32 Myee Avenue, Strathfield, NSW, 2135  
http://www.hero-software.com.au/pdf/HR-YR098T-01

LEVEL 01  
SCALE 1:100

PROJECT:	AMENDMENTS			AMENDMENTS			WALL TYPE		DRAWING NUMBER:	PROJECT NUMBER:	DATE OF ISSUE:	ISSUE:
	ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA				
POOL HOUSE ON MYEE PROJECT ADDRESS: 32 MYEE AVENUE, STRATHFIELD	A	09-07-2022	ISSUE FOR REVIEW				WALL TYPE 02	TBA	8.2-2003	22-037	11/05/2023	F
	B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA				
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA				
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA				
	E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA				
	F	11-05-2023	ISSUE FOR DA APPROVAL									
CLIENT: JOHN SMITH												
8.2 REVIEW APPLICATION												

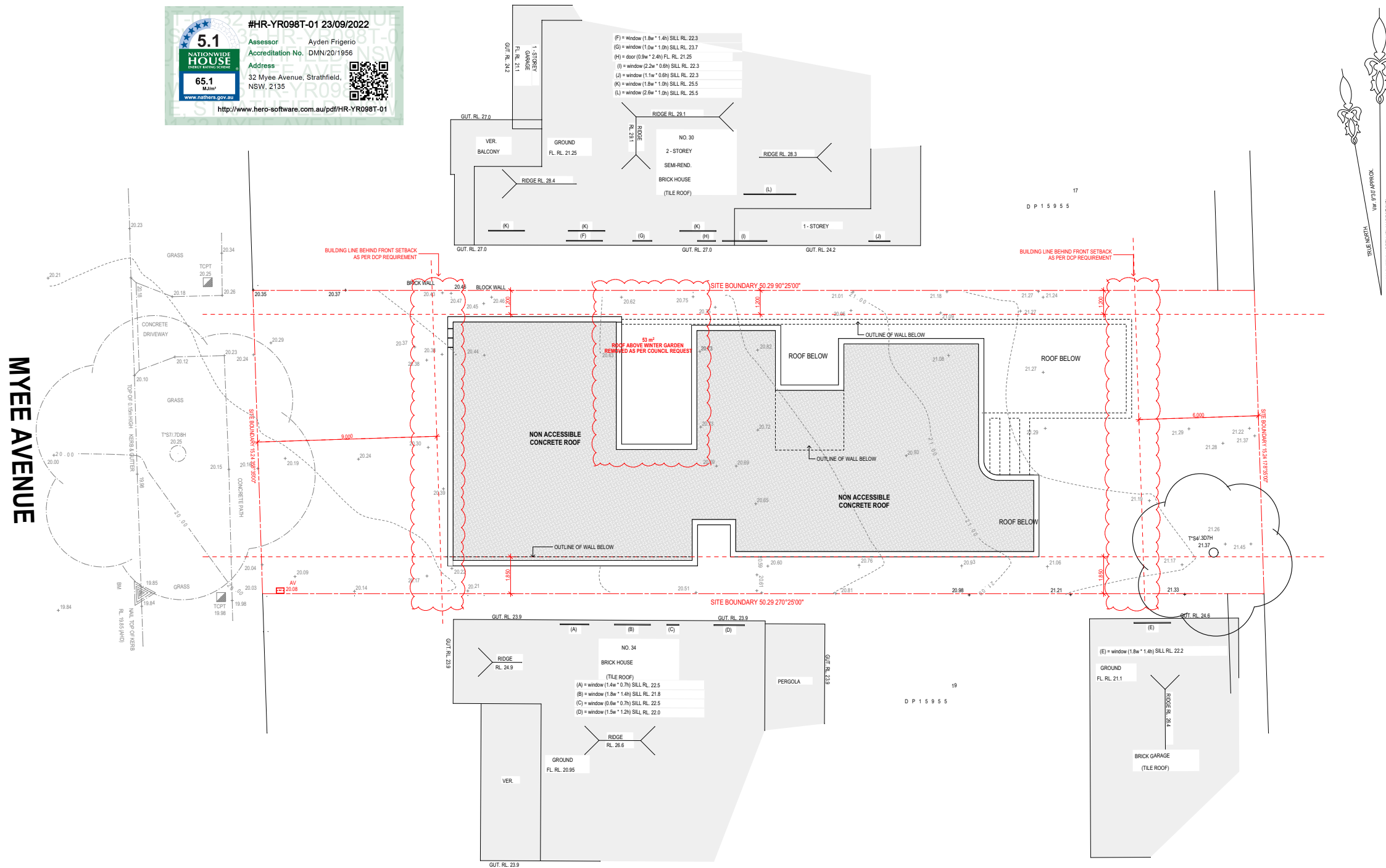
DRAWING TITLE: **LEVEL ONE FLOOR PLAN**

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FIGURE 8 DESIGN

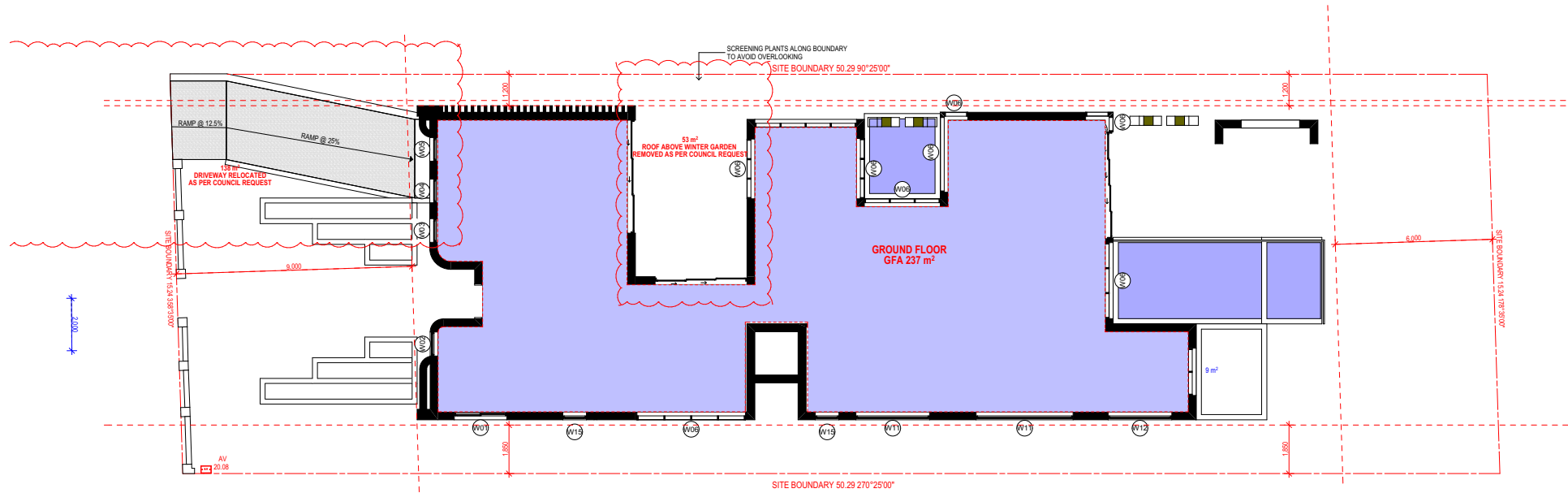
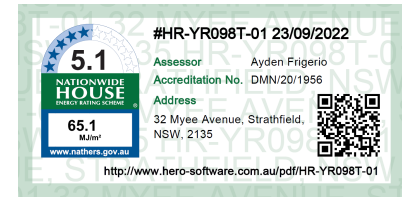
**5.1**  
NATIONWIDE HOUSE  
65.1  
Assessor: Ayden Frigerio  
Accreditation No. DMN/20/1956  
Address: 32 Myee Avenue, Strathfield, NSW, 2135  
http://www.hero-software.com.au/pdf/HR-YR098T-01



ROOF PLAN  
SCALE 1:100

PROJECT:	AMENDMENTS			AMENDMENTS			WALL TYPE		DRAWING NUMBER: 8.2-2004	PROJECT NUMBER: 22-037	DATE OF ISSUE: 11/05/2023	ISSUE: F
	ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA				
POOL HOUSE ON MYEE PROJECT ADDRESS: 32 MYEE AVENUE, STRATHFIELD	A	09-07-2022	ISSUE FOR REVIEW				WALL TYPE 02	TBA				
	B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA				
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA				
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA				
	E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA				
	F	11-05-2023	ISSUE FOR DA APPROVAL									
CLIENT: JOHN SMITH												
8.2 REVIEW APPLICATION												



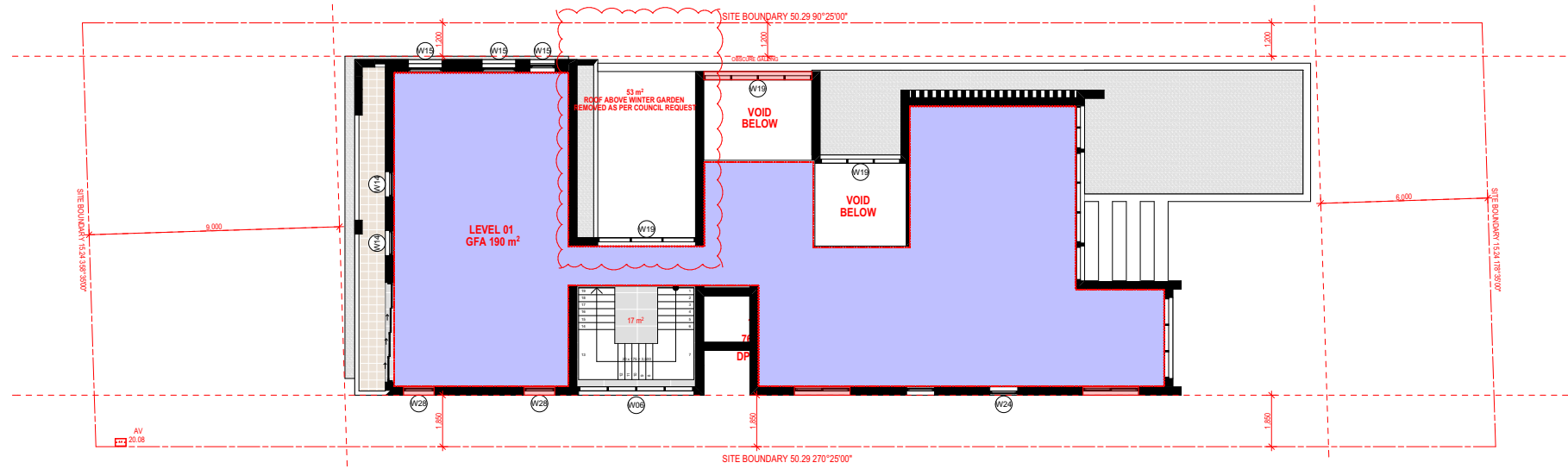


GROUND - GFA  
SCALE 1:100

18  
766 m<sup>2</sup>  
DP15955

DETAILED CALCULATION SCHEDULE			
SITE AREA	REQ	BY DP CALCULATION	PROPOSED
<b>SITE CALCULATIONS</b>			
LOT SIZE	300m <sup>2</sup>	300m <sup>2</sup>	YES
FRONTAGE	N/A	15.2m	YES
<b>COUNCIL DCP YEAR CALCULATIONS</b>			
FLOOR SPACE RATIO	+ 0.5751 or 640.45m <sup>2</sup>	42m <sup>2</sup>	YES
(Measured to the internal side of external wall)		Gf + 237m <sup>2</sup>	
		L1 + 190m <sup>2</sup>	
MAXIMUM F.O.B	MAX 5.5m	< 5.5m	YES
<b>SETBACKS</b>			
<b>FRONT SETBACK</b>			
BOTH LEVELS	+ 900mm	+ 900mm	YES
<b>SIDE SETBACK</b>			
BOTH LEVELS	20% OF THE LENGTH OF LOT = 3040mm	NORTH = 1200 mm SOUTH = 1950 mm	YES
<b>REAR SETBACK</b>			
BOTH LEVELS	+ 600mm	+ 600mm	YES
LANDSCAPING	+ 4% or 25.38m <sup>2</sup>	+ 37m <sup>2</sup> or 48.4%	YES
CUT AND FILL	+ 100mm	+ 100mm	YES

DETAILED CALCULATIONS  
SCALE 1:200



LEVEL 01 - GFA  
SCALE 1:100

**PROJECT:**  
POOL HOUSE ON MYEE  
PROJECT ADDRESS:  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

**8.2 REVIEW APPLICATION**

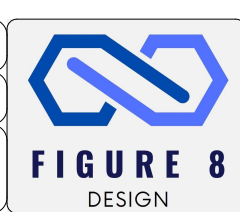
AMENDMENTS			AMENDMENTS			WALL TYPE	
ISSUE	DATE	DESCRIPTION					
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B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 02	TBA
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 03	TBA
D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 04	TBA
E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 05	TBA
F	11-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA

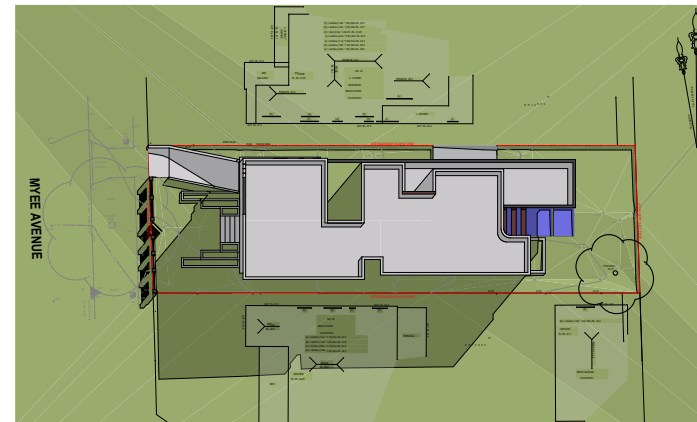
DRAWING NUMBER: **8.2-2901** PROJECT NUMBER: **22-037** DATE OF ISSUE: **11/05/2023** ISSUE: **F**

DRAWING TITLE: **GFA DIAGRAMS** SCALE: **AS SHOWN**

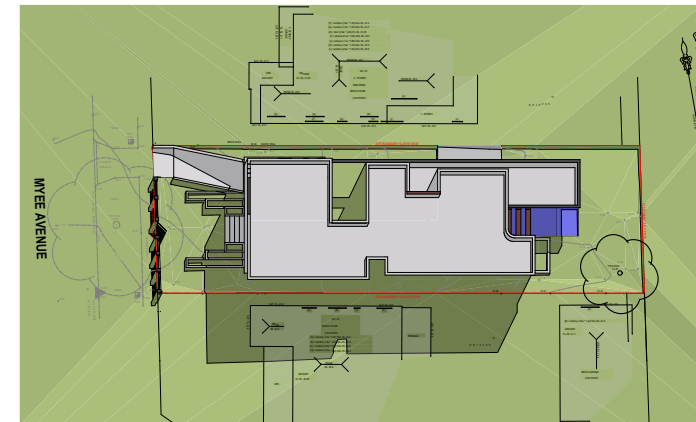
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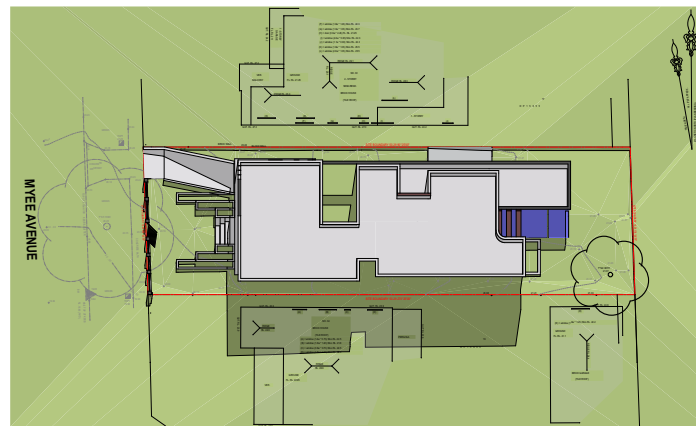




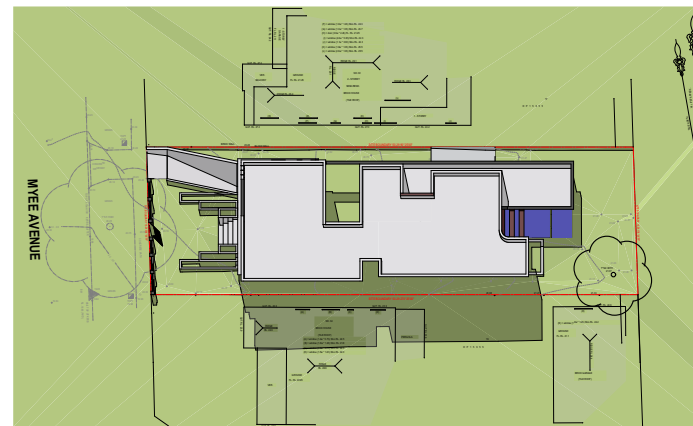
SHADOW ANALYSIS - 21 JUNE 9AM  
SCALE 1:333.33



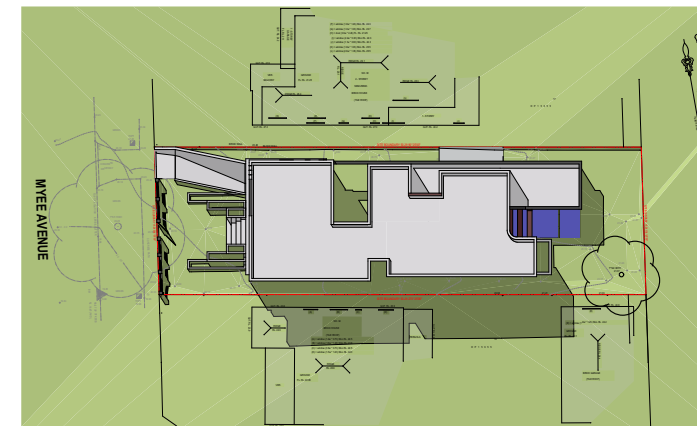
SHADOW ANALYSIS - 21 JUNE 10AM  
SCALE 1:333.33



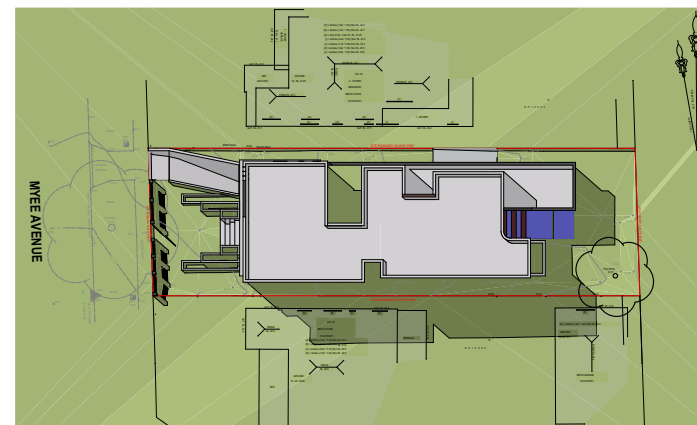
SHADOW ANALYSIS - 21 JUNE 11AM  
SCALE 1:333.33



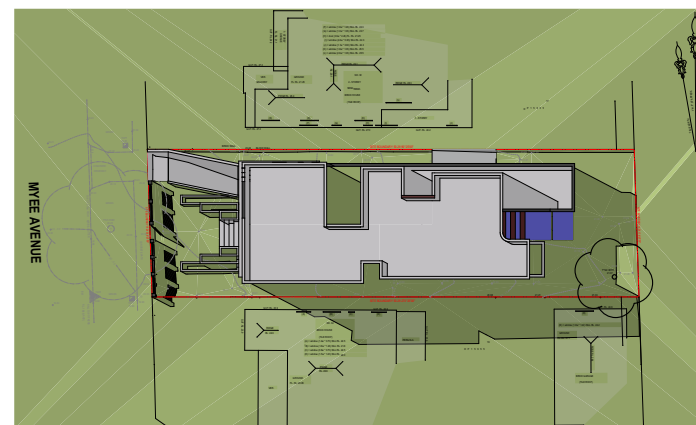
SHADOW ANALYSIS - 21 JUNE 12PM  
SCALE 1:333.33



SHADOW ANALYSIS - 21 JUNE 1PM  
SCALE 1:333.33



SHADOW ANALYSIS - 21 JUNE 2PM  
SCALE 1:333.33



SHADOW ANALYSIS - 21 JUNE 3PM  
SCALE 1:333.33

**PROJECT:**  
POOL HOUSE ON MYEE  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

**8.2 REVIEW APPLICATION**

AMENDMENTS		
ISSUE	DATE	DESCRIPTION
A	09-07-2022	ISSUE FOR REVIEW
B	31-08-2022	ISSUE FOR FEE PROPOSAL
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION
D	12-12-2022	ISSUE FOR DA AMENDMENTS
E	05-05-2023	ISSUE FOR DA APPROVAL
F	11-05-2023	ISSUE FOR DA APPROVAL

AMENDMENTS		
ISSUE	DATE	DESCRIPTION

WALL TYPE	
WALL TYPE 01	TBA
WALL TYPE 02	TBA
WALL TYPE 03	TBA
WALL TYPE 04	TBA
WALL TYPE 05	TBA
WALL TYPE 06	TBA

DRAWING NUMBER: **8.2-2902**

PROJECT NUMBER: **22-037**

DRAWING TITLE: **SOLAR ACCESS DIAGRAMS**

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DATE OF ISSUE: **11/05/2023**

SCALE: **AS SHOWN**

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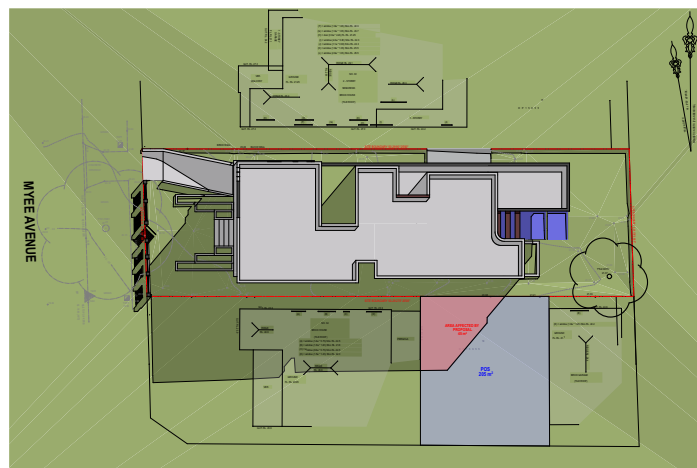




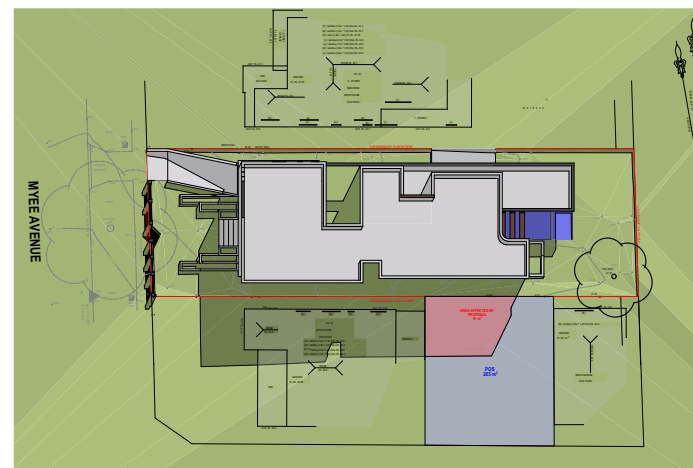
PRIVATE OPEN SPACE  
FOR 34 MYEE AVE, STRATHFIELD



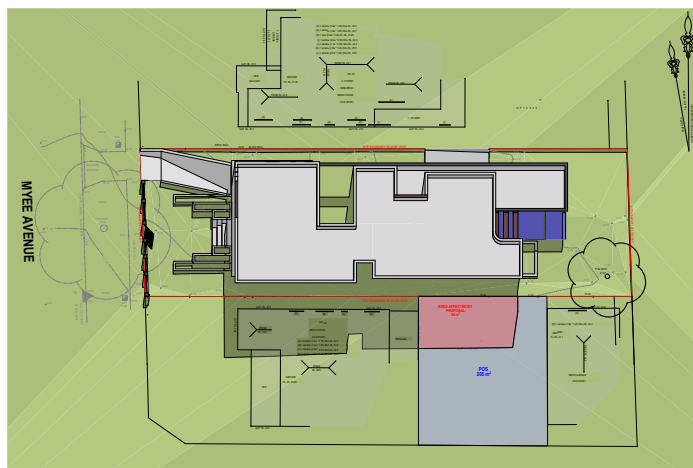
POS AREA AFFECTED BY  
PROPOSAL



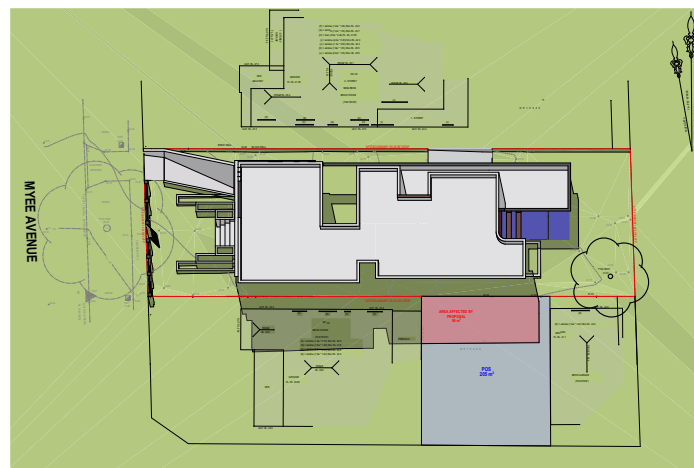
SHADOW ANALYSIS - 21 JUNE 9AM (NEIGHBOUR)  
SCALE 1:333.33



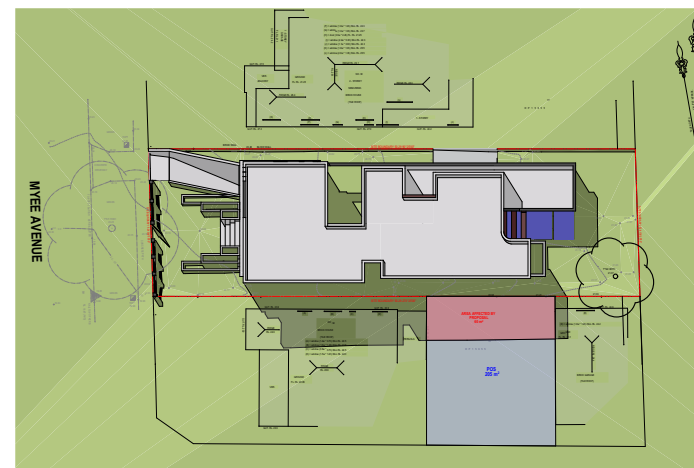
SHADOW ANALYSIS - 21 JUNE 10AM (NEIGHBOUR)  
SCALE 1:333.33



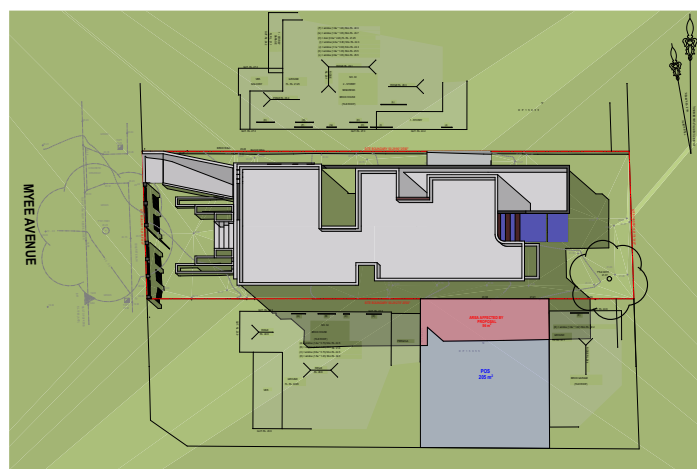
SHADOW ANALYSIS - 21 JUNE 11AM (NEIGHBOUR)  
SCALE 1:333.33



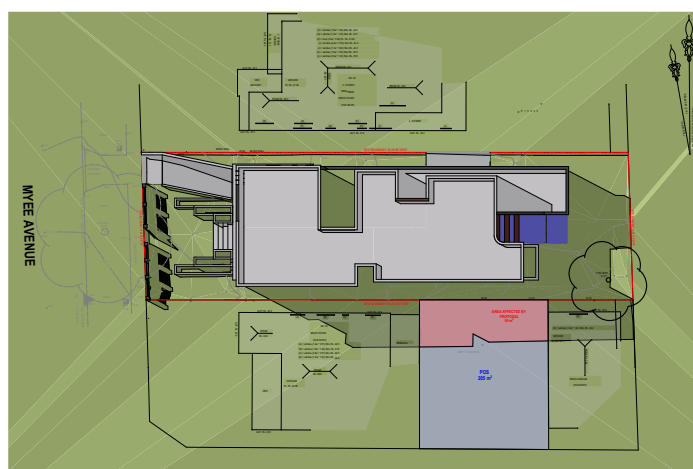
SHADOW ANALYSIS - 21 JUNE 12PM (NEIGHBOUR)  
SCALE 1:333.33



SHADOW ANALYSIS - 21 JUNE 1PM (NEIGHBOUR)  
SCALE 1:333.33



SHADOW ANALYSIS - 21 JUNE 2PM (NEIGHBOUR)  
SCALE 1:333.33



SHADOW ANALYSIS - 21 JUNE 3PM (NEIGHBOUR)  
SCALE 1:333.33

**PROJECT:**  
POOL HOUSE ON MYEE  
PROJECT ADDRESS:  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

**8.2 REVIEW APPLICATION**

AMENDMENTS		
ISSUE	DATE	DESCRIPTION
A	09-07-2022	ISSUE FOR REVIEW
B	31-08-2022	ISSUE FOR FEE PROPOSAL
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION
D	12-12-2022	ISSUE FOR DA AMENDMENTS
E	05-05-2023	ISSUE FOR DA APPROVAL
F	11-05-2023	ISSUE FOR DA APPROVAL

AMENDMENTS		
ISSUE	DATE	DESCRIPTION

WALL TYPE	
WALL TYPE 01	TBA
WALL TYPE 02	TBA
WALL TYPE 03	TBA
WALL TYPE 04	TBA
WALL TYPE 05	TBA
WALL TYPE 06	TBA

DRAWING NUMBER: **8.2-2903**

PROJECT NUMBER: **22-037**

DRAWING TITLE: **SOLAR ACCESS - NEIGHBOUR POS**

DATE OF ISSUE: **11/05/2023**

ISSUE: **F**

SCALE: **AS SHOWN**

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### SHADOW IMPACT ANALYSIS @ 34 MYEE AVENUE, STRATHFIELD

SHADOW CAST  
 IMPROVEMENT



34 MYEE ST SHADOW 21 JUNE 9AM  
SCALE 1:200



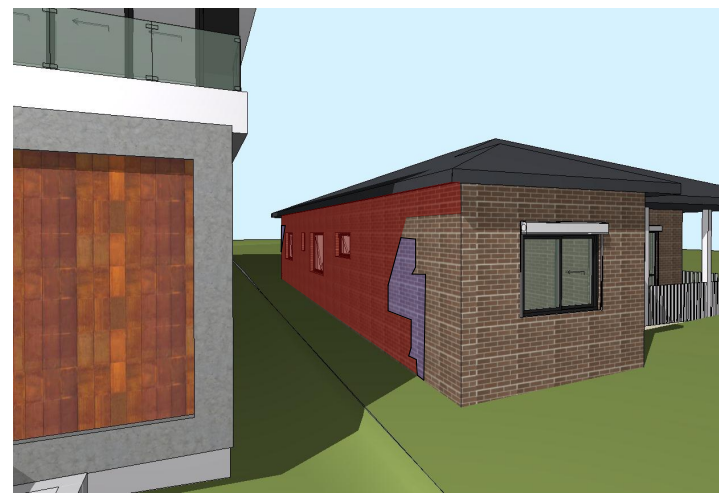
34 MYEE ST SHADOW 21 JUNE 10AM  
SCALE 1:200



34 MYEE ST SHADOW 21 JUNE 11AM  
SCALE 1:200



34 MYEE ST SHADOW 21 JUNE 12PM  
SCALE 1:200



34 MYEE ST SHADOW 21 JUNE 1PM  
SCALE 1:200



34 MYEE ST SHADOW 21 JUNE 2PM  
SCALE 1:200




34 MYEE ST SHADOW 21 JUNE 3PM  
SCALE 1:200

**PROJECT:**  
 POOL HOUSE ON MYEE  
 PROJECT ADDRESS:  
 32 MYEE AVENUE, STRATHFIELD  
  
**CLIENT:**  
 JOHN SMITH  
  
**8.2 REVIEW APPLICATION**

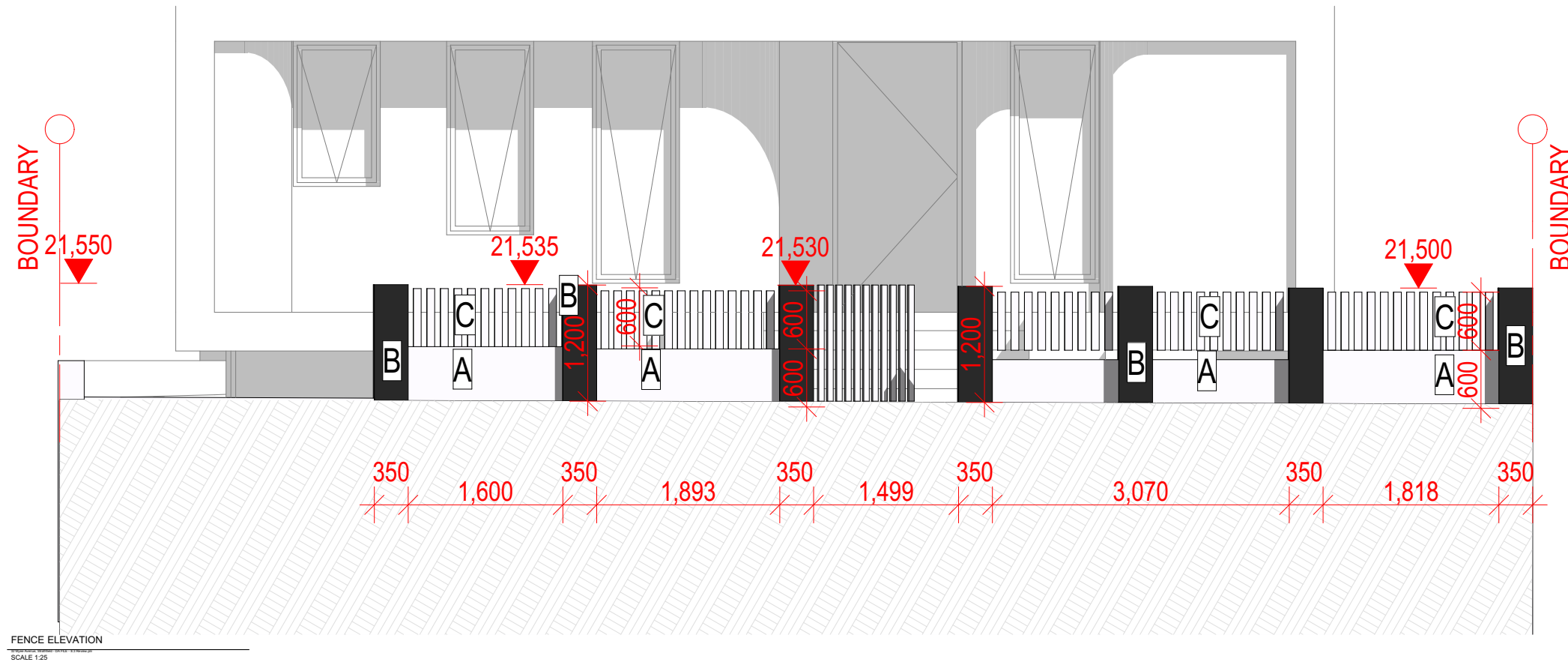
ISSUE	DATE	DESCRIPTION
A	09-07-2022	ISSUE FOR REVIEW
B	31-08-2022	ISSUE FOR FEE PROPOSAL
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION
D	12-12-2022	ISSUE FOR DA AMENDMENTS
E	05-05-2023	ISSUE FOR DA APPROVAL
F	11-05-2023	ISSUE FOR DA APPROVAL

AMENDMENTS	DESCRIPTION

WALL TYPE	DESCRIPTION
WALL TYPE 01	TBA
WALL TYPE 02	TBA
WALL TYPE 03	TBA
WALL TYPE 04	TBA
WALL TYPE 05	TBA
WALL TYPE 06	TBA

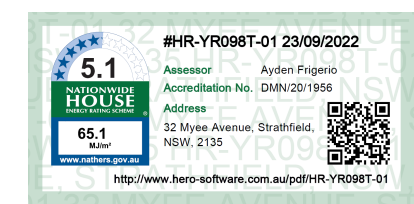
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 ABN: 34 663 170 803  
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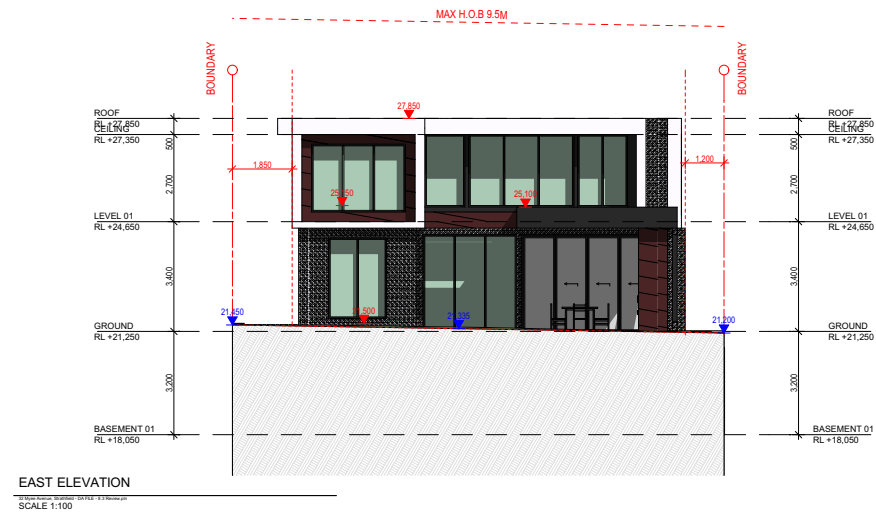
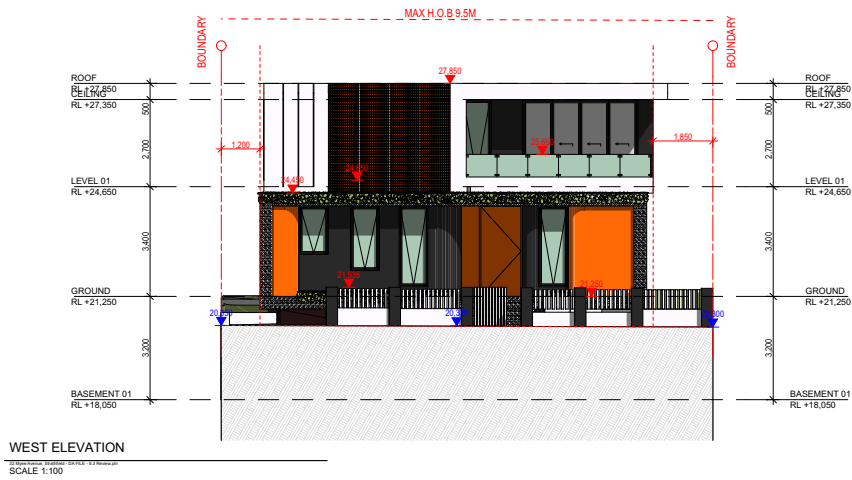
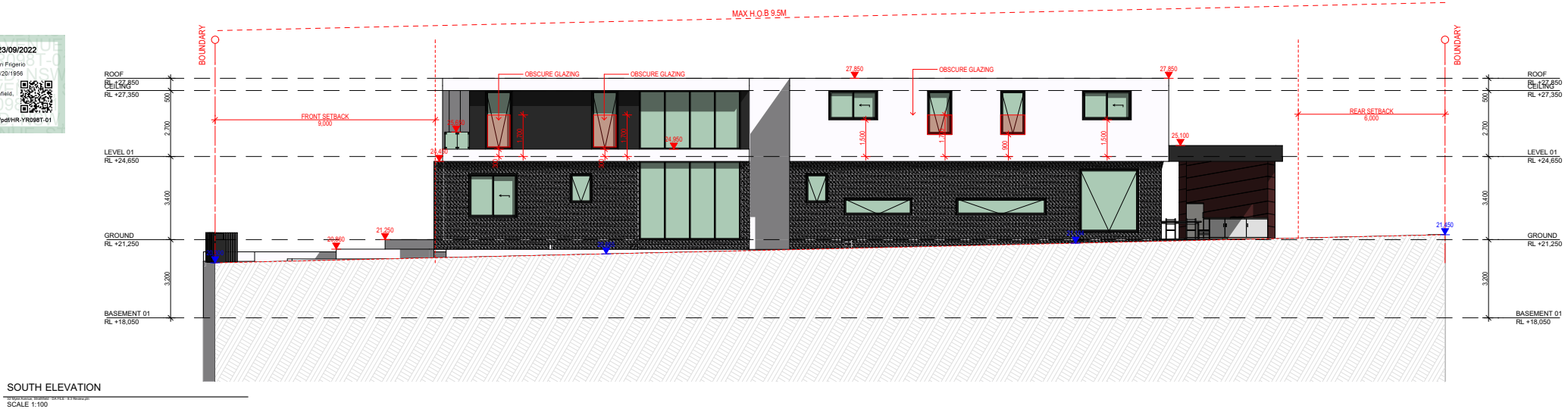


FENCE ELEVATION  
SCALE 1:25

- A** RENDER & PAINT FINISH DULUX - 'LEXICON QUATER' OR SIMILAR
- B** RENDER & PAINT FINISH DULUX - 'DARK NIGHT' OR SIMILAR
- C** TIMBER PICKETS & PAINT FINISH DULUX - 'LEXICON QUATER' OR SIMILAR



PROJECT:	AMENDMENTS			AMENDMENTS			WALL TYPE		DRAWING NUMBER:		PROJECT NUMBER:		DATE OF ISSUE:		ISSUE	
	POOL HOUSE ON MYEE 32 MYEE AVENUE, STRATHFIELD	ISSUE	DATE	DESCRIPTION			WALL TYPE 01	TBA	8.2-2905	22-037	11/05/2023	F				
CLIENT: JOHN SMITH	A	09-07-2022	ISSUE FOR REVIEW				WALL TYPE 02	TBA	DRAWING TITLE: FRONT FENCE DETAIL	SCALE: AS SHOWN	FIGURE 8 DESIGN PTY.LTD © Copyright This drawing remains the property of Figure 8 Design used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of this drawing is prohibited. Do not scale drawings Verify all dimensions on site					
	B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA								
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA								
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA								
	E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA								
	F	11-05-2023	ISSUE FOR DA APPROVAL													
8.2 REVIEW APPLICATION																



**PROJECT:**  
POOL HOUSE ON MYEE  
**PROJECT ADDRESS:**  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

**8.2 REVIEW APPLICATION**

ISSUE	DATE	DESCRIPTION
A	09-07-2022	ISSUE FOR REVIEW
B	31-08-2022	ISSUE FOR FEE PROPOSAL
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION
D	12-12-2022	ISSUE FOR DA AMENDMENTS
E	05-05-2023	ISSUE FOR DA APPROVAL
F	11-05-2023	ISSUE FOR DA APPROVAL

AMENDMENTS	AMENDMENTS

WALL TYPE	WALL TYPE
WALL TYPE 01	TBA
WALL TYPE 02	TBA
WALL TYPE 03	TBA
WALL TYPE 04	TBA
WALL TYPE 05	TBA
WALL TYPE 06	TBA

**DRAWING NUMBER:** 8.2-3001

**PROJECT NUMBER:** 22-037

**DRAWING TITLE:** ELEVATIONS

**DATE OF ISSUE:** 11/05/2023

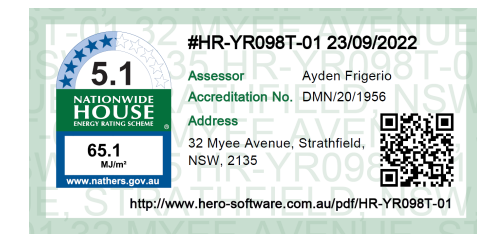
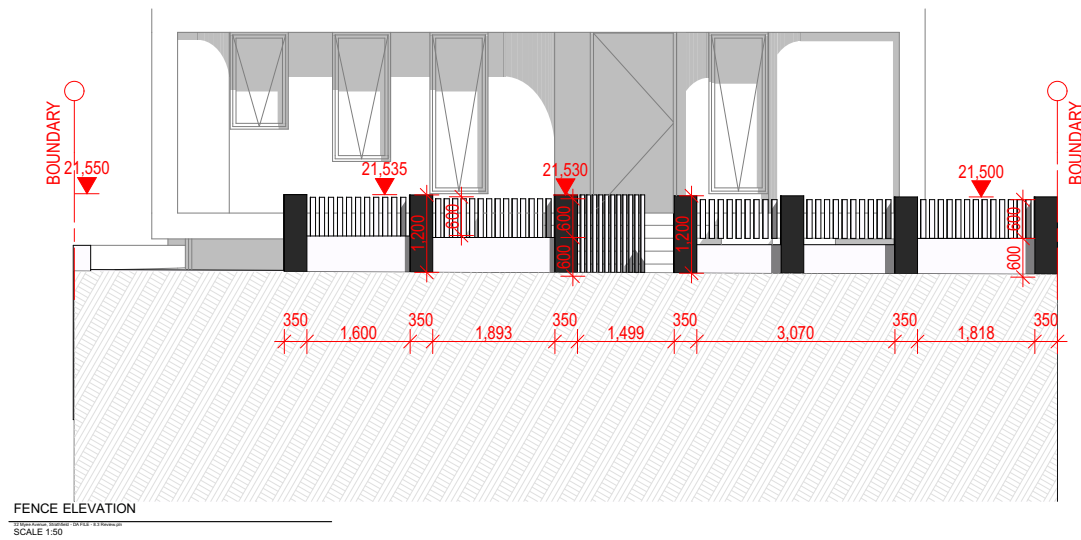
**SCALE:** AS SHOWN

**ISSUE:** F

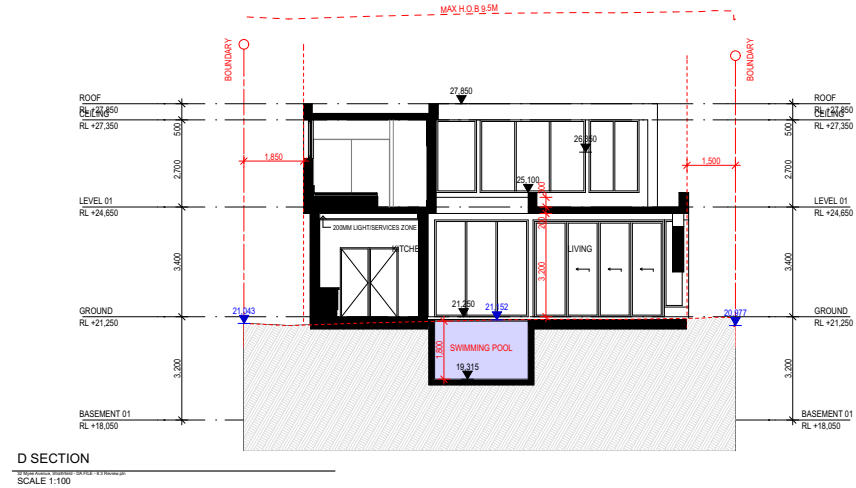
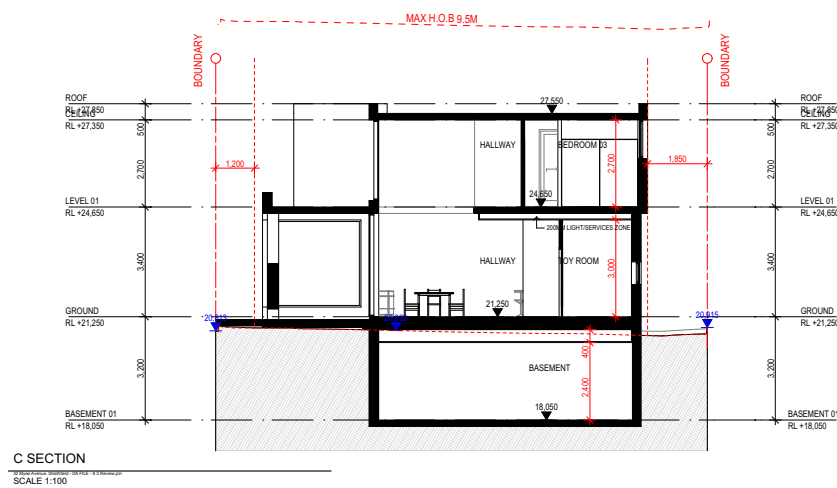
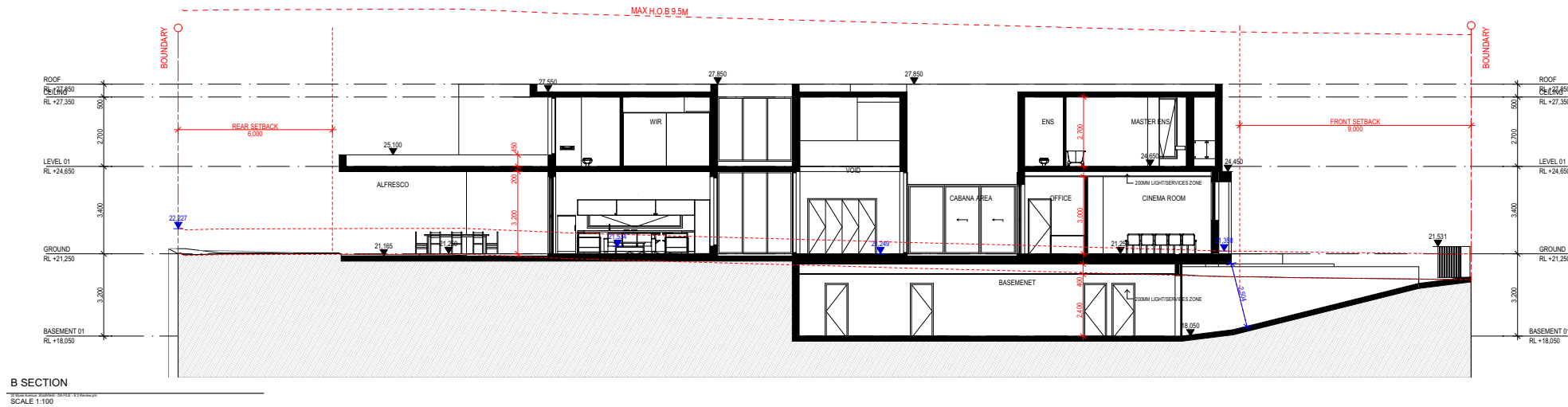
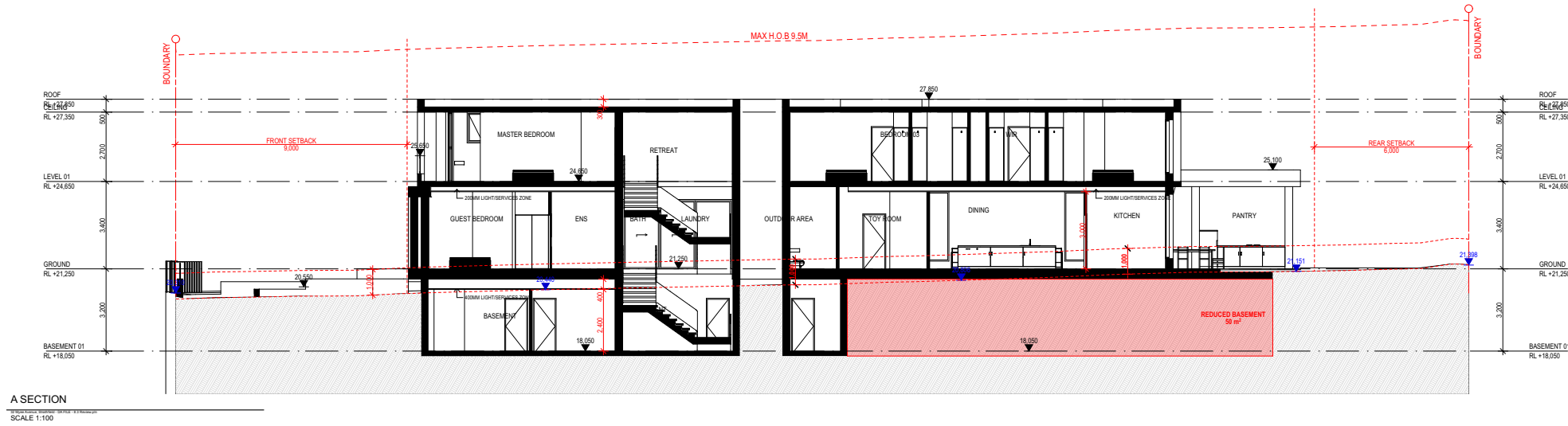
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<b>PROJECT:</b> POOL HOUSE ON MYEE <b>PROJECT ADDRESS:</b> 32 MYEE AVENUE, STRATHFIELD  <b>CLIENT:</b> JOHN SMITH  <b>8.2 REVIEW APPLICATION</b>	<b>AMENDMENTS</b>			<b>AMENDMENTS</b>			<b>WALL TYPE</b>		<b>DRAWING NUMBER: 8.2-3002</b>		<b>PROJECT NUMBER: 22-037</b>		<b>DATE OF ISSUE: 11/05/2023</b>		<b>ISSUE: F</b>	
	<b>ISSUE</b>	<b>DATE</b>	<b>DESCRIPTION</b>				<b>WALL TYPE 01</b>	TBA	<b>DRAWING TITLE: ELEVATIONS</b>		<b>SCALE: AS SHOWN</b>		<p><b>FIGURE 8 DESIGN</b></p> <p>FIGURE 8 DESIGN PTY.LTD © Copyright This drawing remains the property of Figure 8 Design used for the purpose for which it was commissioned &amp; in accordance with the terms of engagement for that commission. Unauthorised use of this drawing is prohibited. Do not scale drawings Verify all dimensions on site</p> <p>ABN: 34 663 170 803 4/04 - 16 RAILWAY PARADE BURWOOD - NSW - 2134 E: INFO@FIGUREDESIGN.COM.AU W: WWW.FIGUREDESIGN.COM.AU</p>			
	A	09-07-2022	ISSUE FOR REVIEW				<b>WALL TYPE 02</b>	TBA								
	B	31-08-2022	ISSUE FOR FEE PROPOSAL				<b>WALL TYPE 03</b>	TBA								
	C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				<b>WALL TYPE 04</b>	TBA								
	D	12-12-2022	ISSUE FOR DA AMENDMENTS				<b>WALL TYPE 05</b>	TBA								
E	05-05-2023	ISSUE FOR DA APPROVAL				<b>WALL TYPE 06</b>	TBA									
F	11-05-2023	ISSUE FOR DA APPROVAL														



**PROJECT:**  
POOL HOUSE ON MYEE  
32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
JOHN SMITH

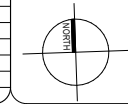
**8.2 REVIEW APPLICATION**

AMENDMENTS		
ISSUE	DATE	DESCRIPTION
A	09-07-2022	ISSUE FOR REVIEW
B	31-08-2022	ISSUE FOR FEE PROPOSAL
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION
D	12-12-2022	ISSUE FOR DA AMENDMENTS
E	05-05-2023	ISSUE FOR DA APPROVAL
F	11-05-2023	ISSUE FOR DA APPROVAL

AMENDMENTS	
ISSUE	DATE

WALL TYPE	
WALL TYPE 01	TBA
WALL TYPE 02	TBA
WALL TYPE 03	TBA
WALL TYPE 04	TBA
WALL TYPE 05	TBA
WALL TYPE 06	TBA

DRAWING NUMBER: <b>8.2-4001</b>	PROJECT NUMBER: <b>22-037</b>	DATE OF ISSUE: <b>11/05/2023</b>	ISSUE: <b>F</b>
DRAWING TITLE: <b>SECTIONS</b>		SCALE: <b>AS SHOWN</b>	





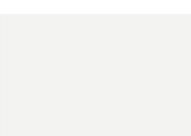





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




#HR-YR098T-01 23/09/2022  
 Assessor: Ayden Fiegler  
 Accreditation No: DMN201906  
 Address: 32 Myee Avenue, Strathfield, NSW, 2135  
 5.1  
 HOUSE  
 5.1  
 www.herb-software.com.au/pdf/YR098T-01

- A**  FLAT SHEET CORTEN PANELS  
CORTEN AUSTRALIA
- B**  LIGHT GREY CONCRETE FINISH  
OR SIMILAR
- C**  RENDER & PAINT FINISH  
DULUX - 'LEXICON QUATER' OR  
SIMILAR
- D**  RENDER & PAINT FINISH  
DULUX - 'DARK NIGHT' OR  
SIMILAR
- E**  DECO CLADDING  
NARROW LINE RANGE - NATURAL  
CHESTNUT OR SIMILAR
- F**  FINISHED STENCILLED  
CONCRETE OR SIMILAR
- G**  ALUMINIUM FRAMED DOORS  
'DULUX DARK NIGHT'
- H**  FRAMELESS GLASS  
BALUSTRADE

Generic Perspective  
 SCALE 1:88.20  
 32 Myee Avenue, Strathfield - Shadow Diagrams External Colours and Finishes  
 SCALE 1:1

AMENDMENTS			AMENDMENTS			WALL TYPE		DRAWING NUMBER		PROJECT NUMBER		DATE OF ISSUE		ISSUE	
ISSUE	DATE	DESCRIPTION				WALL TYPE 01	TBA	8.2-6301	22-037	11/05/2023	F				
A	09-07-2022	ISSUE FOR REVIEW				WALL TYPE 02	TBA	DRAWING TITLE: SCHEDULE OF EXTERNAL FINISHES		SCALE: AS SHOWN		 <b>FIGURE 8</b> DESIGN			
B	31-08-2022	ISSUE FOR FEE PROPOSAL				WALL TYPE 03	TBA			FIGURE 8 DESIGN PTY.LTD © Copyright This drawing remains the property of Figure 8 Design used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of this drawing is prohibited. Do not scale drawings Verify all dimensions on site					
C	23-09-2022	ISSUE FOR DEVELOPMENT APPLICATION				WALL TYPE 04	TBA	ABN: 34 663 170 803 4/04 - 16 RAILWAY PARADE BURWOOD - NSW - 2134 E: INFO@FIGURE8DESIGN.COM.AU W: WWW.FIGURE8DESIGN.COM.AU							
D	12-12-2022	ISSUE FOR DA AMENDMENTS				WALL TYPE 05	TBA								
E	05-05-2023	ISSUE FOR DA APPROVAL				WALL TYPE 06	TBA								
F	11-05-2023	ISSUE FOR DA APPROVAL													

**PROJECT:**  
 POOL HOUSE ON MYEE  
 PROJECT ADDRESS:  
 32 MYEE AVENUE, STRATHFIELD

**CLIENT:**  
 JOHN SMITH

**8.2 REVIEW APPLICATION**

**TO: Strathfield Local Planning Panel Meeting - 8 June 2023**  
**REPORT: SLPP – Report No. 3**  
**SUBJECT: S8.2-DA2022.177 - 12 CROSS STREET STRATHFIELD**  
**LOT: 19 DP: 1159**  
**DA NO. S8.2-DA2022.177**

**i) SUMMARY**

**(iii)**

<b>Property:</b>	S8.2-DA2022.177 12 Cross Street STRATHFIELD LOT: 19 DP: 1159
<b>Proposal:</b>	Section 8.2 Application to review previous determination to refuse the development for the demolition of existing single storey dwelling, construction of a two storey dwelling with basement, swimming pool, front fence and related landscaping.
<b>Applicant:</b>	M Mouawad
<b>Owner:</b>	G & Y Jabbour
<b>Date of lodgement:</b>	20 April 2023
<b>Notification period:</b>	28 April – 12 May 2023
<b>Submissions received:</b>	One (1)
<b>Assessment officer:</b>	J Gillies
<b>Estimated cost of works:</b>	\$1,753,571.00
<b>Zoning:</b>	R2-Low Density Residential - SLEP 2012
<b>Heritage:</b>	No
<b>Flood affected:</b>	No
<b>Is a Clause 4.6 Variation Proposed:</b>	No
<b>Local Planning Panel Criteria</b>	Internal Delegation
<b>RECOMMENDATION OF OFFICER:</b>	<b>APPROVAL</b>





**Figure 1:** Aerial view of the subject site (outlined in yellow)

## EXECUTIVE SUMMARY

### Background

The subject Application is a Section 8.2 Review (S8.2) of DA2022.177 which was refused by Strathfield Council on 23 December 2022. The refused application sought approval for the demolition of an existing single storey dwelling, and construction of a two storey dwelling with basement, swimming pool, front fence and related landscaping. The reasons for refusal primarily related to an accumulation of non-compliances including setbacks and gross floor area that created an unacceptable bulk and scale.

### Proposal

The Section 8.2 Review (S8.2) of DA2022.177 incorporates a comparable design, with demolition of the single storey dwelling at the site, and construction of a two storey dwelling with basement, swimming pool, front fence and related landscaping. A number of amendments have been made by the Applicant in response to the reasons for refusal.

### Site and Locality

The site is identified as 12 Cross Street STRATHFIELD and has a legal description of Lot: 19 DP: 1159. The site is a regular shaped parcel of land and is located on the eastern side of Cross Street. The site has a width of 15.24m, an average depth of 30.55m and an overall site area of 465.6m<sup>2</sup>. The locality surrounding the subject site primarily features low density residential development, with some medium density development and commercial developments along Liverpool Road south and east of the site.

### Strathfield Local Environmental Plan (SLEP) 2012

The site is zoned R2-Low Density Residential under the provisions of SLEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives contained within the SLEP 2012.

## **Strathfield Consolidated Development Control Plan (SLEP) 2005**

The proposed development generally satisfies the provisions of SCDCP 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 (CPP) from 28 April – 12 May 2023. One (1) submission was received during this period raising concerns in relation to potential dilapidation from basement excavation, plan inconsistency and potential privacy impacts.

### **Issues**

- Street tree and driveway alignment, front setback and streetscape character.

### **Conclusion**

Having regards to the heads of consideration under Section 4.15 of the Environmental Planning & Assessment (EP&A) Act 1979, Development Application (DA) 2022/177 is recommended for approval subject to suitable conditions of consent.

## REPORT IN FULL

### Background

- 23 December 2022** DA2022.177 was refused by Strathfield Council. The reasons for refusal are summarised below:
- The Application exceeded the permissible FSR allowance under SLEP 2012, with an additional 4.46m<sup>2</sup> of gross floor area (GFA) than what is permissible. The 1.4% variation to the development standard was not supported by a Clause 4.6 Variation Request.
  - The basement footprint extended beyond the footprint of the ground floor above which is a requirement under SCDCP (Part A), resulting in unnecessary earthworks.
  - The proposal did not comply with front setback requirements and minimum landscaped area requirements under SCDCP Part A. In combination with FSR non-compliance, this also contributed to an unacceptable bulk and scale not in keeping with the streetscape.
  - Voids that contributed to unnecessary bulk and scale were also addressed in the reasons for refusal via a non-compliance with the 3m floor to ceiling height requirement in Part A of SDCP.
  - Privacy also featured as a reason for refusal, due to an elevated landing adjacent to the laundry at ground level, impacting on the neighbour to the north.
- 20 April 2023** The Section 8.2 Review was lodged with Strathfield Council.
- 4 May 2023** Council's Planner undertook a site visit.
- 12 May 2023** The 14-day neighbour notification period ended, with one (1) submission received.

### Proposal

The development proposed under the Section 8.2 Application incorporates demolition of the existing single storey dwelling at the site, and construction of a two storey dwelling with basement, swimming pool, front fence and related landscaping. More specifically, the proposal includes;

#### Demolition

- Demolition of the existing dwelling, attached garage and concrete surfaces.

#### Basement level:

- Two parking spaces and manoeuvring area, services and storage room and stairs to the ground floor above.

#### Ground floor level:

- Front formal living room, kids play area, laundry and powder room, combined living, dining and kitchen, walk in pantry, bathroom and stairs to the first floor.

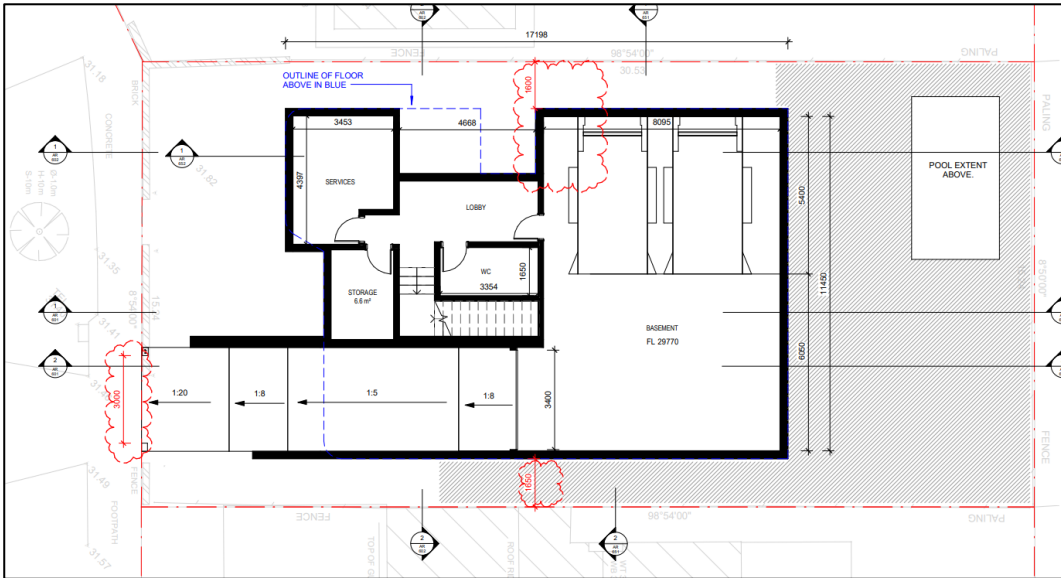
#### First floor level:

- Master bedroom with walk in robe and ensuite, a bedroom with ensuite, a bedroom without ensuite and a main bathroom, front balcony and rear 'non-trafficable' roof areas.

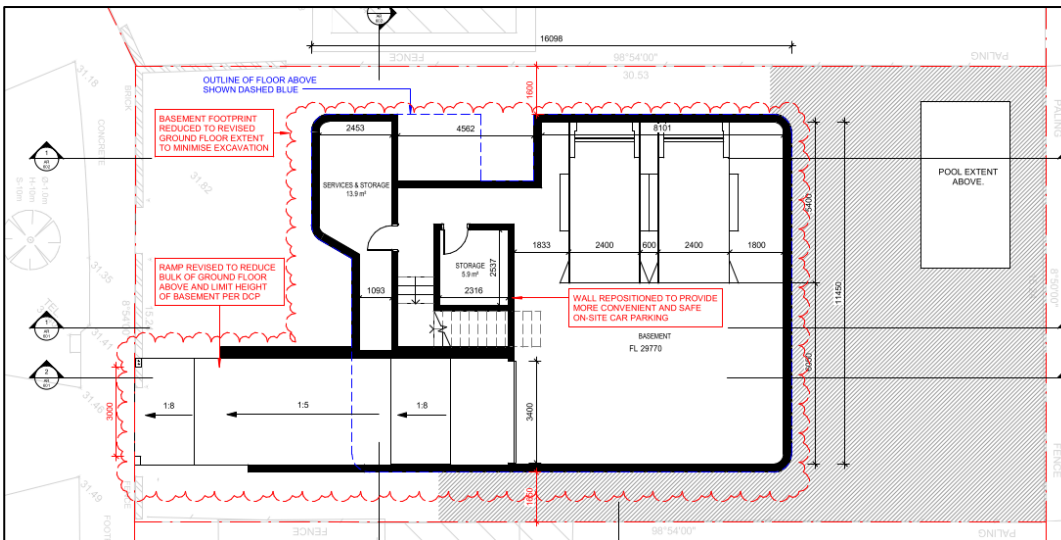
**External works:**

- In ground swimming pool, rear alfresco, driveway and basement ramp, landing adjoining the front door and landscaping across the site.

The figures below illustrate the proposed outcome as well as the refused outcome from 23 December 2023.



**Figure 2: Refused Basement Level**



**Figure 3: Proposed Basement Level**

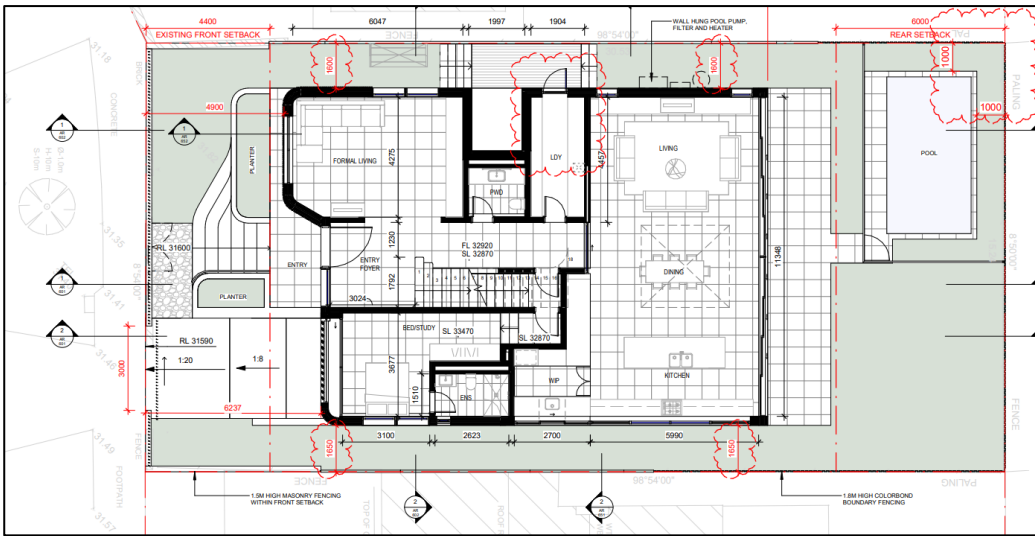


Figure 4: Refused Ground Floor Level

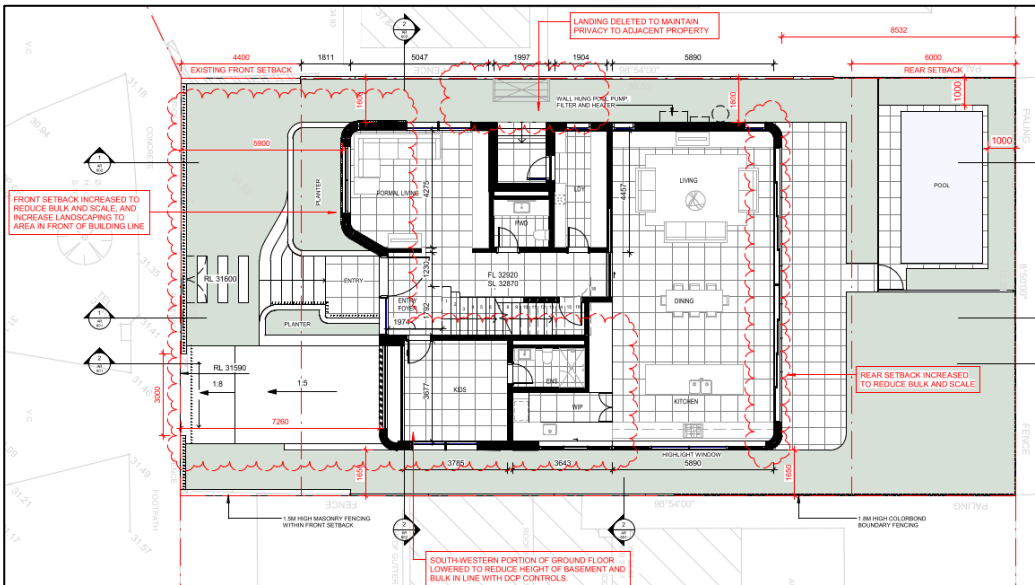
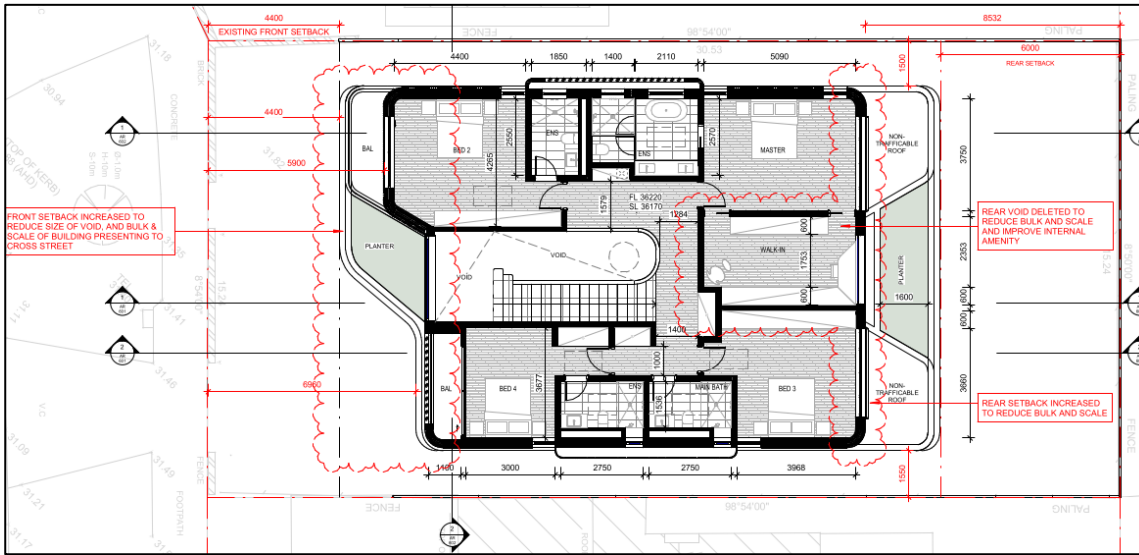


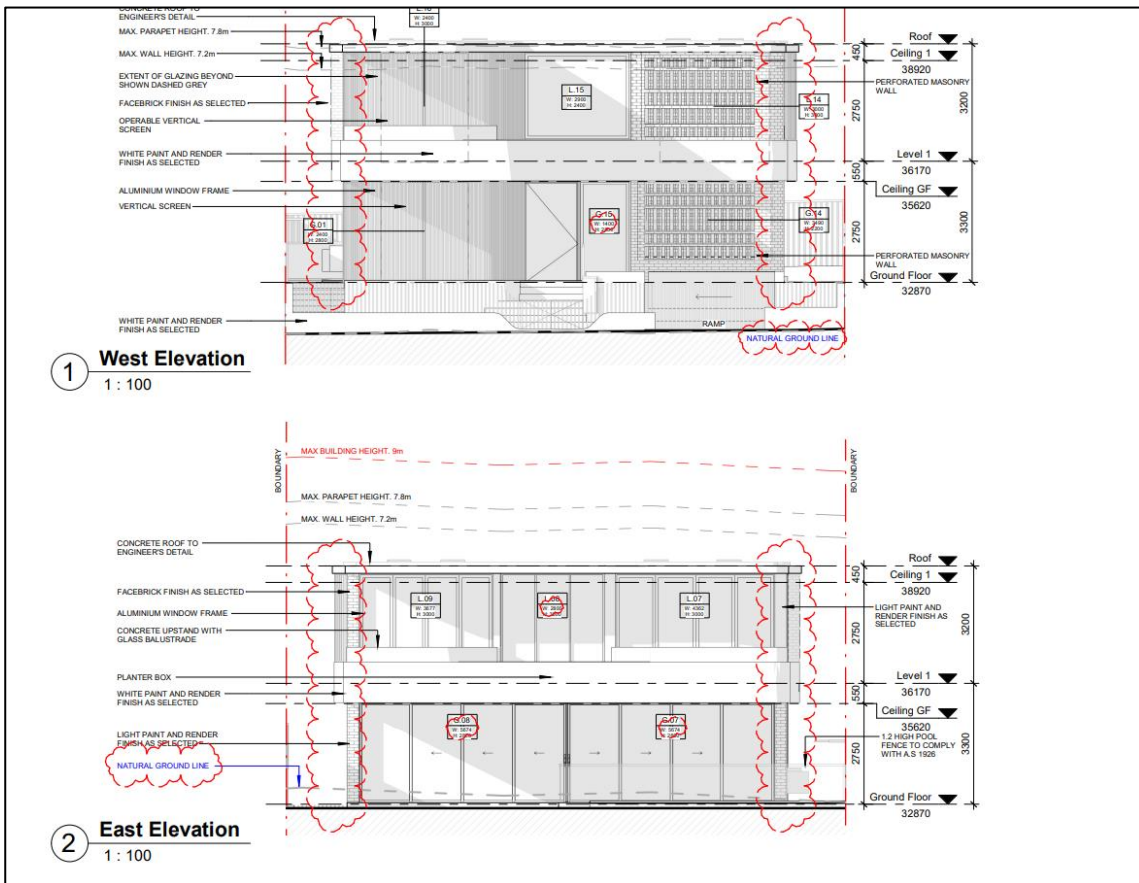
Figure 5: Proposed Ground Floor Level



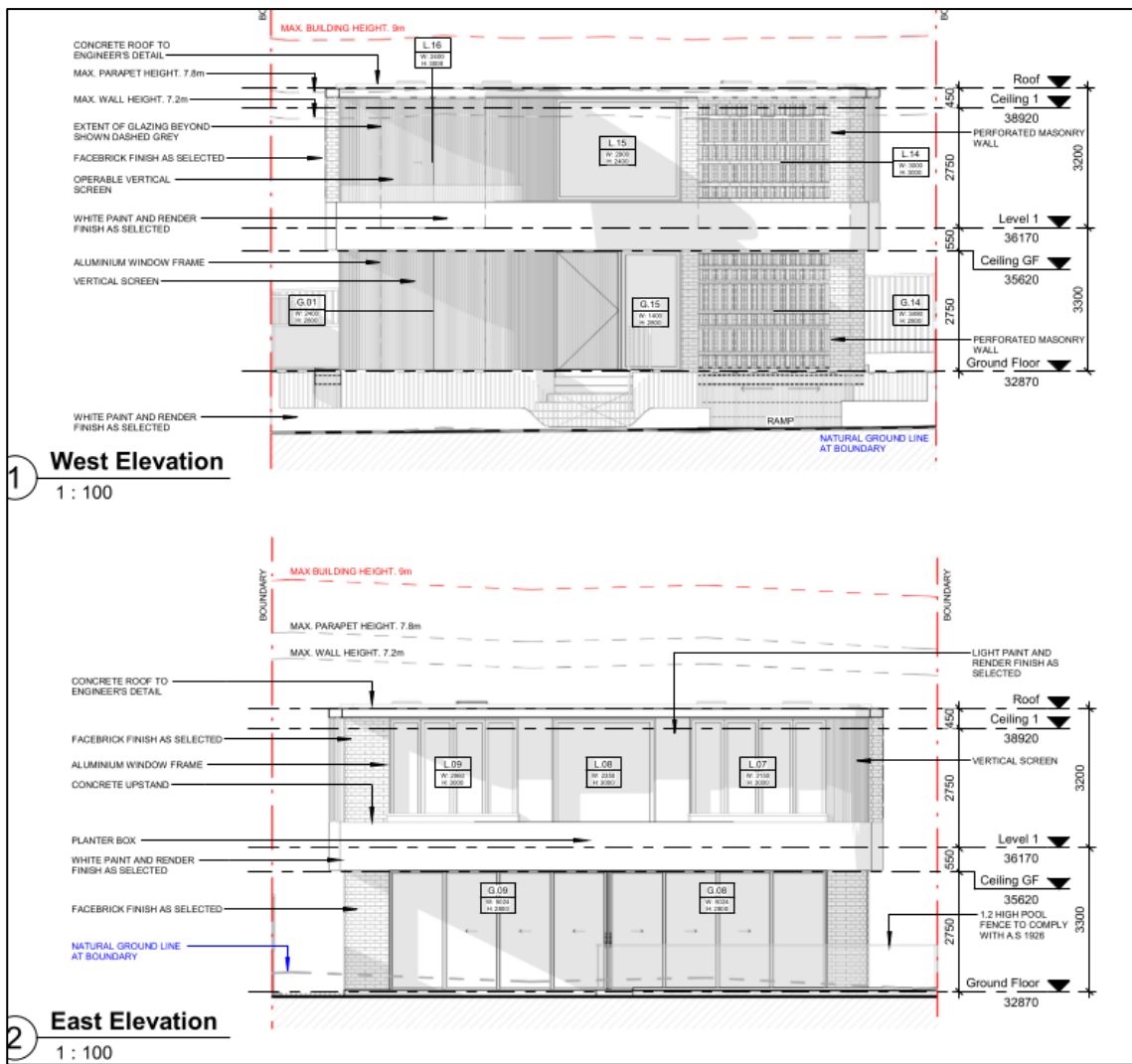
Figure 6: Refused First Floor Level



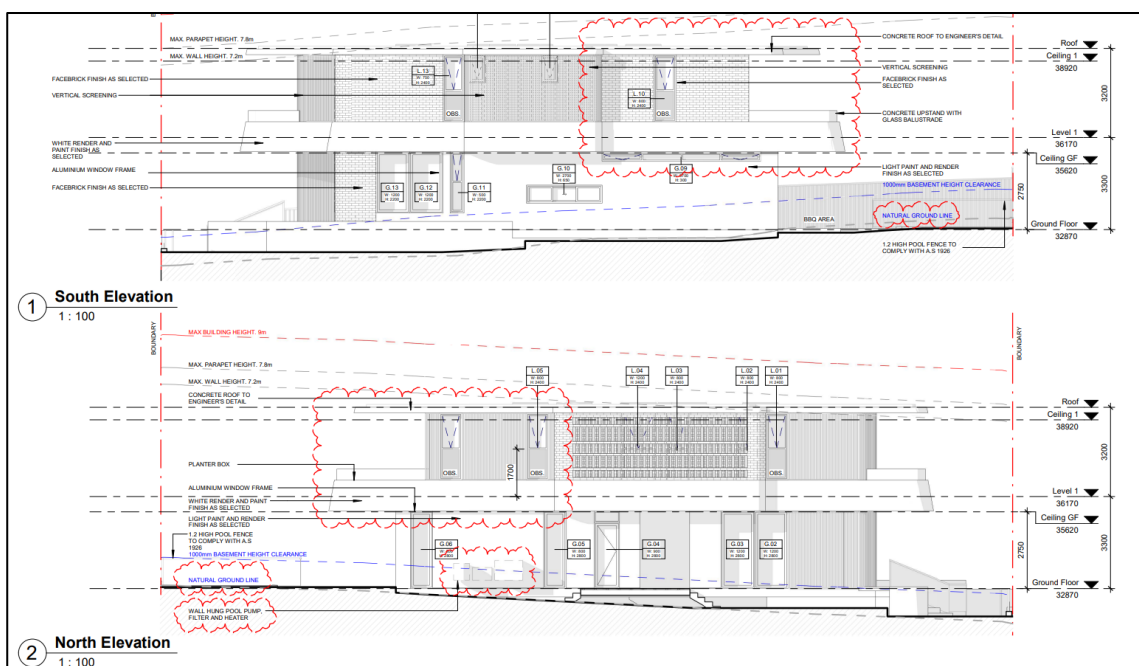
**Figure 7: Proposed First Floor Level**



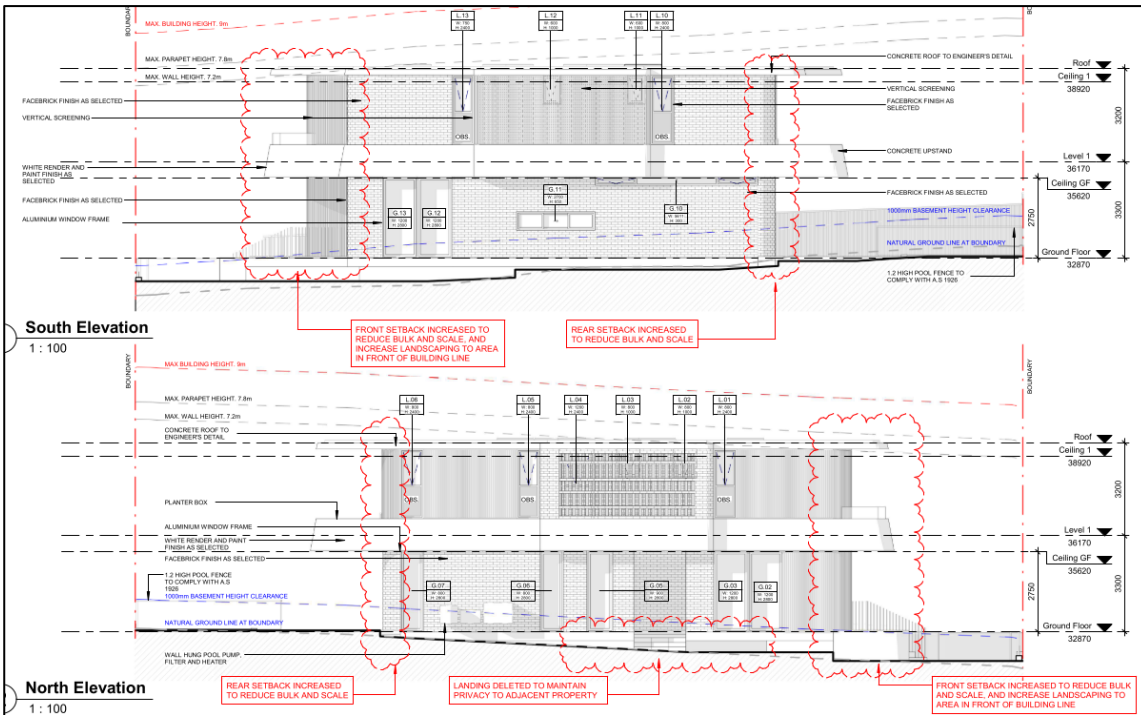
**Figure 8: Refused East and West Elevation**



**Figure 9: Proposed East and West Elevation**



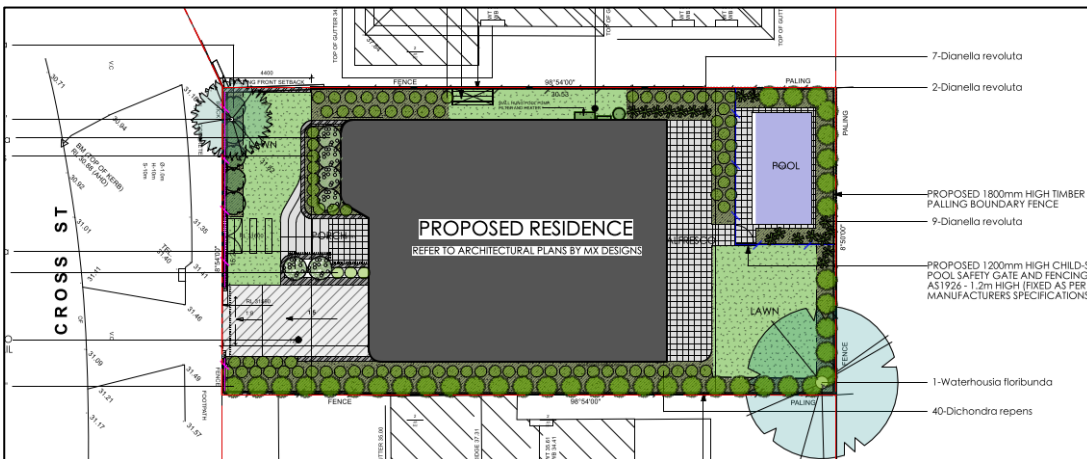
**Figure 10: Refused North and South Elevation**



**Figure 11: Proposed North and South Elevation**



**Figure 12: Refused Landscape Plan**



**Figure 13: Proposed Landscape Plan**



The key changes between the refused outcome and proposed outcome are as follows:

Basement level:

- Slight curving of the western basement edge to fit within the footprint of the ground floor walls.
- Removal of a WC.

Ground floor level:

- Increase to the front setback from 4.9m to 5.9m.
- Increase to the rear setback from 8.432m to 8.532m.
- Removal of a landing along the northern boundary.
- Lowering of the south-western corner of the building to have a floor level equal to the rest of the ground floor, thereby reducing the elevation of the basement in this area.
- Minor re-arrangement of spaces/rooms.

First floor level:

- Increased front setback from 2.787m to 4.4m (front balcony).
- Removal of the rear void. This space has been transferred to floor area, with increased setbacks requiring a tighter floor plan.

External works:

- Minor changes to landscaping regime, primarily resulting from the increased front setback.

### **The Site and Locality**

The subject site is legally described as Lot: 19 DP: 1159 and commonly known as 12 Cross Street STRATHFIELD. It is located off the eastern side of Cross Street between High Street and Gees Avenue.

The site is rectangular in shape and has a frontage of 15.24m to the west, a rear boundary of 15.24m to the east, a side boundary length of 30.53m to the north, and a side boundary length of 30.58m to the south, resulting in a total area of 465.6m<sup>2</sup>.

The site slopes gradually from the rear of the property to the street frontage.

The site is occupied by a single storey brick dwelling. Vehicular access is provided to the site via a driveway running along the southern boundary which leads to an attached single storey garage. The rear yard comprises turf with no significant trees or vegetation.

Adjoining the site to the north is a two storey brick dwelling with render finish. Adjoining the site to the south is a single storey brick dwelling. At the rear, the site adjoins Number 3 Highfield Crescent which features a single story dwelling with below ground garage and two storey appearance at the rear.

The Cross Street streetscape features single and two storey dwellings with a mixture of architectural styles. The road reserve is relatively narrow, however the verges are generous with mature trees and turf.

Figures 14 – 24 show the site and surrounds and were taken during the site visit.



**Figure 14:** Existing dwelling at the subject site



**Figure 15:** Dwelling adjoining the site to the south at 14 Cross Street



**Figure 16:** Dwelling adjoining the site to the north at 16 Cross St



**Figure 17:** Opposite the site at 13 and 11 Cross Street



**Figure 18:** Southern side setback at the site



**Figure 19:** Southern boundary at the site and adjoining development



**Figure 20:** Looking south from the rear setback of the site



**Figure 21:** Looking east at No. 3 Highfield Crescent



**Figure 22:** Looking north east from the rear setback



**Figure 23:** View of the rear façade of the existing dwelling and adjoining development at 12 Cross Street



**Figure 24:** Northern side setback

## **Referrals – Internal**

### **Development Engineer**

Council's Development Engineer reviewed the proposed development and provided the following comments:

*I have reviewed the amended stormwater management plans prepared by S&G Consultants rev B drawing no.SW100, SW200-SW203,SW400 project no 20220023 dated 8.03.2023 and made an assessment based on the flooding characteristics and topography of the site, the proposed stormwater system and the finished floor levels of the development.*

*The site is not subject to flooding, and it falls to the front and disposal by gravity is achievable hence enabling the applicant to submit a compliant design. OSD is not required as per Council's stormwater management code. The site discharges to Council drainage system in Cross Street by gravity pipe means via boundary pit.*

*The Application is supported subject to imposition of conditions.*

### **Traffic Engineer**

Council's Traffic Engineer reviewed the proposed development and provided the following comments:

*All aspects of the off-street parking have been assessed against the AS2890 series and Council's DCP.*

#### **1. Driveway Access**

*Pursuant to Council's DCP Part A Clause 8.2.1, the driveway width at the property boundary shall not exceed 3.0m.*

*Further, a maximum of one (1) driveway crossing is permitted even though the site is a corner allotment as a second vehicular crossing is not warranted.*

#### **Comment:**

*The Site Plan shows a 3.0m wide driveway at the boundary, and hence this width is satisfactory.*

*Further, the plans show that the existing driveway crossing location on Cross Street is to be used, although the location will require it to be moved closer to the existing street tree.*

*Therefore the proposed driveway access may be within 2.0m of the existing tree trunk in the road reserve along the frontage of the subject property. This matter must be referred to the relevant officer to ensure the 2.0m separation is achieved while maintaining the 0.5m separation of the driveway crossing from the southern side boundary.*

**\*Note** – this matter was discussed with Council's Tree Management Coordinator and Traffic Engineer. It was confirmed that due to the size of the tree, no change to the existing crossover would be permitted due to the potential for impacts on the root system and lack of an arborist report and root mapping. Therefore, it was agreed with Council's traffic Engineer that a condition of consent be imposed requiring angling of the driveway inside

the property boundary to align with the existing crossover. Primarily, this would require the northern edge of the driveway to be angled south.

## **2. Ramp Grades**

*AS2890.1 requires a maximum grade difference at the boundary transition area of 12.5%; Council's DCP Part I requires a maximum grade difference at the boundary transition of 1 in 7, or 14.3%. AS2890.1 dictates the maximum grade difference.*

*The gradient details of the ramp from the front boundary into the site are as follows,*

- o 12.5% for 2.0m*
- o 20% for 6.6m*
- o 12.5%.for 2.0m*

### **Comment:**

*These ramp grades are considered satisfactory.*

## **3. Garages, carports, and car spaces**

*Pursuant to Council's DCP Part A Clause 8.2.2, two (2) car parking spaces are to be provided and maintained behind the front building line of all new dwellings (i.e. the garage, carport, or car space).*

*The traffic report has provided advise that the proposed driveway and car parking arrangement has been designed against the AS2890.1 design criteria for a domestic driveway (Clause 2.6). It is confirmed that the provisions made in the design are consistent with the relevant design principles.*

*The traffic report shows an internal driveway width is 3.4m, in addition a swept analysis for the two basement parking spaces has been provided for a B85 Car,*

### **Comment:**

*The internal driveway width and the swept path analysis is considered satisfactory.*

In addition to the above comments, Council's Traffic Engineer provided conditions of consent.

## **Tree Management**

Council's Tree Management Officer reviewed the proposed development and provided the following comments:

### **Trees**

- There are no trees on the subject property itself however as noted in DA Assessment Report, there are Murrayas on 14 Cross Street that will require some pruning and protection throughout demolition and construction. Pruning specification and protection requirements to be conditioned.*
- There is 1 street tree in front of the property that will be potentially impacted by the development. The tree is a large specimen which appears to be of good health and condition. Protection and bond conditions to be applied.*

**Vehicle crossing**

- *\*Note comments amended to reflect final decision - The existing vehicle crossings is proposed to be used. Conditions of consent will require re-alignment of the internal driveway to connect with the existing crossover. No works are permitted within the verge.*

**Stormwater**

- *Proposed stormwater works include pipe along front boundary of property. Condition that note be added to stormwater drawings that any excavation within TPZ of street tree is to be undertaken by non-destructive digging under supervision of project arborist.*

**Architectural & Landscape Plan**

- *Architectural and landscape plans show planter to undercroft area at front of house and heavily shaded planter to rear of house. Recommend proposed planting be of more shade tolerant species and that planters be irrigated.*

In addition to the above comments, Council's Tree Management Officer provided conditions of consent.

**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 EP&A 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:

**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 these trees.

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



**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 of the EP&A Act 1979, 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. Accordingly, the objectives outlined within Chapter 4 of the SEPP are considered to be satisfied.

**Strathfield Local Environmental Plan (SLEP) 2012**

The development site is subject to the SLEP 2012.

**Part 2 – Permitted or Prohibited Development**

**Clause 2.1 – Land Use Zones**

The subject site is zoned R2-Low Density Residential and the proposal is a permissible form of development with Council's consent.

**Part 4 – Principal Development Standards**

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
<b>4.3</b> Height of Buildings	9.5m	7.56m	Complies
<b>4.4</b> Floor Space Ratio	0.65:1 (302.6m <sup>2</sup> )	0.637:1 296.7m <sup>2</sup>	Complies

**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 refused development incorporated a basement that extended beyond the footprint of the ground floor walls above, albeit only a minor area at the front. This metric for considering whether earthworks are excessive or not is consistently applied by Council and features in Council's DCP. The revised design incorporates a basement that is limited to the footprint of the ground floor above and access to and from the basement. Further, the ground floor footprint is smaller under the revised development (157.7m<sup>2</sup> vs 170.2m<sup>2</sup>).

The depth of excavation has been kept to minimum requirements to comply with Council's DCP controls 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 affect 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 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 SLEP 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 the proposed development on the subject site.

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

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan (SCDCP) 2005. The following comments are made with respect to the proposal satisfying the objectives and controls contained within the SCDCP 2005.

Applicable SCDCP 2005 Controls	SCDCP 2005 Controls	Development Proposal	Compliance/Comment
<b>Building Envelope</b>			
<b>Heights (max):</b> Floor to ceiling heights: Height to underside of eaves: Parapet height: Overall height for flat roof dwelling: Basement height above NGL: Number of storeys/levels:	3.0m 7.2m 0.8m 7.8m 1.0m 2	2.7m 7.2m 0.08m 7.56m 1m 2	Complies Complies Complies Complies Complies Complies
<b>Setbacks (min):</b> Front:  Side: Side: Combined side setback: Rear:	9m  1.2m (min) 1.2m (min) 3.048m (20%) 6m	4.4m  1.5m 1.55m 3.05m 6m	No – refer discussion Complies Complies Complies Complies
<b>Landscaping</b>			
Overall area (min):	162.96m <sup>2</sup> (465.6m <sup>2</sup> x 35%)	174m <sup>2</sup>	Complies
Front yard landscaping area (min):	50%	59%	Complies
Rear landscaping area (min):	50% of overall landscape requirement	36% 59m <sup>2</sup>	No – refer discussion
<b>Fencing</b>			
Height (overall/piers) (max): Solid component (max): Secondary frontage (max): Side and rear (max):	1.5m 0.7m 1.8m 1.8m	1.5m 0.7m 1.8m 1.5m (full masonry)	Complies Complies Complies No – refer discussion
<b>Solar Access</b>			
POS or habitable windows on subject site (min):	3hrs to habitable windows and to 50% of POS	>3hrs to 50% of POS <3hrs to certain habitable windows	Complies No – refer discussion
Adjoining POS (min):	3hrs	>3hrs to 50% of POS	Complies
<b>Vehicle Access and Parking</b>			
Driveway width at boundary (min): Vehicular crossing (max): Driveway setback – side (min): No. of parking spaces:	3m 1 0.5m 2	3m 1 1.5m 2	Complies Complies Complies Complies
<b>Basement:</b> Basement protrusion (max): Basement ramp/driveway width (max): Internal height (min):	1.0m 3.5m 2.2m	1m 3.5m 3.5m	Complies Complies Complies

<b>Ancillary Development</b>			
<b>RETAINING WALLS</b>			
Height (max):	1.2m	1m	Complies
<b>SWIMMING POOL</b>			
Side/rear setback (min):	1.0m	1m	Complies

### **Front Setback**

It is noted that the proposed development incorporates a non-complaint front setback. It is also noted that the front setback has been increased from the refused development, from 2.787m to 4.4m. This measurement is taken from the balcony line in the north-western corner of the site. From the building façade line, the front setback is 5.9m.

Section 4.2.2.1 of Part A permits a setback less than 9m where the predominant front setback is less than 9m, as well as if the front setback is not less than the existing front setback and if the front setback does not conflict with the character of the streetscape.

It is noted that the existing front setback at the site is 4.4m. It is also noted that there are several examples of shallow front setbacks on the western side of Cross Street opposite the subject site, including 5.5m at 13 Cross Street and 4.4m at 15 Cross Street.

However, the two sites adjoining the subject land have comparatively deeper setbacks and this reflects a general theme along the eastern side of Cross Street, except for the subject site. To the north at 10 Cross Street, there is a 7m setback as taken from the garage near the southern boundary. Further north at 8 Cross Street, the front setback is approximately 6.5m from the front landing. To the south at 14 Cross Street, the setback is approximately 8.4m and at 16 Cross Street the front setback is approximately 9m.

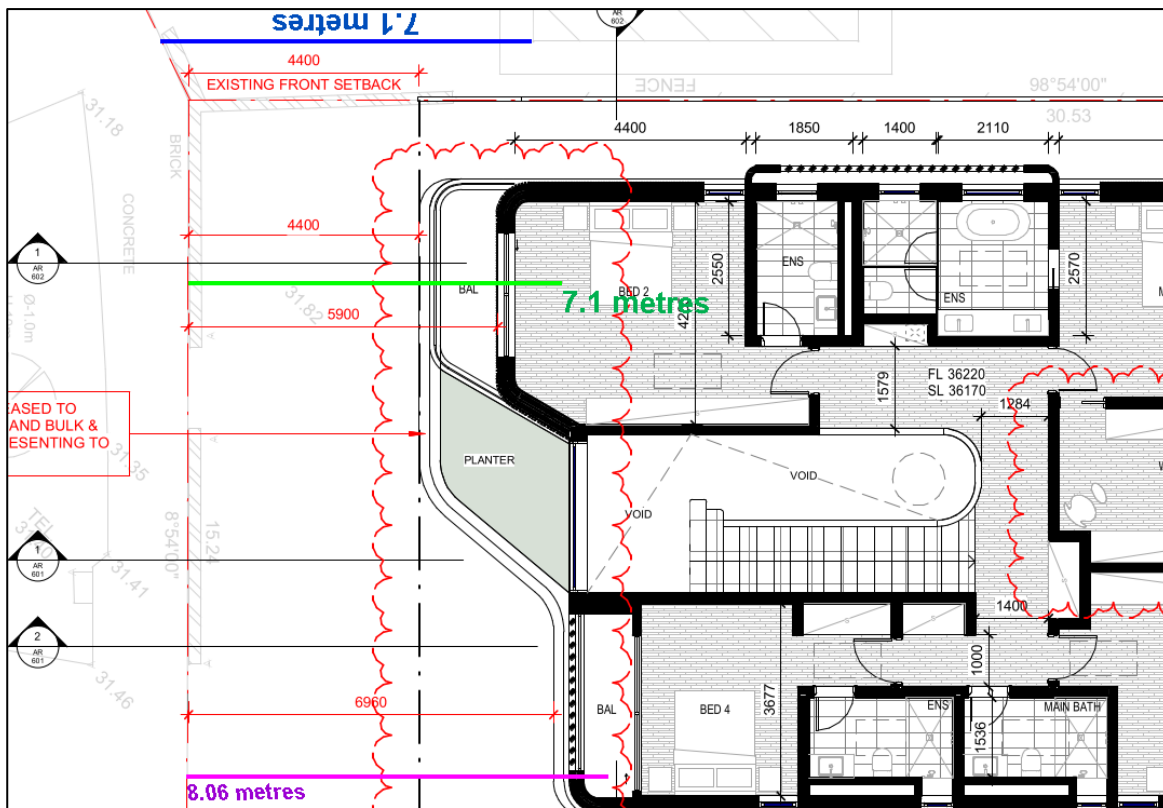
The setbacks discussed above are shown in the figure below.



**Figure 25** – Front setbacks: Yellow 4.4m (the site), Red 8.4m (14 Cross Street), Purple 9m (16 Cross Street), Green 7m (10 Cross Street), Blue 6.5m (8 Cross Street), Pink 5.5m (13 Cross Street), Orange 4.4m (15 Cross Street).

Noting the above, the proposed 4.4m front setback (5.9m from the building façade) is too shallow for the eastern side of Cross Street and should be increased to tie in with the building adjoining the site to the north. With the curve of the building maintained, this increased setback will allow for an 8.6m front setback near the southern boundary, tying in more closely with developments to the south.

As such a condition of consent will be recommended requiring the building façade line to be pushed back 1.1m and the balcony line an equal amount and that this revised design be submitted to Council for endorsement. The condition will require the form of the building to remain the same, thereby increasing the setback at the southern point to 8.06m, and no change to the rear setback or side setbacks will be permitted. The condition will allow for a reduction in any space or combination of spaces to achieve the required outcome. This will be required at the first floor; ground floor and the basement will be required to fit within the new ground floor footprint. The required front setback is illustrated below.



**Figure 26 – Required design change resulting from front setback assessment (Level 1)**

### Flat Roof (Building Form and Streetscape Character)

It is also noted that the proposed development will introduce a flat roof dwelling into a streetscape dominated by pitched roof dwellings, albeit featuring various architectural forms and eras. The proposed flat roof outcome is accepted as compliance with the 7.8m development control is achieved, limiting the bulk and scale of the building. Furthermore, the above condition relating to front setback will reduce visual bulk.

Otherwise, the proposed development generally satisfies the objectives and controls within the development control plan relating to building envelope.

### Landscaping and Open Space

The proposed development satisfies the relevant objectives and controls of the SCDP 2005. The development incorporates adequate areas for deep soil planting and can accommodate large canopy trees and where possible trees have been retained and protected. As noted above, conditions of consent will require a small re-alignment of the driveway inside the property boundary, to ensure no change to the existing driveway crossover is necessary, thereby protecting the health of the street tree in front of the property.

Council's DCP requires the rear setback to contain 50% of the overall landscaped area. Noting the subject site is a relatively shallow lot, especially compared to lots in central Strathfield (often 50m+ in depth), and that the proposal does comply with the overall landscape area, the non-compliance is accepted on merit.

The planter boxes at the front of the development, sit at or slightly higher than 1m above existing ground level. The Applicant has extrapolated from the survey to indicate the planters sit at 1m above existing ground; however it is likely there are minor exceedances. Although the exceedance

is minor, lowering of the planters will assist in modulating the new levels at the site (especially the basement hole) and a condition of consent will be imposed requiring lowering of the planters by 300mm.

### **Fencing**

The proposed front and side fencing satisfies the relevant objectives and controls within SCDCP 2005. It is sympathetic to the existing and desired character of the locality and is compatible to the height and style of adjoining fences.

It is noted that the plans indicate a 1.5m high masonry fence along the side boundary within the front setback. Conditions of consent will require this fence to have a solid / masonry component of no higher than 0.7m.

### **Solar Access**

Given the orientation of the site and change from a single storey dwelling to a two storey dwelling, changes in overshadowing are expected for the southern neighbour at 14 Cross Street. The submitted shadow diagrams indicate that sunlight to at least 50% of the private open space (front and rear) is achieved or maintained for a minimum period of 3 hours between 9.00am-3:00pm at the winter solstice.

There is overshadowing along the northern elevation of the dwelling at 14 Cross Street, thereby impacting on at least one habitable window (refer Figure 19 above) and a rear alfresco area. The overshadowing along this elevation is expected to a degree given the orientation the street and are considered reasonable for the following additional reasons:

- The proposed development incorporates complaint side and rear setbacks,
- The proposed development tapers towards the southern boundary, with pulled in rear and front balconies,
- The proposed development has a complaint height – sitting below the 7.8m height limit for a flat roof dwelling,
- 14 Cross Street still has considerable solar access to large parts of the front and rear setback and southern living space within the house.

The proposal is considered to generally satisfy the relevant objectives and controls of the SCDCP 2005.

### **Privacy**

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005, in that adequate privacy is maintained between adjoining properties and any potential overlooking is minimised. Windows are offset from adjoining dwellings where required, they are screened, obscured or off low active use rooms so as not to negatively impact on adjoining properties. Balconies are either screened, setback or of limited size to not impact on the amenity or privacy of the adjoining dwellings whilst providing good amenity to the occupant of the dwelling.

### **Vehicular Access, Parking and Basements**

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 in that it provides the minimum number of required parking spaces and adequate vehicular access provisions. The basement has been kept to less than 1m above natural ground level, does not extend beyond the ground floor above, has been designed so that vehicles can enter and exit in a forward direction and maintains a minimum internal height of 2.2m.

As noted above, conditions of consent will require a small re-alignment of the driveway inside the property boundary, to ensure no change to the existing driveway crossover is necessary, thereby protecting the health of the street tree in front of the property.

### **Cut and Fill**

The proposed development is considered to satisfy the relevant objectives and controls of the SCDCP 2005, in that the need for cut and fill has been kept to a minimum and existing ground levels have been maintained where appropriate to reduced site disturbance. Existing trees and shrubs have been retained where possible and ground water tables are maintained and impact on overland flow and drainage is minimised.

### **Water and Soil Management**

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005 and complies with Council's Stormwater Management Code. A Soil Erosion Plan has been submitted with the application to prevent or minimise soil disturbances during construction.

### **Access, Safety and Security**

The proposed development satisfies the relevant objectives and controls of the SCDCP 2005. Separate pedestrian and vehicle access provisions are provided, passive surveillance of the public street has been provided providing safety and perception of safety in the street.

## **ANCILLARY STRUCTURES**

### Retaining Walls

The proposed development satisfies the relevant objectives and controls within SCDCP 2005 and have been kept to a maximum height of 1.2m. All retaining walls greater than 600mm are required to be designed by a suitably qualified engineer.

### Swimming Pools, Spas & Associated Enclosures

The proposed development satisfies the relevant objectives and controls with SCDCP 2005.

Conditions of consent will require the pool pump equipment to be located in a sound proof enclosure. The pool coping is sitting at RL 32.92 which is near to natural ground level and a suitable outcome.

Conditions of consent will also require the swimming pool fence/enclosure will comply with the swimming pools act and relevant standards.

## **PART H – Waste Management**

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. It is considered that this plan adequately addresses Part H and considered satisfactory.

**(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,***

The proposed development is of a scale and character that is in keeping with other developments being constructed in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

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

It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation, and relationship to adjoining developments.

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

In accordance with the provisions of Council's Community Participation Plan (CPP), the application was placed on neighbour notification for a period of 14 days where adjoining property owners were notified in writing of the proposal and invited to comment. One (1) submission was received from the resident at 14 Cross Street adjoining the site to the south, raising the following concerns:

**1. *Excavation for the basement may impact on the stability of the wall at 14 Cross Street which sits on the boundary.***

Comment: Conditions of consent will require a geotechnical report to be prepared prior to construction, as well as dilapidation reports prior to and following commencement of works.

**2. *The windows on the southern elevation will overlook the single window located on the northern façade of 14 Cross Street and the details of screening are unclear.***

Comment: The materials and finishes schedule indicates timber screening of the windows in this location. In addition, the window sill height is 2m above the floor level, which is more than suitable for privacy measures. It is also noted that the windows either side of the timber screening which are off bedrooms have obscure glazing below 1.7m.

**3. *The balcony off bedroom 3 allows for inappropriate overlooking and should be screened.***

Comment: The balcony will be non-trafficable and is labelled accordingly. The location of a glass balustrade at the edge of the bedroom provides some assurance the non-trafficable roof will not be used as a balcony. It is noted that the roof serves a purpose at ground floor, providing shelter over the rear alfresco.

Mediation

The submitter from 14 Cross Street provided their contact number. They were phoned twice, and a voice message was left however no return call was received.

**(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. 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 \$1,753,571 and in accordance with Council's Section 7.12 Indirect Contributions Plan, a contribution of 1% of the cost of works is applicable. In this regard, the contribution is as follows.

Local Amenity Improvement Levy	\$17,535.71
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**Conclusion**

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

Following detailed assessment, it is considered that Development Application No. 2022/177 should be approved, subject to conditions of consent.

Signed: 

**J Gillies  
Senior Planner**

**Date: 23/05/2023**

- I confirm that I have assessed 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: **G Andonoski  
Landuse Planning & Operations Coordinator**

**Date: 25/05/2023**

That Development Application No. S8.2-DA2022.177 for Section 8.2 Application to review previous determination to refuse the development for the demolition of existing single storey dwelling, construction of a two storey dwelling with basement, swimming pool, front fence and related landscaping at 12 Cross Street STRATHFIELD be **APPROVED**, subject to the following conditions:

The following conditions of consent are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To protect the environment.
- (c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
- (d) It is in the public interest.

## **DEVELOPMENT DETAILS**

### **1. Approved Plans & Documentation**

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

<b>Description</b>	<b>Reference No.</b>	<b>Date</b>	<b>Revision</b>	<b>Prepared by</b>
Demolition Plan	AR 002	10/03/23	2	MX Designs
Site Analysis	AR 003	10/03/23	2	MX Designs
Basement GA	AR100	06/04/23	10	MX Designs
Ground Floor GA	AR101	06/04/23	10	MX Designs
Level 1 GA	AR102	10/03/23	8	MX Designs
Roof Plan	AR103	06/04/23	9	MX Designs
Elevations	AR401	10/03/23	6	MX Designs
Elevations	AR402	10/03/23	6	MX Designs
Fence Elevation	AR403	10/03/23	3	MX Designs
Section AA & BB	AR601	10/03/23	4	MX Designs
Section CC & DD	AR602	10/03/23	4	MX Designs

Driveway Details	AR701	10/03/23	2	MX Designs
Glazing Schedule	AR900	10/03/23	3	MX Designs
Finishes Schedule	AR930	10/03/23	5	MX Designs
Landscape Plan – Ground Floor	L/01	07/03/23	A	atc
Landscape Plan – First Floor	L/02	07/03/23	A	atc
Details and Planting Schedule	L/03	07/03/23	A	atc
Landscape Specification	L/03	07/03/23	A	atc
Cover Sheet	SW100	08/03/23	B	SGC
Stormwater Concept Design – Basement Plan	SW200	08/03/23	B	SGC
Stormwater Concept Design – Ground Floor Plan	SW201	08/03/23	B	SGC
Stormwater Concept Design – First Floor Plan	SW202	08/03/23	B	SGC
Stormwater Concept Design – Roof Plan	SW203	08/03/23	B	SGC
Stormwater Concept Design – Details Sheet	SW300	08/03/23	B	SGC
Erosion and Sediment Control – Plan and Details	SW400	08/03/23	B	SGC
BASIX Certificate	1281768S_02	10/03/23	-	Gradwell Consulting
Waste Management Plan	-	15/08/22	-	MX Designs

## SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

### 2. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.
- (b) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (c) Establishing a "works zone";
- (d) Placing or storing materials or equipment;
- (e) Placing or storing waste containers or skip bins;
- (f) Stormwater & ancillary to public infrastructure on private land
- (g) Erecting a structure or carrying out work

These separate activity approvals (a)-(g) must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

- (h) Pumping water from the site into the public road;
- (i) Constructing a vehicular crossing or footpath;
- (j) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (k) Stormwater & ancillary works in the road reserve; and
- (l) Pumping concrete from a public road;

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the activities commencing.

The relevant Application Forms for these activities can be downloaded from Council's website [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au). For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

### 3. **Building – Hoarding Application**

Prior to demolition of the buildings on the site, or the commencement of work above ground level, a separate application for the erection of an 'A class' (fence type) or a 'B class' (overhead type) hoarding or 'C type' scaffold, in accordance with the requirements of SafeWork NSW, must be erected along that portion of the footways/roadway where the building is within 3 metres of the street boundary.

An application for this work under Section 68 of the [Local Government Act 1993](#) and the Roads Act 1993 must be submitted for approval to Council.

The following information is to be submitted with a Hoarding Application under Section 68 of the [Local Government Act 1993](#) and Section 138 of the [Roads Act 1993](#):

- (a) A site and location plan of the hoarding with detailed elevation, dimensions, setbacks, heights, entry and exit points to/from the site, vehicle access points, location of public utilities, electrical overhead wire protection, site management plan and builders sheds location; and
- (b) Hoarding plan and details that are certified by an appropriately qualified engineer; and
- (c) The payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges (available at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)) before the commencement of work; and
- (d) A Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained a copy provided to Council. The Policy is to note Council as an interested party.

## **REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES**

### 4. **Sydney Water – Tap in™**

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

## **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

### 5. **Fees to be Paid**

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

A summary of the fees to be paid are listed below:

<b>Fee Type</b>	<b>Fee</b>
<b>GENERAL FEES</b>	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See <a href="https://portal.longservice.nsw.gov.au/bci/levy/">https://portal.longservice.nsw.gov.au/bci/levy/</a>	\$4,383.93
Security Damage Deposit	\$15,000.00
Tree Bond	\$30,450.00
Administration Fee for Damage Deposit	\$130.00
Administration Fee for Tree Bond	\$130.00

<b>DEVELOPMENT CONTRIBUTIONS</b>	
Strathfield Section 94A Indirect Development Contributions Plan 2017	\$17,535.71

### **General Fees**

The fees and charges above are subject to change and are as set out in the version of Council's Schedule of Fees and Charges or as required by other Government Authorities, applicable at the time of payment.

### **Development Contributions**

The Section 7.11 contribution (s94) is imposed to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

A Section 7.12 contribution has been levied on the subject development pursuant to the Strathfield Section 94A Indirect Development Contributions Plan.

### Indexation

The above contributions will be adjusted at the time of payment to reflect changes in the cost of

delivering public amenities and public services, in accordance with the indices provided by the relevant Development Contributions Plan.

#### Timing of Payment

The contribution must be paid and receipted by Council prior to the release of the Construction Certificate.

#### Further Information

A copy of the *current Development Contributions Plans* may be inspected at Council's Customer Service Centre at 65 Homebush Road, Strathfield or on Council's website

[www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au).

## 6. Required Design Changes

The following changes are required to be made and shown on the Construction Certificate plans:

<p>Front setback</p>	<p>The front building line is to be setback an additional 1.1m from the front property boundary. The building form is to remain the same. Therefore, the new front setbacks for various points of the building will be as follows:</p> <ul style="list-style-type: none"> <li>- Ground floor northern building portion front setback – 7m</li> <li>- Ground floor southern building portion setback – 8.36m</li> <li>- Basement front setback increased by 1.1m</li> <li>- Level 1 northern building portion front setback – 7m from building façade and 5.5m from balcony edge</li> <li>- Level 1 southern building portion setback – 8.06m (as taken from balcony edge)</li> </ul> <p>The stamped plans include annotations for each of the above.</p> <p>The required changes must not impact on the approved rear or side setbacks.</p>
<p>Driveway alignment</p>	<p>The driveway inside the property boundary is to be angled so that it connects with the existing driveway crossover. The revised driveway plan is to be submitted to Council's Traffic engineer for endorsement prior to issue of the construction certificate.</p>
<p>Front Landscape Planters</p>	<p>The top or finished level of the planter boxes in the front setback are to be lowered by 300mm to have an RL high point of 32.620.</p>
<p>Pool pump</p>	<p>The pool filter and pump equipment is to be designed and located so as not to emit a noise level that exceeds 5dBA above the ambient background noise level measured at any property boundary. The pool equipment shall be located within an enclosed structure so as to not be readily visible.</p>
<p>Stormwater Plans</p>	<p>The stormwater plans are to be amended to show an annotation on the ground floor plans that any excavation within the TPZ of the street tree adjoining the property is to be undertaken by non-destructive digging under the supervision of the project arborist.</p>



## 7. **Damage Deposit – Minor Works**

In order to insure against damage to Council property the following is required:

- (a) Pay Council, before the issue of the Construction Certificate, a damage security deposit for the cost of making good any damage caused to any Council property as a result of the development: \$15,000
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: \$130
- (c) Submit to Council, before the commencement of work, a photographic record of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will inspect the public works, and the damage deposit will be refunded in full upon completion of work where no damage occurs. Otherwise the amount will be either forfeited or partly refunded according to the amount of damage.

## 8. **Tree Bond**

A tree bond of \$30,450.00 (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

A sound protection barrier anchored firmly into the ground 1.8m in height x 2 metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath.

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

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

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

## 9. **Site Management Plan**

### **Minor Development**

A Site Management Plan detailing all weather access control points, sedimentation controls, waste management plans, fencing, builder's site sheds office, amenities, materials storage and unloading arrangements must be submitted with the application for the Construction Certificate.

The site management measures are to be implemented prior to the commencement of any works including demolition and excavation. The site management measures are to be maintained throughout the works, to maintain reasonable levels of public health, safety and amenity. A copy of the Site Management Plan must be kept on site and is to be made available upon request.

10. **BASIX Commitments**

The approved BASIX Certificate shall be submitted to the Accredited Certifier with the application for a Construction Certificate.

All measures and commitments as detailed in the BASIX Certificate No. 1281768S\_02 must be implemented on the plans lodged with the application for the Construction Certificate.

11. **Erosion & Sedimentation Control**

Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval)
- (c) All clean water run-off is diverted around cleared or exposed areas
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
- (h) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004](#).

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

12. **Pre-Construction Dilapidation Report – Private Land**

A professional engineer specialising in structural or geotechnical engineering shall prepare a Pre-Construction Dilapidation Report detailing the current structural condition of adjoining premises including but not limited to:

- (a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer,
- (b) 14 Cross Street, Strathfield (Lot: 20 DP: 1159), and
- (c) 10 Cross Street, Strathfield (Lot: 18 DP: 663198).

The report shall be prepared at the expense of the applicant and submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to

the adjoining properties must be provided to the Principal Certifier.

Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

### 13. **Stormwater System**

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system in accordance with Council stormwater management code and AS/NZS 3500.3: 2015 (as amended), prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

### 14. **Pump-Out System Design for Stormwater Disposal**

The design of the pump-out system for storm water disposal will be permitted for drainage of basement areas only, and must be designed in accordance with the following criteria:

- (a) The pump system shall consist of two pumps, connected in parallel, with each pump being capable of emptying the holding tank at the rate equal to the rate of inflow for the one-hour duration storm. The holding tank shall be capable of holding four hour's runoff from a one-hour duration storm of the 1 in 100 year storm;
- (b) The pump system shall be regularly maintained and serviced, every six (6) months; and
- (c) Any drainage disposal to the street gutter from a pump system must have a stilling sump provided at the property line, connected to the street gutter by a suitable gravity line.

Details and certification of compliance from a professional engineer specialising in civil engineering shall be provided for approval with the Construction Certificate application.

### 15. **Stormwater Drainage Plan Details**

Stormwater drainage plans including pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits prepared by a professional engineering specialising in hydraulic engineering shall be submitted with the Construction Certificate application.

These plans shall be prepared in accordance with the Australian Institute of Engineers Australian Rainfall and Runoff (2019) and Council's Stormwater Management Code.

### 16. **Compliance with Swimming Pool Act 1992**

The alterations and additions to the dwelling house and/or the construction of the new dwelling house subject of this consent must not generate any non-compliances with the Swimming Pools Act 1992, Swimming Pool Regulation 2018 and the Building Code of Australia. Details of compliance to be illustrated on the plans lodged with the application for the Construction Certificate.

### 17. **Geotechnical Report**

Geotechnical Reports: The applicant must submit a Geotechnical Report, prepared by a professional engineer specialising in geotechnical engineering who holds the relevant Certificate of accreditation as required under the *Building Professionals Act 2005* in relation to dilapidation reports, all site works and construction. This is to be submitted before the issue of the Construction Certificate and is to include:

- (a) Investigations certifying the stability of the site and specifying the design constraints to be placed on the foundation, any earthworks/stabilization works and any excavations.
- (b) Dilapidation Reports on the adjoining properties including, but not limited to (14 Cross Street, Strathfield (Lot: 20 DP: 1159)) and (10 Cross Street, Strathfield (Lot: 18 DP: 663198)) prior to any excavation of site works. The Dilapidation Report is to include assessments on, but not limited to, the dwellings at those addresses and any external paths, grounds etc. This must be submitted to the Principal Certifier and the adjoining residents as part of the application for the Construction Certificate. Adjoining residents are to be provided with the report five (5) working days prior to any works on the site.
- (c) On-site guidance by a vibration specialist during the early part of excavation.
- (d) Measures to minimise vibration damage and loss of support to other buildings. Where possible any excavation into rock is to be carried out with tools such as rock saws which reduce vibration to adjoining buildings and associated structures. Where a hydraulic hammer is to be used within 30 metres of any building (other than a path or a fence) the report shall detail the maximum size of hammer to be used and provide all reasonable recommendations to manage impacts.
- (e) Sides of the excavation are to be piers prior to any excavation occurring to reinforce the walls of the excavation to prevent any subsidence to the required setbacks and neighbouring sites.

#### 18. **Swimming Pools – Use and Maintenance**

The following apply to the construction, use and maintenance of swimming pools and spas:

- (a) no ground level may be raised or filled except where shown specifically on the approved plans;
- (b) all pool/spa waste water is to be discharged to the sewer according to the requirements of Sydney Water;
- (c) the swimming pool must not be used for commercial or professional purposes;
- (d) drain paved areas to the landscaped areas or a suitable lawful drainage system; and
- (e) arrange any external pool/spa lighting to minimise glare nuisance to adjoining owners.

#### 19. **Off Street Parking – Compliance with AS2890**

All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities), AS 2890.6 (parking for people with disabilities) and AS 2890.2 (for commercial vehicle facilities).

#### 20. **Tree Removal/Pruning Prohibited**

This consent does not approve the removal or pruning (branches or roots) of any trees on the subject property, Council's public footway, public reserves or on neighbouring properties.

## 21. Tree Protection and Retention

The following trees shall be retained and protected:

Tree No	Tree Species	Location of Tree	Tree Protection Zone (TPZ)
-	<i>Murraya paniculata</i>	Side boundary of 14 Cross St	1m from boundary fence
-	<i>Lophostemon confertus</i>	Street Tree	7.92m

Details of the trees to be retained must be included on the Construction Certificate plans.

### General Tree Protection Measures

- (a) All trees to be retained shall be protected and maintained during demolition, excavation and construction of the site.
- (b) The tree protection measures must be undertaken in accordance *AS4970 -2009 Protection of trees on development sites*.
- (c) Details of the tree clearance pruning requirements must be provided with the application for a Construction Certificate by a suitably qualified Arborist (AQF Level 5 or above in Arboriculture).
- (d) The Arborist must be present on-site during the stages of construction when works are being undertaken that could impact on the tree canopy or root zone within the tree protection zone to implement the tree protection measures as required. These works include stormwater and vehicle crossing works within the TPZ of the street tree.
- (e) Unless otherwise specified in AS 4970-2009, a protective fence consisting of 1.8 metres high, fully supported chainmesh fence shall be erected around the base of the tree. The distance of the fence from the base of each tree is to be in accordance with the TPZ listed in the table above. A layer of organic mulch 100 millimetres thick shall be placed over the protected area and no soil or fill should be placed within the protection area.
- (f) No services shall be installed within the TPZ of the tree unless approved by Council. This fence shall be kept in place during demolition, construction and also have a sign displaying 'Tree Protection Zone' attached to the fence and must also include the name and contact details of the Project Arborist.

### Specific Street Tree Protection Measures

- (g) For the street tree in Cross Street frontage of site, unless otherwise specified in AS 4970-2009, a protective fence consisting of a fully supported chainmesh fence 1.8 metres height x 2 metres clear of the base of the tree at any one point and that the fence is to extend up to the back of the kerb and to the edge of the footpath. No soil, fill, building materials or waste should be placed or disposed of within the protection area.

### Excavation works near tree to be retained

- (h) Excavations around the trees to be retained on site or the adjoining properties shall be supervised by the Project Arborist to ensure that the root system will not adversely be affected.
- (i) Where the Tree Protection Zone (TPZ) of trees on site or adjoining sites become compromised by any excavation works, the Project arborist shall be consulted to establish

the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place.

- (j) Tree Protection Zone around the trees to be retained are not to have soil level changes or services installed in this area. Any structures proposed to be built in this area of the trees are to utilise pier and beam or cantilevered slab construction.

Details satisfying this condition shall be shown on the Construction Certificate plans.

## 22. Landscape Plans

All landscape works shall be carried out in accordance with the approved landscape plans. The landscaping shall be maintained in accordance with the approved plans in perpetuity.

### **PRIOR TO THE COMMENCEMENT OF WORK (INCLUDING DEMOLITION & EXCAVATION)**

## 23. Demolition & Asbestos

The demolition work shall comply with the provisions of Australian Standard AS2601:2001 – Demolition of Structures, NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#). The work plans required by AS2601:2001 shall be accompanied by a written statement by a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the safety statement shall be submitted to the Principal Certifier prior to the commencement of works.

For demolition work which involves the removal of asbestos, the asbestos removal work must be carried out by a licensed asbestos removalist who is licensed to carry out the work in accordance with the NSW [Work Health & Safety Act 2011](#) and the NSW [Work Health & Safety Regulation 2011](#) unless specified in the Act and/or Regulation that a license is not required.

All demolition work including the removal of asbestos, shall be undertaken in accordance with the [Demolition Code of Practice](#) (NSW Work Cover July 2015)

**Note:** Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: [www.SafeWork.nsw.gov.au](http://www.SafeWork.nsw.gov.au).

## 24. Demolition Notification Requirements

The following notification requirements apply to this consent:

- (a) The developer /builder must notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note giving the date demolition will commence, contact details of the developer/builder, licensed asbestos demolisher and the appropriate regulatory authority. Notification is to be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
- (b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to

demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

**25. Demolition Work Involving Asbestos Removal**

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the [Work Health and Safety Regulation 2011](#).

**26. Dial Before You Dig**

The applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from "Dial Before You Dig" shall be forwarded to Council's Engineers for their records.

**27. Registered Surveyors Report - During Development Work**

A report must be submitted to the Principal Certifier at each of the following applicable stages of construction:

- (a) Set out before commencing excavation.
- (b) Floor slabs or foundation wall, before formwork or commencing brickwork.
- (c) Completion of Foundation Walls - Before any construction of flooring, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans.
- (d) Completion of Floor Slab Formwork - Before pouring of concrete/walls construction, detailing the location of the structure relative to adjacent boundaries and floor levels relative to the datum shown on the approved plans. In multi-storey buildings a further survey must be provided at each subsequent storey.
- (e) Completion of any Pool Formwork - Before concreting of pool shell, detailing the location of the pool relative to the adjacent boundaries and its height relative to the datum shown on the approved plans.
- (f) Completion of any Roof Framing - Before roof covered detailing eaves/gutter setback from boundaries.
- (g) Completion of all Work - Detailing the location of the structure (including eaves/gutters) relative to adjacent boundaries and its height relative to the datum shown on the approved plans. A final Check Survey must indicate the reduced level of the main ridge.

Work must not proceed beyond each stage until the Principal Certifier is satisfied that the height and location of the building is proceeding in accordance with the approved plans.

**28. Dust Control**

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of a minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like and shall be modified as required should it fail to adequately control any dust nuisance.

## DURING CONSTRUCTION

### 29. Hours of Construction for Demolition and Building Work

Any work activity or activity associated with the development consent that requires the use of any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Friday and 8:00am to 1:00pm on Saturdays. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Where the development involves the use of jack hammers/rock breakers and the like, or other heavy machinery, such equipment may only be used between the hours of 7:00am to 5:00pm Monday to Friday only.

**Note:** A penalty infringement notice may be issued for any offence.

### 30. Ground Levels and Retaining Walls

The ground levels of the site shall not be excavated, raised or filled, or retaining walls constructed on the allotment boundary, except where indicated on approved plans or approved by Council.

### 31. Obstruction of Road or Footpath

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

### 32. Swimming Pools – Filling with Water

The pool/spa shall not filled until the safety fences have been completed in accordance with the approved plans and specifications and inspected by the Principal Certifier.

## PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

### 33. BASIX Certificate

All energy efficiency measures as detailed in the approved BASIX Certificate in the plans approved with the Development Consent, must be implemented before issue of any Occupation Certificate.

### 34. BASIX Compliance Certificate

A Compliance Certificate must be provided to the Principal Certifier regarding the implementation of all energy efficiency measures as detailed in the approved BASIX Certificate before any Occupation Certificate is issued.

### 35. Post Construction Dilapidation Report – Private Land

At the completion of the construction works, a suitably qualified person is to be engaged to prepare a post-construction dilapidation report. This report is to ascertain whether the construction works associated with the subject development created any structural damage to the



following adjoining premises:

- (a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer,
- (b) 14 Cross Street, Strathfield (Lot: 20 DP: 1159), and
- (c) 10 Cross Street, Strathfield (Lot: 18 DP: 663198).

The report is to be prepared at the expense of the applicant and submitted to the Principal Certifier prior to the issue of the Occupation Certificate. In ascertaining whether adverse structural damaged has occurred to the adjoining premises, the Principal Certifier, must compare the post-construction dilapidation report with the pre-construction dilapidation report required by conditions in this consent.

Evidence confirming that a copy of the post-construction dilapidation report was delivered to the adjoining properties subject of the dilapidation report must be provided to the Principal Certifier prior to the issue of any Occupation Certificate.

**36. Restriction to User and Positive Covenant for On-Site Detention Facility**

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention, pump-out, charged lines, water sensitive urban design, surface flow path, finished pavement and ground levels etc.).

Where any drainage line or service conduit is to traverse any property other than that which it serves, an appropriate easement will be required. In this case, the applicant shall register an easement no less than 1200mm wide over the proposed drainage line or service concurrently with any subdivision registration.

The wording on the 88E and or 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can be obtained from Council's Specification for the Management of Stormwater document.

**37. Stormwater Certification of the Constructed Drainage Works (Minor)**

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

**38. Vehicular Crossing - Minor Development**

The vehicular crossing and/or footpath works shall be constructed by a private contractor at the expense of the applicant, in accordance with the Works Permit Approval issued by Council's Civic & Urban Services and in accordance with Council's Driveway Specifications.

Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Driveway Specifications.

The work must be completed before the issue of an Occupation Certificate.

39. **Stormwater Drainage Works – Works As Executed**

Prior to the issue of the Occupation Certificate, stormwater drainage works are to be certified by a professional engineer specialising in hydraulic engineering, with Works-As-Executed drawings supplied to Council detailing:

- (a) Compliance with conditions of development consent relating to stormwater;
- (b) The structural adequacy of the On-Site Detention system (OSD);
- (c) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;
- (d) Pipe invert levels and surface levels to Australian Height Datum;
- (e) Contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

Council's Engineering Services section must advise in writing that they are satisfied with the Works-As-Executed prior to the issue of an Occupation Certificate.

**OPERATIONAL CONDITIONS (ON-GOING)**

40. **Swimming Pools – Resuscitation Notice**

An expired air resuscitation warning notice complying with the [Swimming Pools Act 1992](#) must be affixed in a prominent position adjacent to the pool.

41. **Lighting – General Nuisance**

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Flashing, moving or intermittent lights or signs are prohibited.

42. **Private Swimming Pools & Spas – Pump Noise**

The swimming pool/spa pump and associated equipment must be located so that the noise emitted does not exceed 5dB(A) above the background level. If this cannot be achieved, a ventilated and sound-proofed enclosure must enclose the pump to achieve the required noise levels.

Swimming pool is to be installed with a timer that limits the recirculation and filtration systems operation such that it does not emit noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):

- (a) before 8 am or after 8 pm on any Sunday or public holiday, or
- (b) before 7 am or after 8 pm on any other day.

43. **Greywater System**

In order to conserve and re-use water, Council encourages all developments for new dwellings to incorporate a greywater reuse system. The system can incorporate a *greywater diversion device* or a *domestic greywater treatment system*. Any system installed is to ensure that it complies with the Plumbing Code of Australia, maintained at all times and does not result in any adverse amenity impacts on the subject premises and surrounding properties.

**OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

44. **Requirement for a Construction Certificate**

The erection of a building must not commence until a Construction Certificate has been issued.

45. **Appointment of a Principal Certifier**

Building and/or demolition works must not commence until the applicant has:

- (a) appointed a Principal Certifier for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.

If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the Principal Certifier of the details of any such appointment; and
- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

46. **Notification of Critical Stage Inspections**

No later than two days before the building work commences, the Principal Certifier must notify:

- (a) the consent authority and the Council (if not the consent authority) of his or her appointment; and
- (b) the applicant of the critical stage inspections and other inspections that are to be carried out with respect to the building work.

47. **Notice of Commencement**

The applicant must give at least two days notice to the Council and the Principal Certifier of their intention to commence the erection or demolition of a building.

48. **Critical Stage Inspections**

The last critical stage inspection must be undertaken by the Principal Certifier. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of

Australia and are listed in Clause 61 of the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021 - NSW Legislation](#).

**49. Notice to be Given Prior to Critical Stage Inspections**

The principal contractor for a building site, or the owner-builder, must notify the Principal Certifier at least 48 hours before each required inspection needs to be carried out.

**50. Occupation Certificate**

A person must not commence occupation or use of the whole or any part of a new building unless an Occupation Certificate has been issued in relation to the building or part.

### PRESCRIBED CONDITIONS

**51. Clause 75 – BASIX Commitments**

This Clause requires the fulfilment of all BASIX Commitments as detailed in the BASIX Certificate to which the development relates.

**52. Clause 69 – Building Code of Australia & Home Building Act 1989**

Requires all building work to be carried out in accordance with the Building Code of Australia. In the case of residential building work to which the [Home Building Act 1989](#) relates, there is a requirement for a contract of insurance to be in force before any work commences.

**53. Clause 70 – Erection of Signs**

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the Principal Certifier and the Principal Contractor.

**54. Clause 71 – Home Building Act 1989**

If the development involves residential building work under the [Home Building Act 1989](#), no work is permitted to commence unless certain details are provided in writing to Council. The name and licence/permit number of the Principal Contractor or Owner Builder and the name of the Insurer by which work is insured under Part 6 of the [Home Building Act 1989](#).

**55. Clause 74 – Protection & Support of Adjoining Premises**

If the development involves excavation that extends below the level of the base of the footings of a building on adjoining land, this prescribed condition requires the person who benefits from the development consent to protect and support the adjoining premises and where necessary underpin the adjoining premises to prevent any damage.

## ADVISORY NOTES

### i. **Review of Determination**

Section 8.2 of the Environmental Planning and Assessment Act confers on an applicant who is dissatisfied with the determination of the application the right to lodge an application with Council for a review of such determination. Any such review must however be completed within 6 months from its determination. Should a review be contemplated sufficient time should be allowed for Council to undertake public notification and other processes involved in the review of the determination.

Note: review provisions do not apply to Complying Development, Designated Development, State Significant Development, Integrated Development or any application determined by the Sydney East Planning Panel or the Land & Environment Court.

### ii. **Appeal Rights**

Division 8.3 (Reviews and appeals) Part 8 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of the application a right of appeal to the Land and Environment Court of New South Wales.

### iii. **Lapsing of Consent**

This consent will lapse unless the development is physically commenced within 5 years from the Date of Operation of this consent, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 as amended.

### iv. **Long Service Levy**

The Long Service Corporation administers a scheme which provides a portable long service benefit for eligible workers in the building and construction industry in NSW. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. More information about the scheme and the levy amount you are required to pay to satisfy a condition of your consent can be found at <http://www.longservice.nsw.gov.au>.

The required Long Service Levy payment can be direct to the Long Service Corporation via their web site <https://online.longservice.nsw.gov.au/bci/levy>. Payments can only be processed on-line for the full levy owing and where the value of work is between \$25,000 and \$6,000,000. Payments will be accepted for amounts up to \$21,000, using either MasterCard or Visa.

### v. **Access to NSW Legislations (Acts, Regulations and Planning Instruments)**

NSW legislation can be accessed free of charge at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

### vi. **Stormwater & Ancillary Works – Applications under Section 138 Roads Act and/or Section 68 Local Government Act 1993**

To apply for approval under Section 138 of the [Roads Act 1993](#):

(a) Complete the Works Permit Application Form which can be downloaded from Strathfield Council's Website at [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au).

(b) In the Application Form, quote the Development Consent No. (eg. Year/DA 2022/177) and reference this condition number (e.g. Condition 23)

- (c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with Works Permit applications.

An approval for a new or modified vehicular crossing will contain the approved access and/or alignment levels which will be required to construct the crossing and/or footpath. Once approved, all work shall be carried out by a private contractor in accordance with Council's specifications prior to the issue of an Occupation Certificate.

The developer must meet all costs of the extension, relocation or reconstruction of any part of Council's drainage system (including design drawings and easements) required to carry out the approved development.

vii. **Site Safety Fencing**

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public access to the site throughout the demolition and/or construction work, except in the case of alterations to an occupied dwelling. The fencing must be erected before the commencement of any work and maintained throughout any demolition and construction work.

A demolition licence and/or a high risk work license may be required from SafeWork NSW (see [www.SafeWork.nsw.gov.au](http://www.SafeWork.nsw.gov.au)).

viii. **Register your Swimming Pool**

All swimming pools in NSW are required to be registered. Fines apply for pools that are not registered. To register please visit: [www.swimmingpoolregister.nsw.gov.au](http://www.swimmingpoolregister.nsw.gov.au)

ix. **Australia Post – Letter Box Size and Location**

The size and location of letterboxes servicing the development are to comply with the requirements and standard of Australia Post (see attached link: [https://auspost.com.au/content/dam/auspost\\_corp/media/documents/Appendix-02.pdf](https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-02.pdf) )

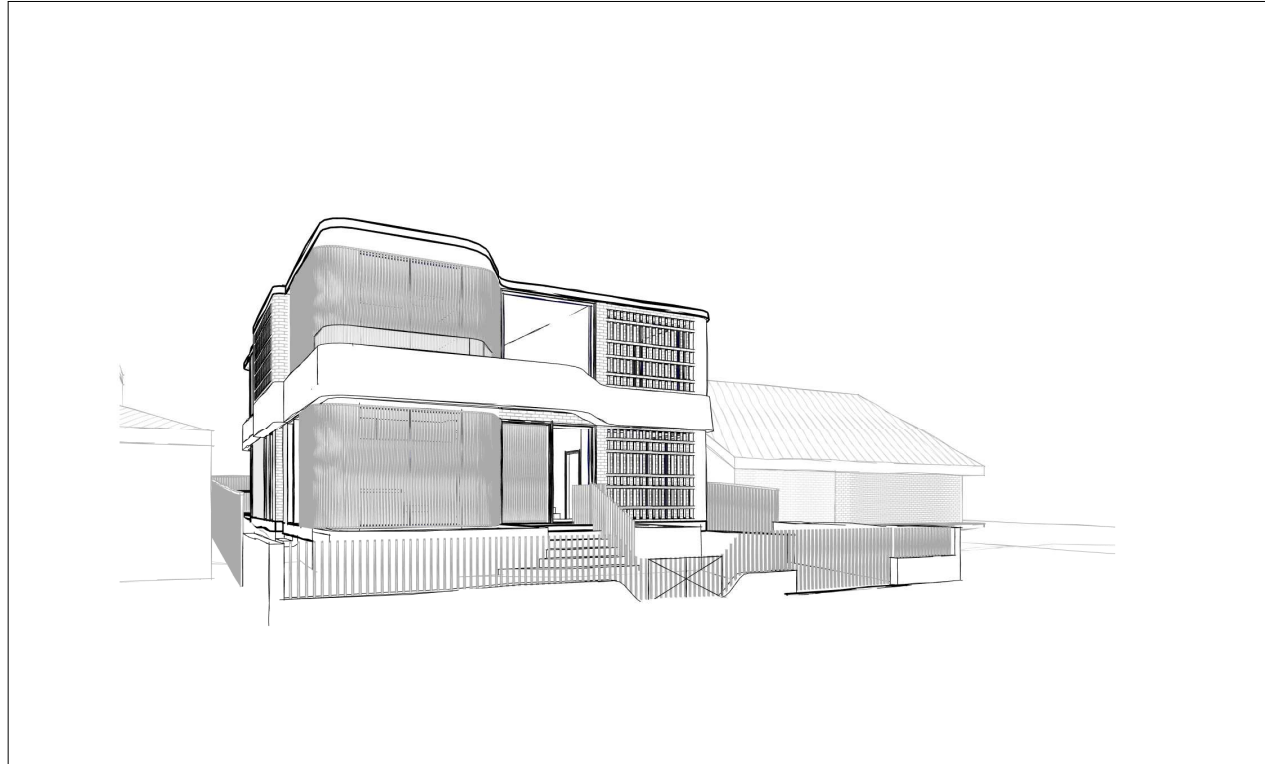
## ATTACHMENTS

1. [↓](#) S8.2-DA2022.177 -12 Cross Street STRATHFIELD - Architectural Set.pdf V2
2. [↓](#) S8.2-DA2022.177 -12 Cross Street STRATHFIELD - Landscape Plan.pdf
3. [↓](#) S8.2-DA2022.177 -12 Cross Street STRATHFIELD - Schedule of External Finishes.pdf
4. [↓](#) S8.2-DA2022.177 -12 Cross Street STRATHFIELD - Stormwater Plans.pdf
5. [↓](#) S8.2-DA2022.177 -12 Cross Street STRATHFIELD - Waste Management Plan.pdf









**PROPOSED SINGLE DWELLING**

12 CROSS STREET, STRATHFIELD

**ARCHITECTURAL DOCUMENTATION**

**DRAWING LIST**

Drawing No.	Drawing Title	Date	Revisions
AR 001	Cover Page	06/04/2023	9
AR 002	Demolition Plan	10/03/2023	2
AR 003	Site Analysis	10/03/2023	2
AR 004	GFA Compliance Diagrams	10/03/2023	9
AR 005	Landscape Compliance Diagrams	10/03/2023	7
AR 006	Shadow Diagrams 1	10/03/2023	2
AR 007	Shadow Diagrams 2	10/03/2023	2
AR 008	Shadow Diagrams 3	10/03/2023	2
AR 009	Shadow Diagrams 4	10/03/2023	2
AR 010	3D Height Planes	10/03/2023	2
AR 011	3D Shadow Diagrams - 14 Cross Street	06/04/2023	1
AR 100	Basement GA	06/04/2023	10
AR 101	Ground Floor GA	06/04/2023	10
AR 102	Level 1 GA	10/03/2023	8
AR 103	Roof & Site Plan	06/04/2023	9
AR 401	Elevations	10/03/2023	6

**DRAWING LIST**

Drawing No.	Drawing Title	Date	Revisions
AR 402	Elevations	10/03/2023	6
AR 403	Fence Elevations	10/03/2023	3
AR 404	Street Elevation (West)	10/03/2023	2
AR 601	Section AA & BB	10/03/2023	4
AR 602	Section CC & DD	10/03/2023	4
AR 701	Driveway Details	10/03/2023	2
AR 900	Glazing Schedule	10/03/2023	3
AR 930	Finishes Schedule	10/03/2023	5
AR 990	Notification Site Plans	10/03/2023	2
AR 991	Notification Short Elevations	10/03/2023	2
AR 992	Notification Long Elevations	10/03/2023	2

ARCHITECT

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REVISIONS

ISSUE	DATE	DESCRIPTION	BY
1	31/08/2022	ISSUED FOR APPROVAL	CG
2	24/11/2022	ISSUED FOR DISCUSSION	CG
3	25/11/2022	ISSUED FOR REVIEW	MM
4	08/12/2022	COUNCIL RFI RESPONSE	CG
5	07/02/2023	ISSUED FOR REVIEW	CG
6	22/02/2023	ISSUED FOR REVIEW	CG
7	02/03/2023	ISSUED FOR COORDINATION	CG
8	10/03/2023	ISSUED FOR APPROVAL	CG
9	06/04/2023	COUNCIL RFI RESPONSE	CG

PROJECT TITLE

**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

NOTES

Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

DRAWING TITLE

**Cover Page**

DRAWING NO.

**AR 001**

DATE OF ISSUE

**06/04/2023**

REVISION NO.

**9**

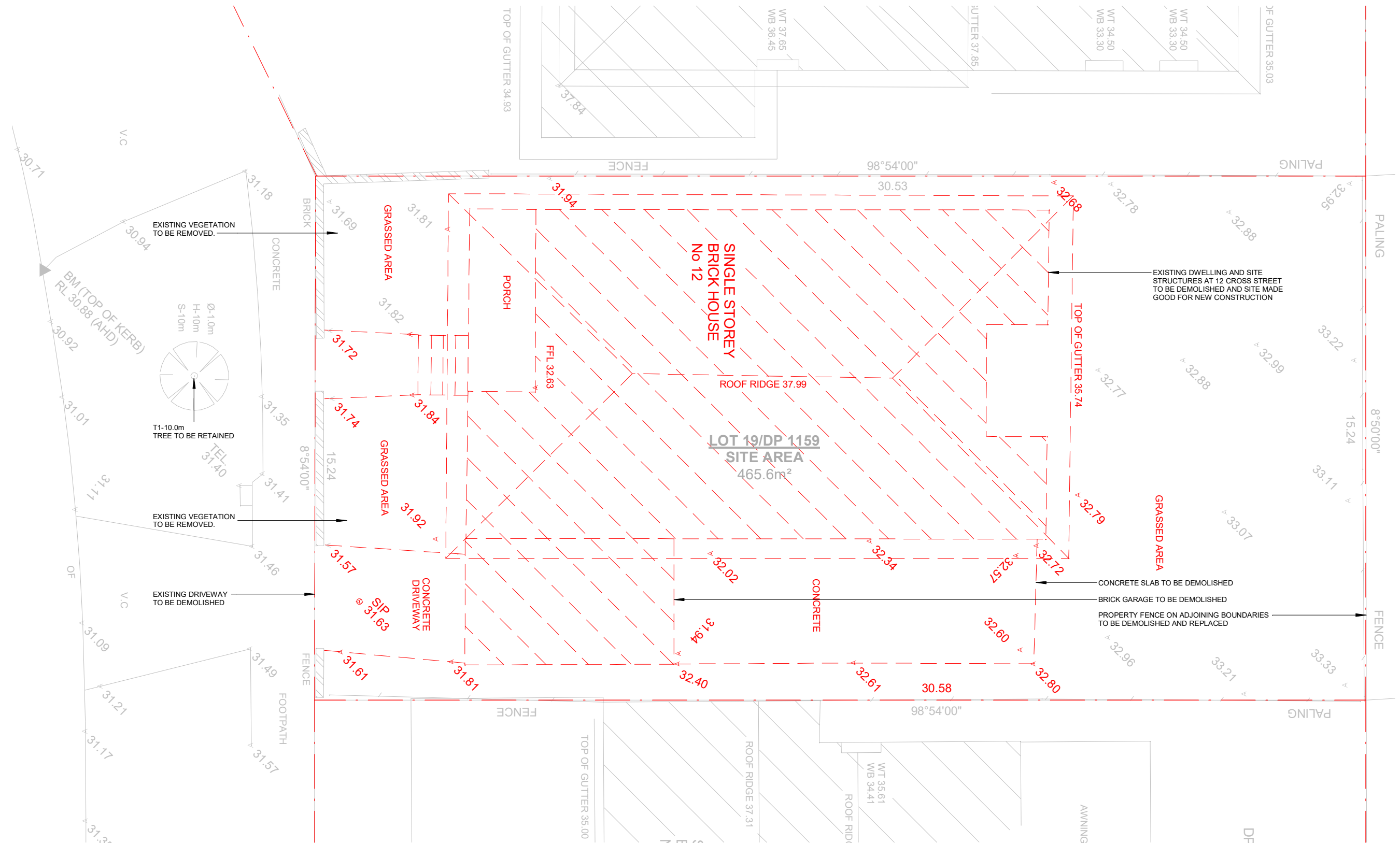
DRAWING SCALE

**AS SHOWN**

SHEET SIZE

**A3**

**ISSUED FOR APPROVAL**



**1 Demolition Plan**  
1 : 100

ARCHITECT: **IX | DESIGNS**  
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ISSUE	DATE	DESCRIPTION	BY
1	31/08/2022	ISSUED FOR APPROVAL	CG
2	10/03/2023	ISSUED FOR APPROVAL	CG

PROJECT TITLE: **PROPOSED SINGLE DWELLING**  
 PROJECT ADDRESS: **12 CROSS STREET, STRATHFIELD**

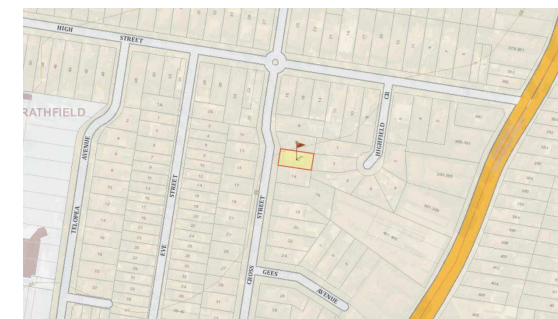
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 Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
 Do not scale from this drawing. Use given dimensions.

DRAWING TITLE: **Demolition Plan**  
 DRAWING NO.: **AR 002**  
 DATE OF ISSUE: **10/03/2023**

REVISION NO.: **2**  
 DRAWING SCALE: **1 : 100**

TRUE NORTH

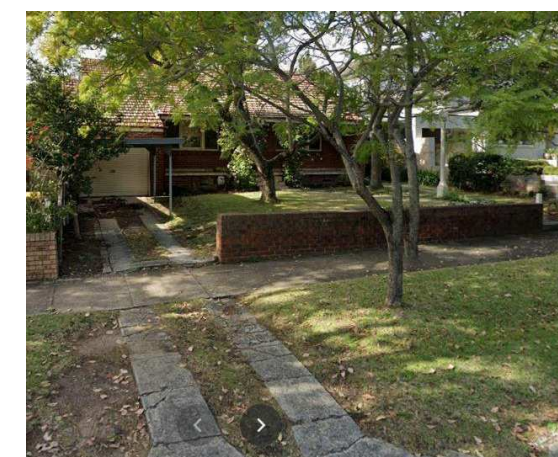
**ISSUED FOR APPROVAL**



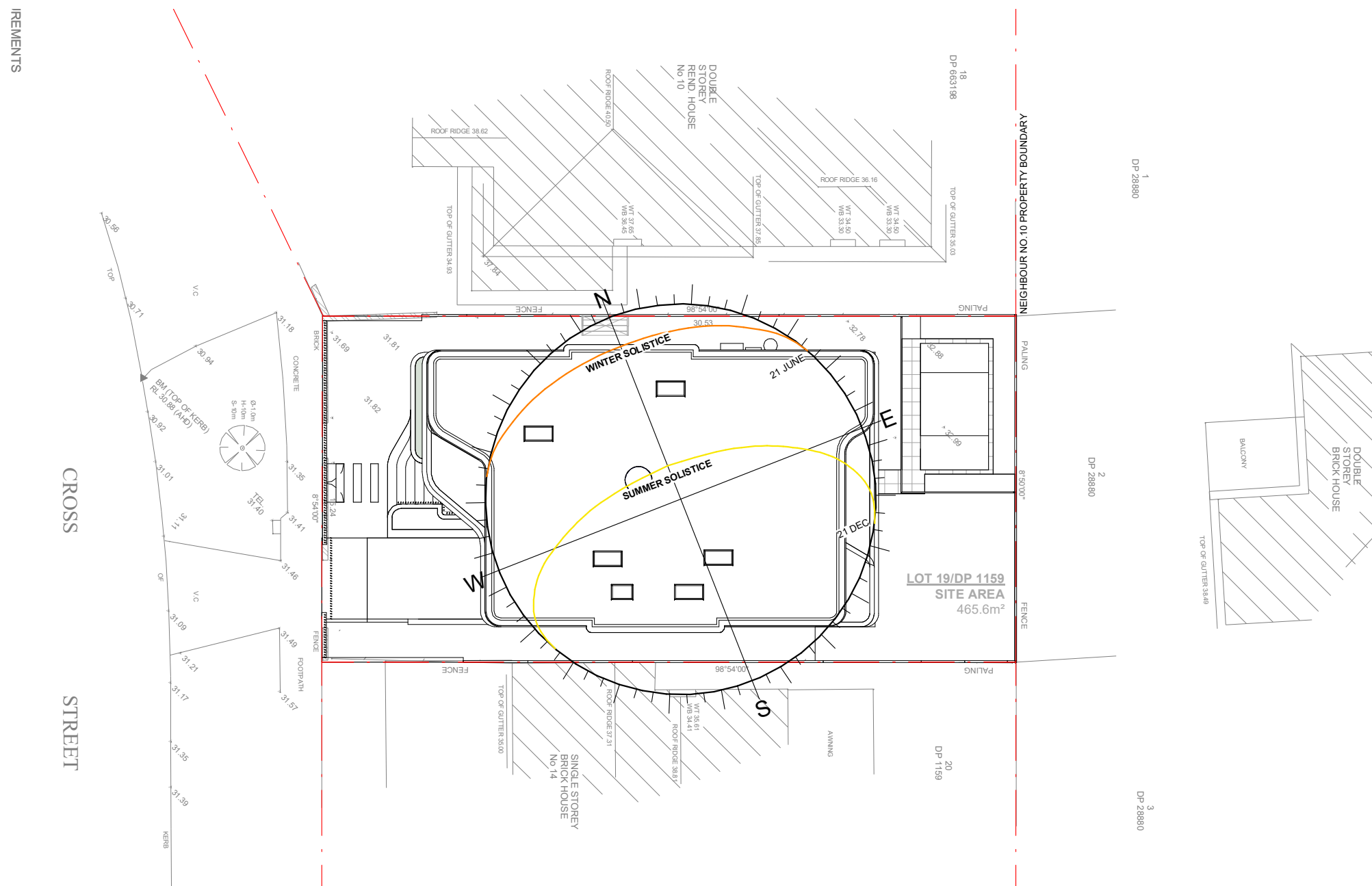
SUBJECT SITE LOCALITY - NO. 12 CROSS STREET, STRATHFIELD



ADJOINING PROPERTY - NO. 10 CROSS STREET, STRATHFIELD



ADJOINING PROPERTY - NO. 14 CROSS STREET, STRATHFIELD



**1 Site Analysis**  
1 : 200

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PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

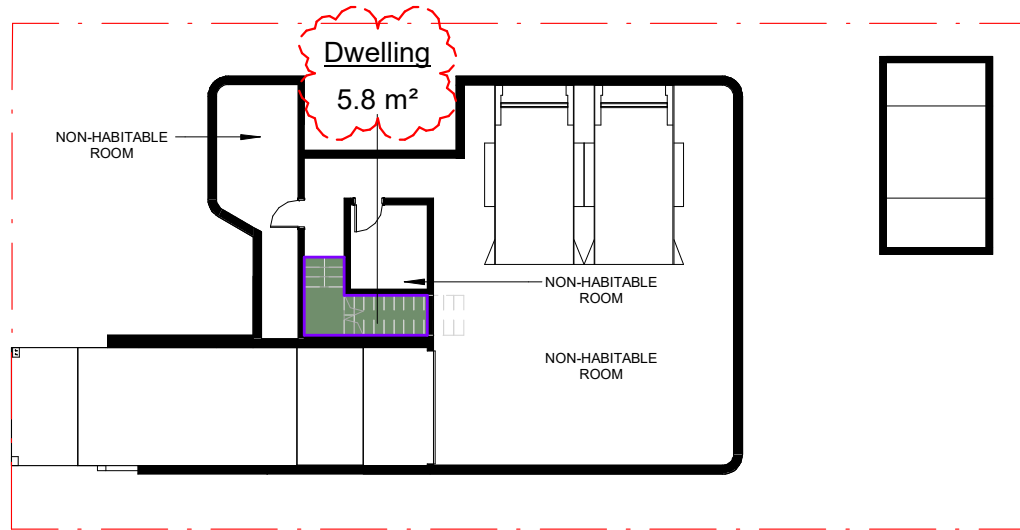
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DRAWING NO.  
**AR 003**  
DATE OF ISSUE  
**10/03/2023**

REVISION NO.  
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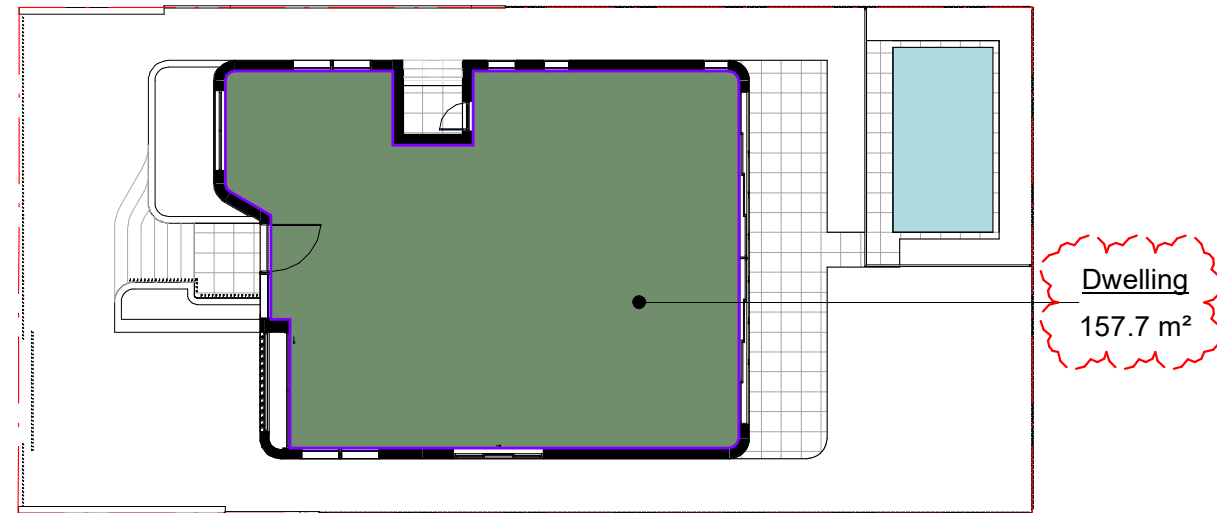
TRUE NORTH  
  
SHEET SIZE  
**A3**

NOTES  
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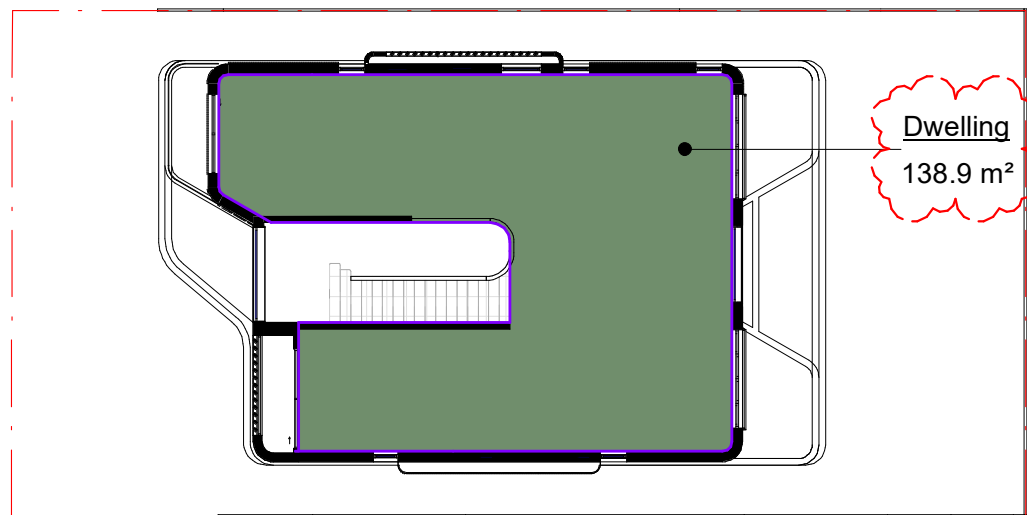
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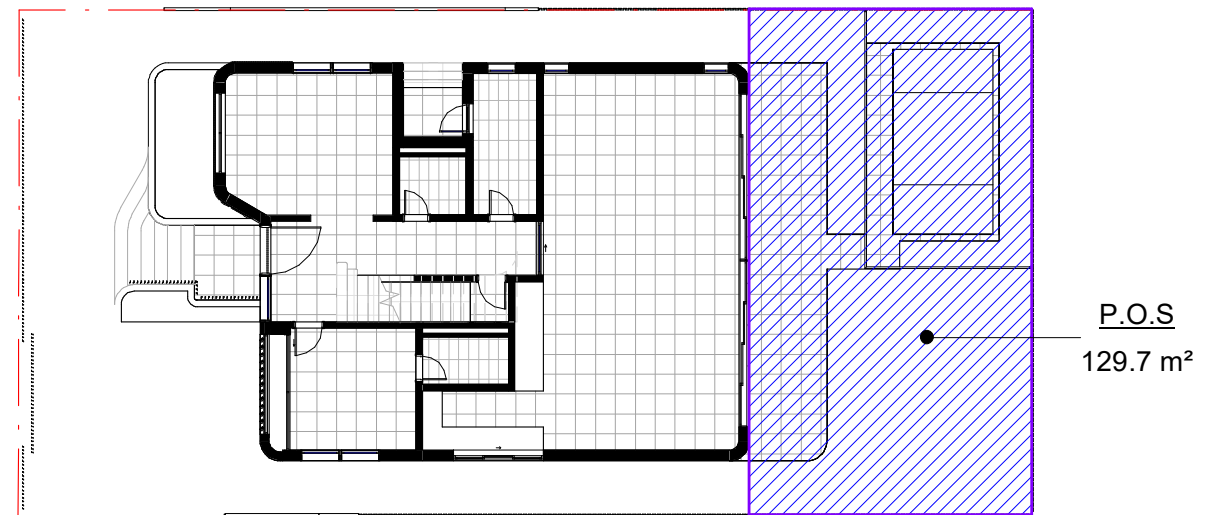
4 **Basement 1**  
1 : 200



1 **Ground Floor GFA**  
1 : 200



2 **Level 1 GFA**  
1 : 200



3 **Area Plan (Private Open Space)**  
1 : 200

GFA REVISED PER CHANGES TO THE BUILDING, REFLECTING FSR WHICH COMPLIES WITH STRATHFIELD LOCAL ENVIRONMENTAL PLAN (LEP) AND DEVELOPMENT CONTROL PLAN (DCP) CONTROLS. NOTE, CALCULATED SITE AREA REFLECTED ON LATEST SURVEY PLAN.

Area Schedule (FSR Compliance)				
Site Area	Level	Name	Area	FSR to 1
465.6	Basement 1	Dwelling	5.8 m <sup>2</sup>	0.01 m <sup>2</sup>
465.6	Ground Floor	Dwelling	157.7 m <sup>2</sup>	0.34 m <sup>2</sup>
465.6	Level 1	Dwelling	138.9 m <sup>2</sup>	0.30 m <sup>2</sup>
Grand total: 3			302.5 m <sup>2</sup>	0.65 m <sup>2</sup>

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9	10/03/2023	ISSUED FOR APPROVAL	CG

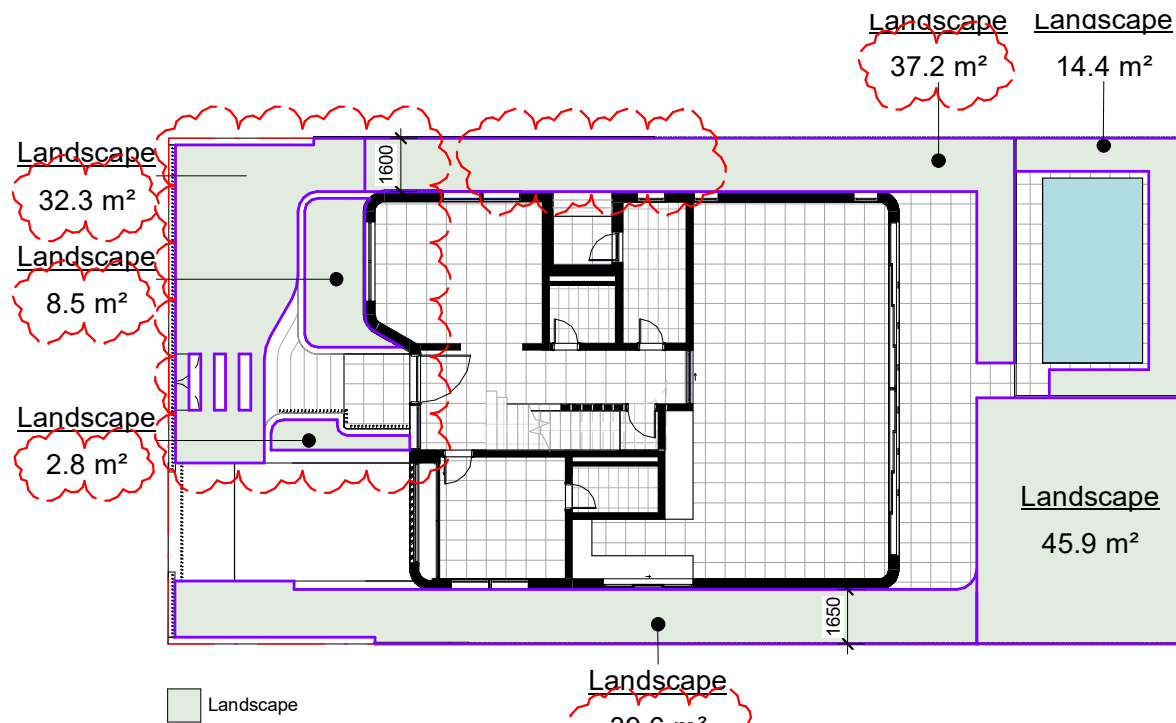
PROJECT TITLE  
PROPOSED SINGLE DWELLING  
PROJECT ADDRESS  
12 CROSS STREET, STRATHFIELD

NOTES  
Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

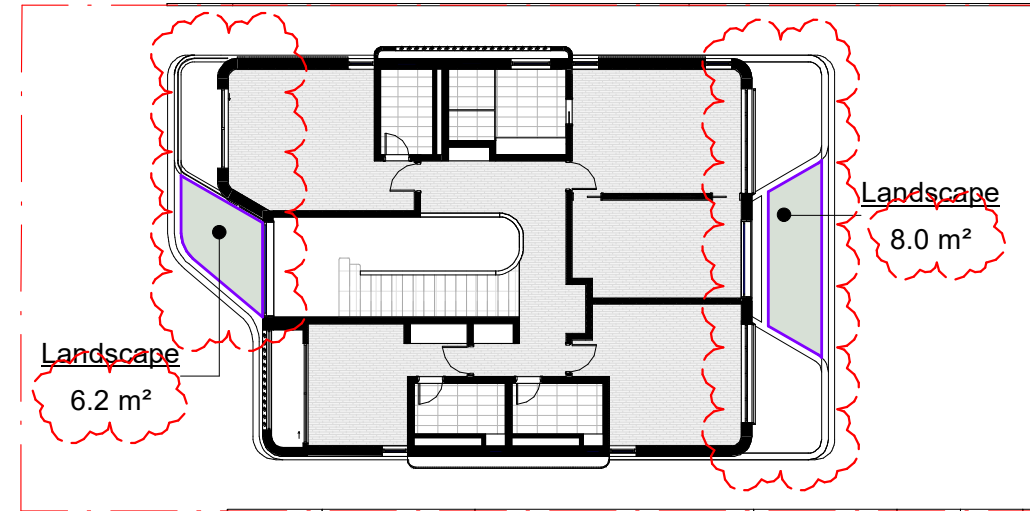
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GFA Compliance Diagrams  
DRAWING NO.  
AR 004  
DATE OF ISSUE  
10/03/2023

REVISION NO.  
9  
DRAWING SCALE  
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SHEET SIZE  
A3

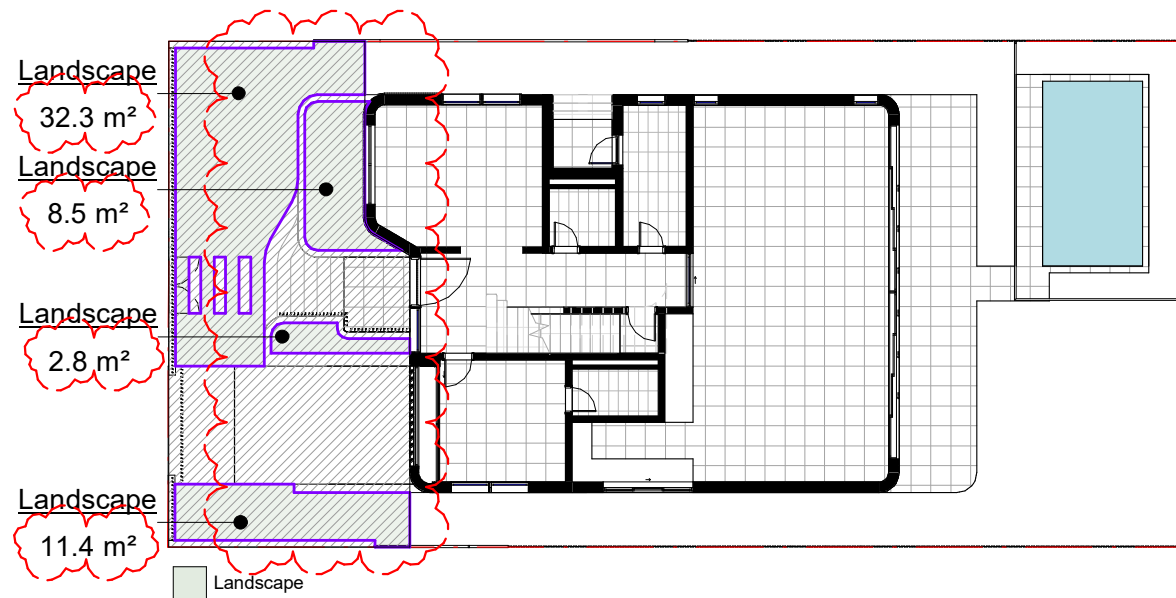
ISSUED FOR APPROVAL



**1 Landscape Diagram (Overall Site)**  
1 : 200



**3 Landscape Diagram (Level 1 Planters)**  
1 : 200



**2 Landscape Area Plan (Front of Building Line)**  
1 : 200

Landscape Area - Overall Site		
Calculated Site Area	Total Landscape Area	Landscape Requirement
Ground Floor	465.6	180.8 m²
Level 1	465.6	14.2 m²
Grand total: 11		195.0 m²

Landscape Area - Front of Building Line		
Total Area in front of Building Line (sqm)	Total Landscape Area	Landscape Requirement
103.0	54.9 m²	50% or 51.5 sqm
Grand total: 4	54.9 m²	

**BUILDING FRONT SETBACK INCREASED TO REDUCE BULK AND SCALE OF PROPOSED BUILDING, RESULTING IN INCREASED LANDSCAPING IN LINE WITH COUNCIL'S DEVELOPMENT CONTROL PLAN. NOTE, CALCULATION OF LANDSCAPE AREA REVISED TO EXCLUDE WALLS AND PAVERS.**

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7	10/03/2023	ISSUED FOR APPROVAL	CG

PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

DRAWING TITLE  
**Landscape Compliance Diagrams**  
DRAWING NO.  
**AR 005**  
DATE OF ISSUE  
**10/03/2023**

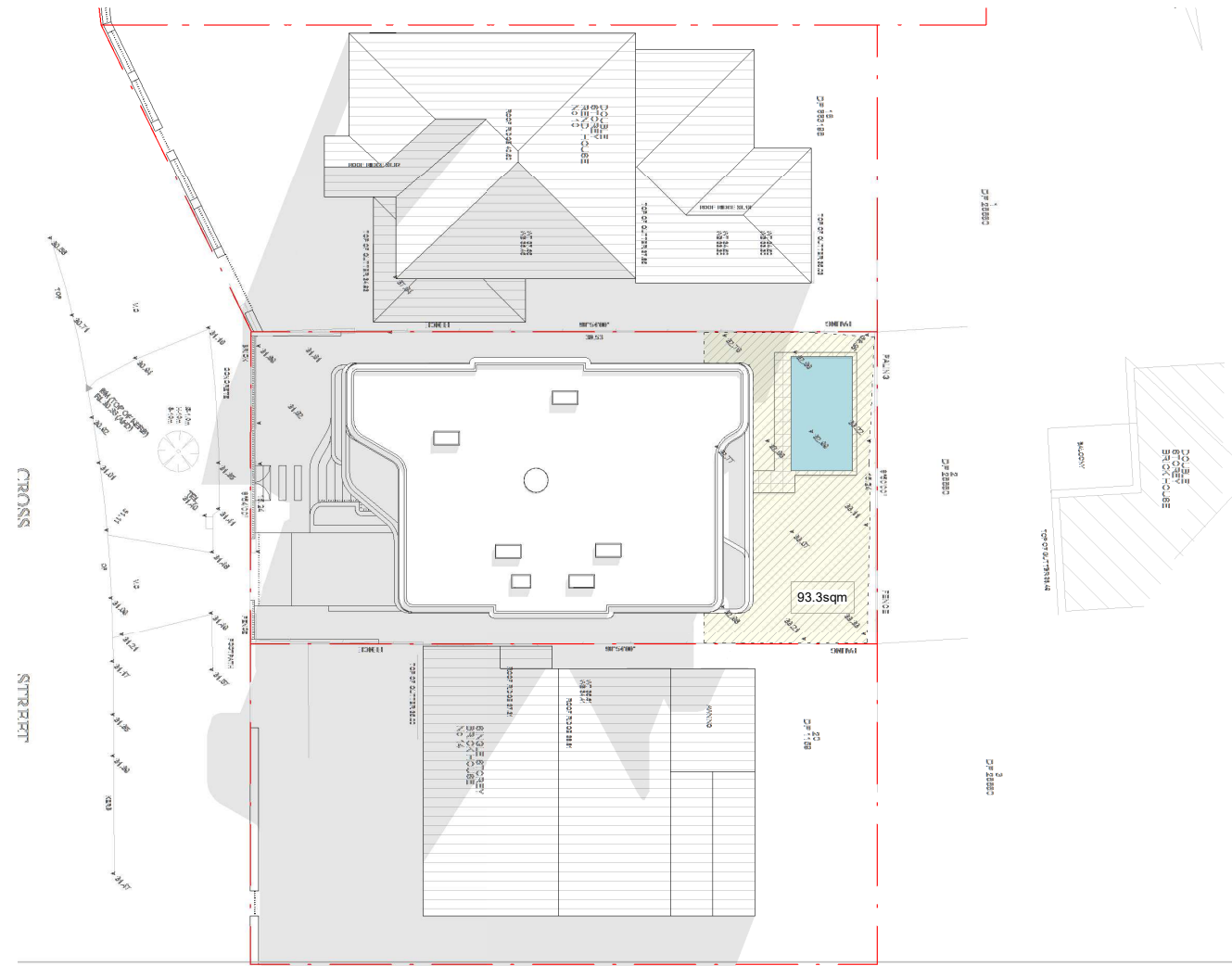
REVISION NO.  
**7**  
DRAWING SCALE  
**1 : 200**

NOTES  
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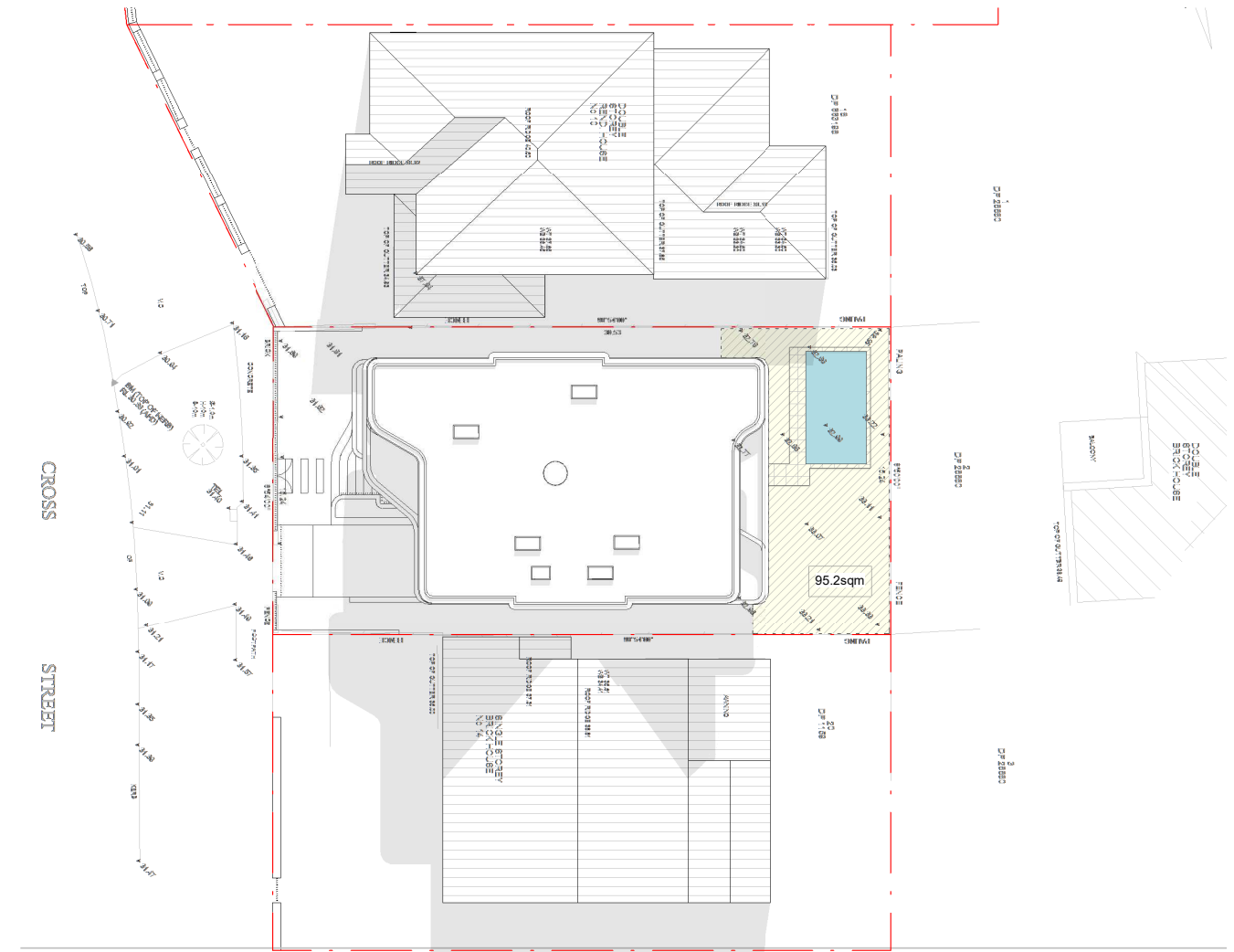
**ISSUED FOR APPROVAL**



SHEET SIZE  
**A3**



**1** Shadow Diagram (9am 21st June)  
1 : 300



**2** Shadow Diagram (10am 21st June)  
1 : 300

ARCHITECT

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PROJECT TITLE  
PROPOSED SINGLE DWELLING  
PROJECT ADDRESS  
12 CROSS STREET, STRATHFIELD

DRAWING TITLE  
Shadow Diagrams 1  
DRAWING NO.  
AR 006  
DATE OF ISSUE  
10/03/2023

REVISION NO.  
2  
DRAWING SCALE  
1 : 300

TRUE NORTH



SHEET SIZE  
A3

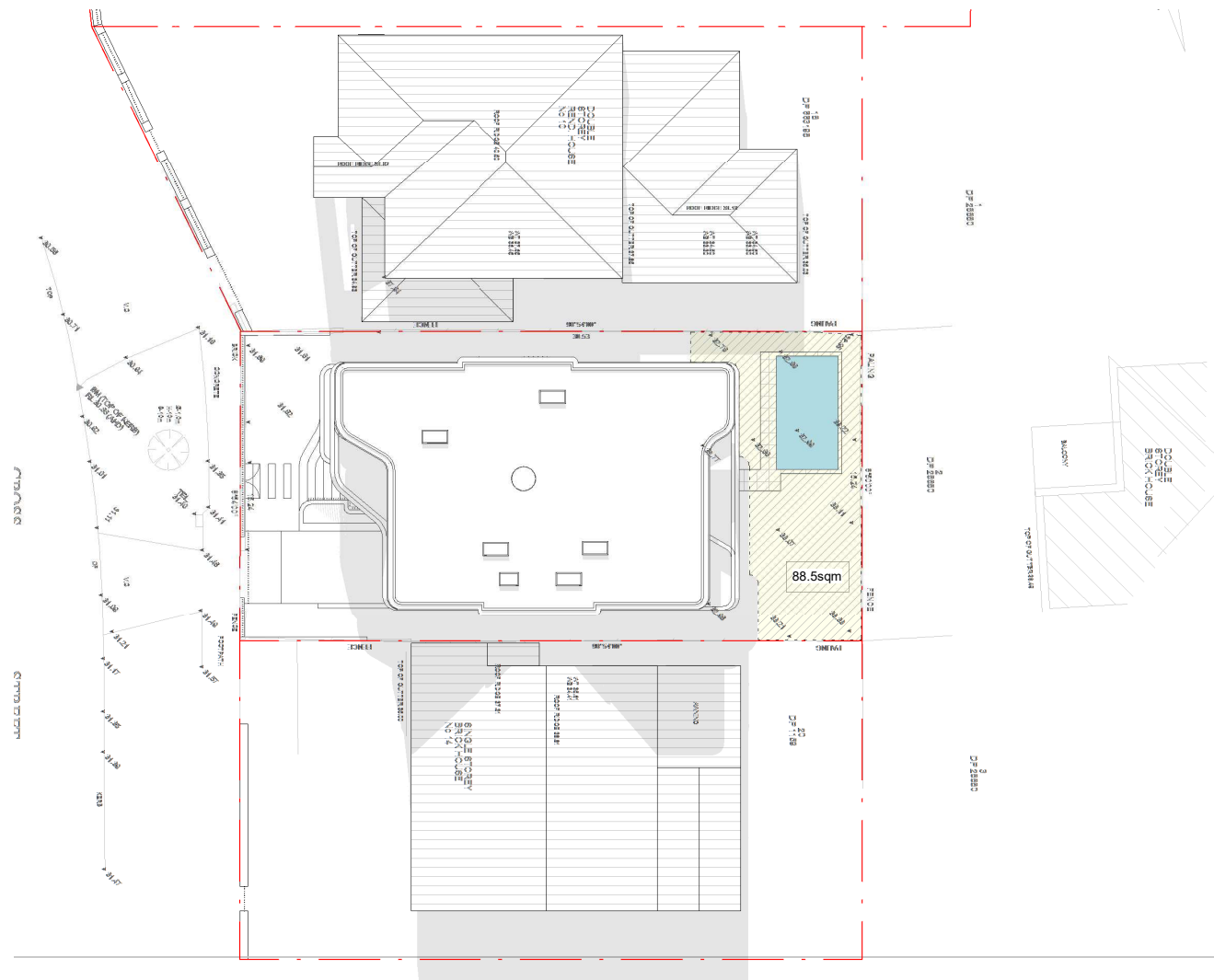
**IX | DESIGNS**  
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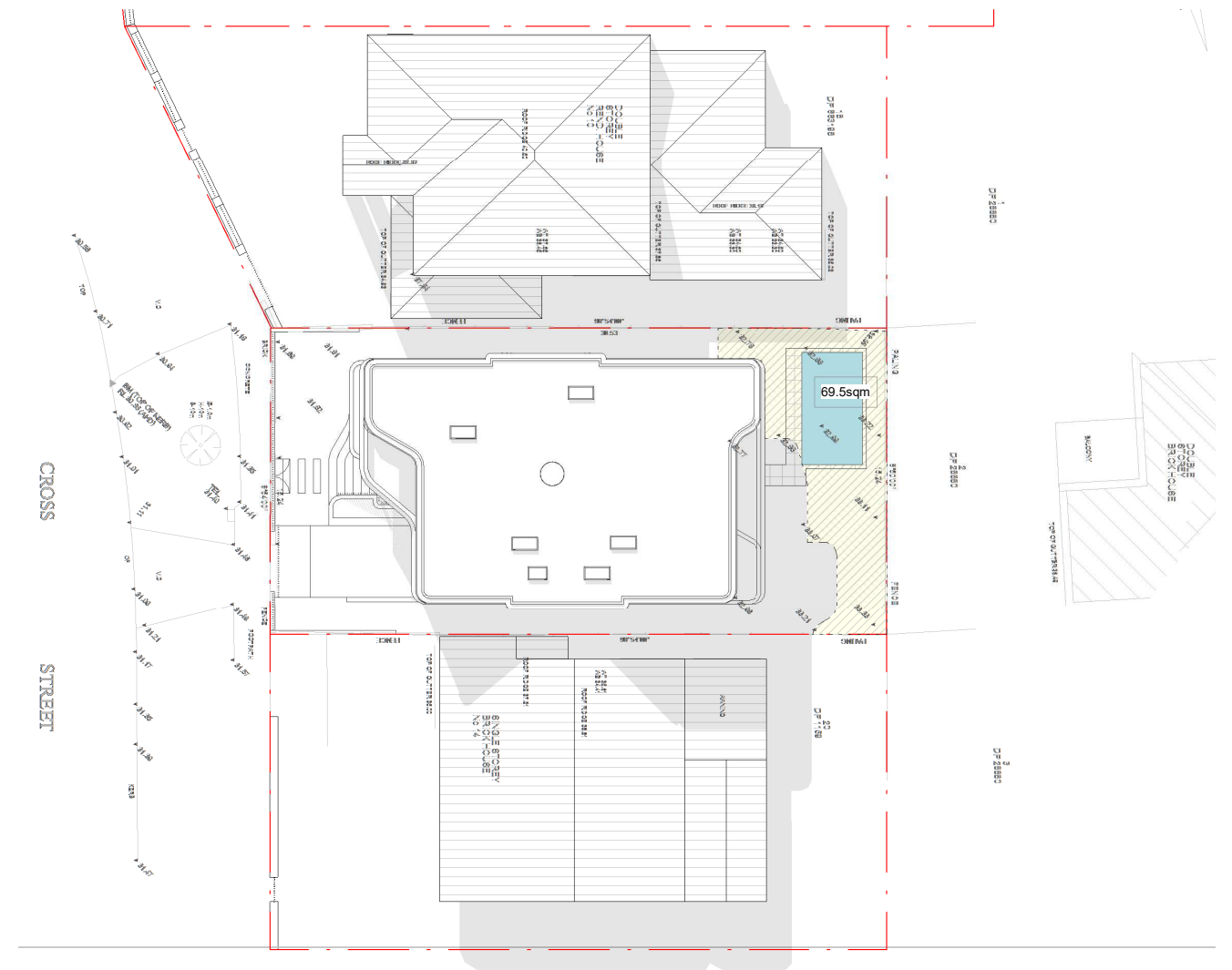
ISSUE	DATE	DESCRIPTION	BY
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NOTES  
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**ISSUED FOR APPROVAL**



**1 Shadow Diagram (11am 21st June)**  
1 : 300



**2 Shadow Diagram (12pm 21st June)**  
1 : 300

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**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

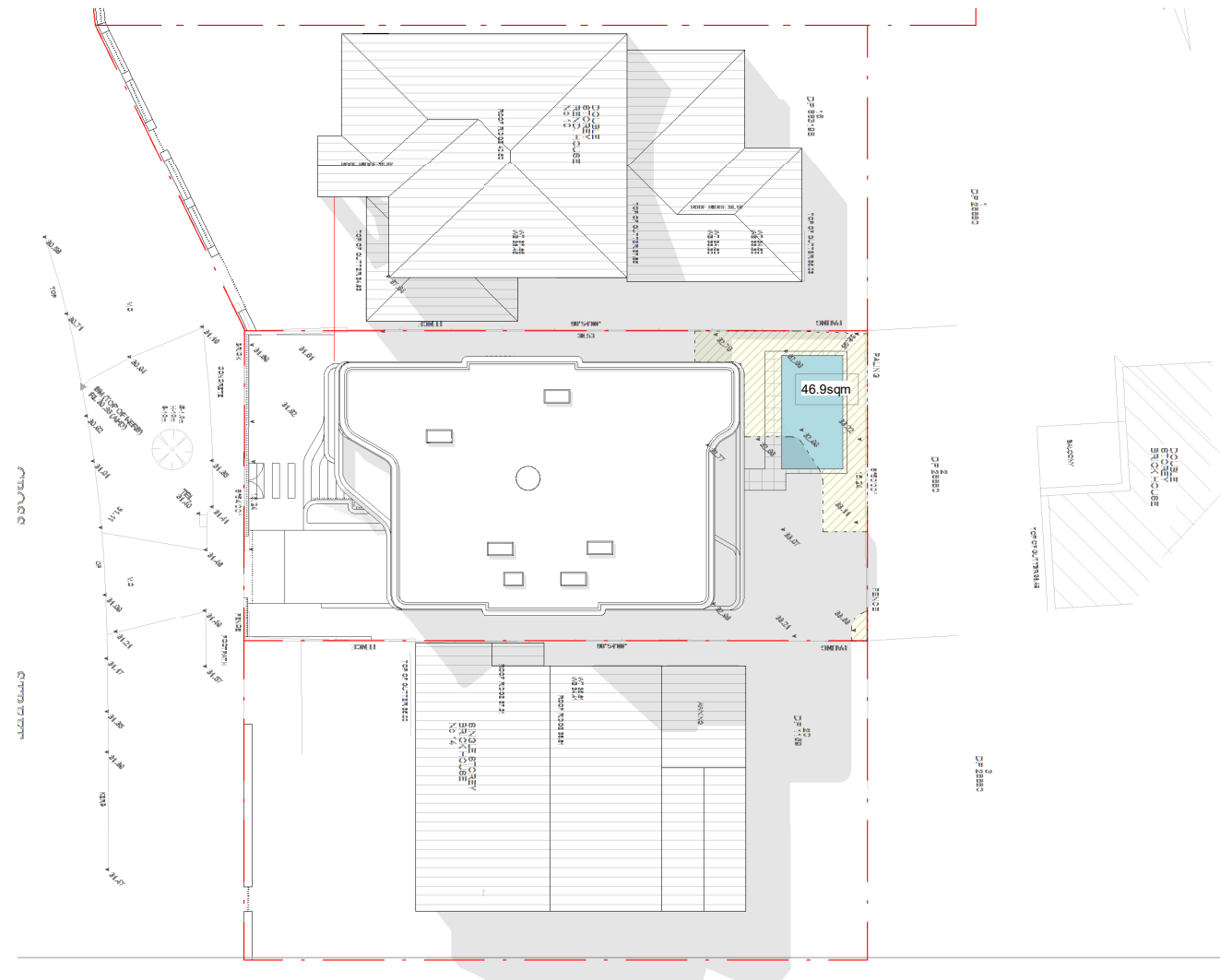
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DRAWING NO.  
**AR 007**  
DATE OF ISSUE  
**10/03/2023**

REVISION NO.  
**2**  
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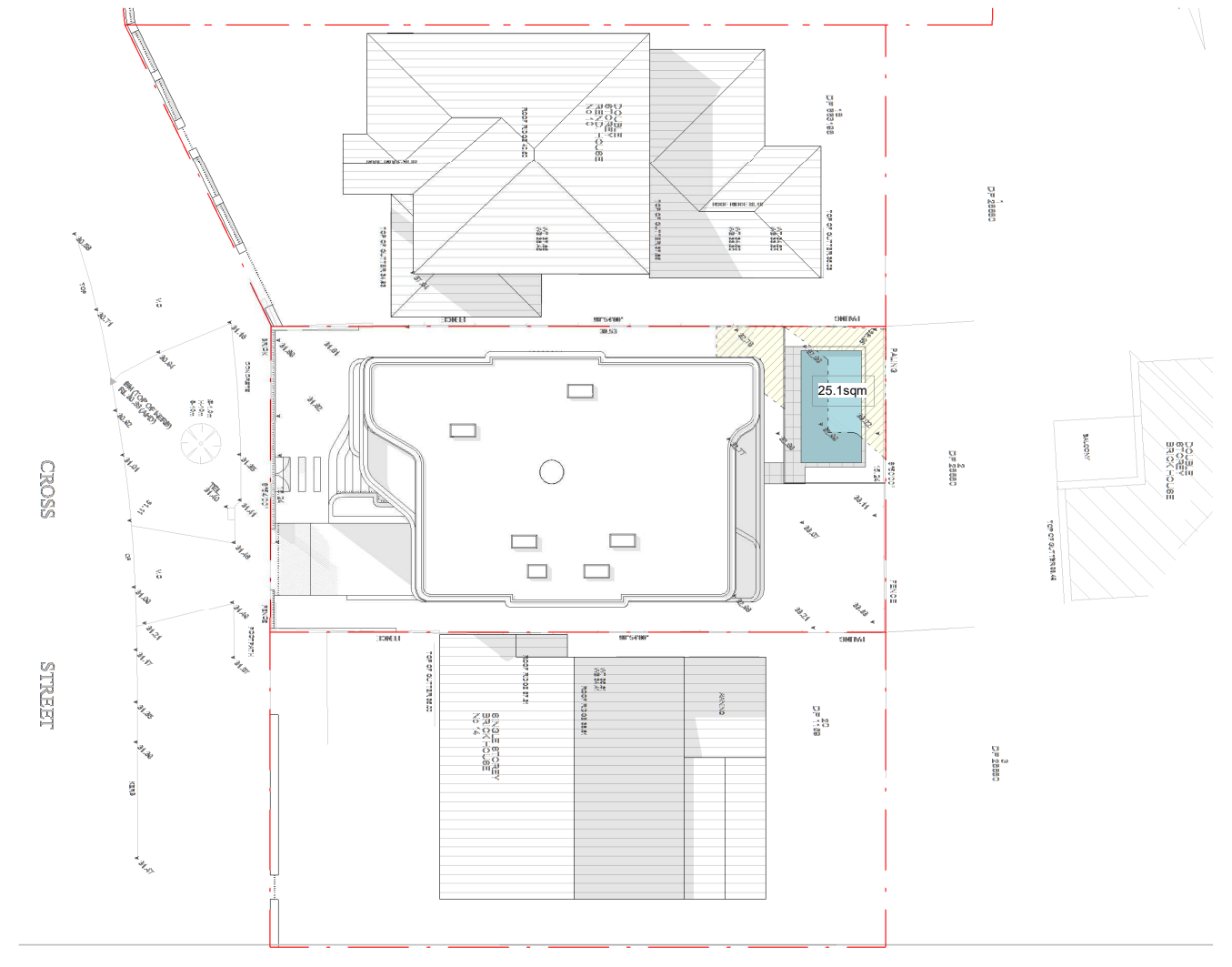
TRUE NORTH  
  
SHEET SIZE  
**A3**

NOTES  
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**ISSUED FOR APPROVAL**



**1** Shadow Diagram (1pm 21st June)  
1 : 300



**2** Shadow Diagram (2pm 21st June)  
1 : 300

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PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

DRAWING TITLE  
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DRAWING NO.  
**AR 008**  
DATE OF ISSUE  
**10/03/2023**

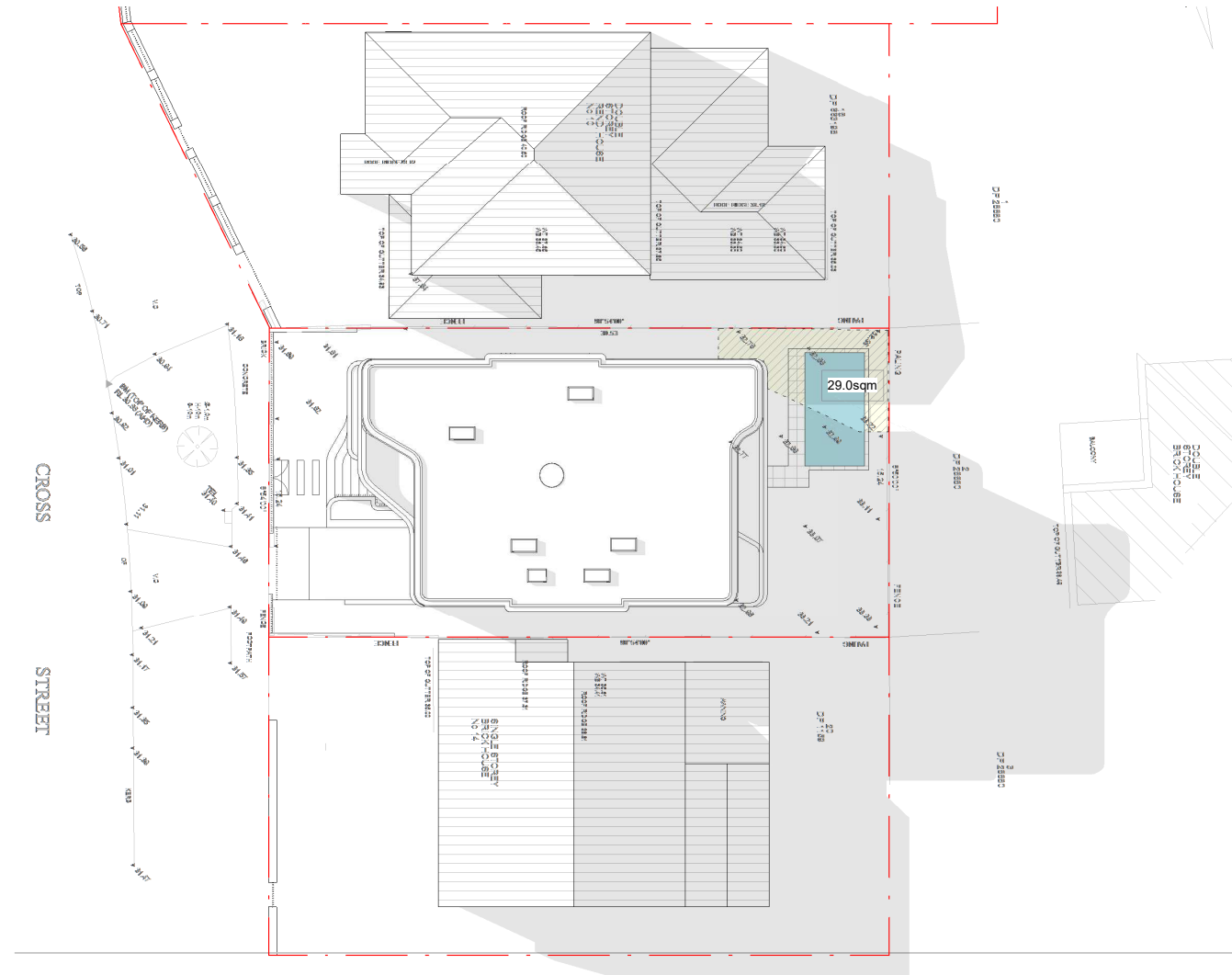
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DRAWING SCALE  
**1 : 300**

TRUE NORTH  
  
SHEET SIZE  
**A3**

NOTES  
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**1** Shadow Diagram (3pm 21st June)  
1 : 300

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PROJECT TITLE  
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PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

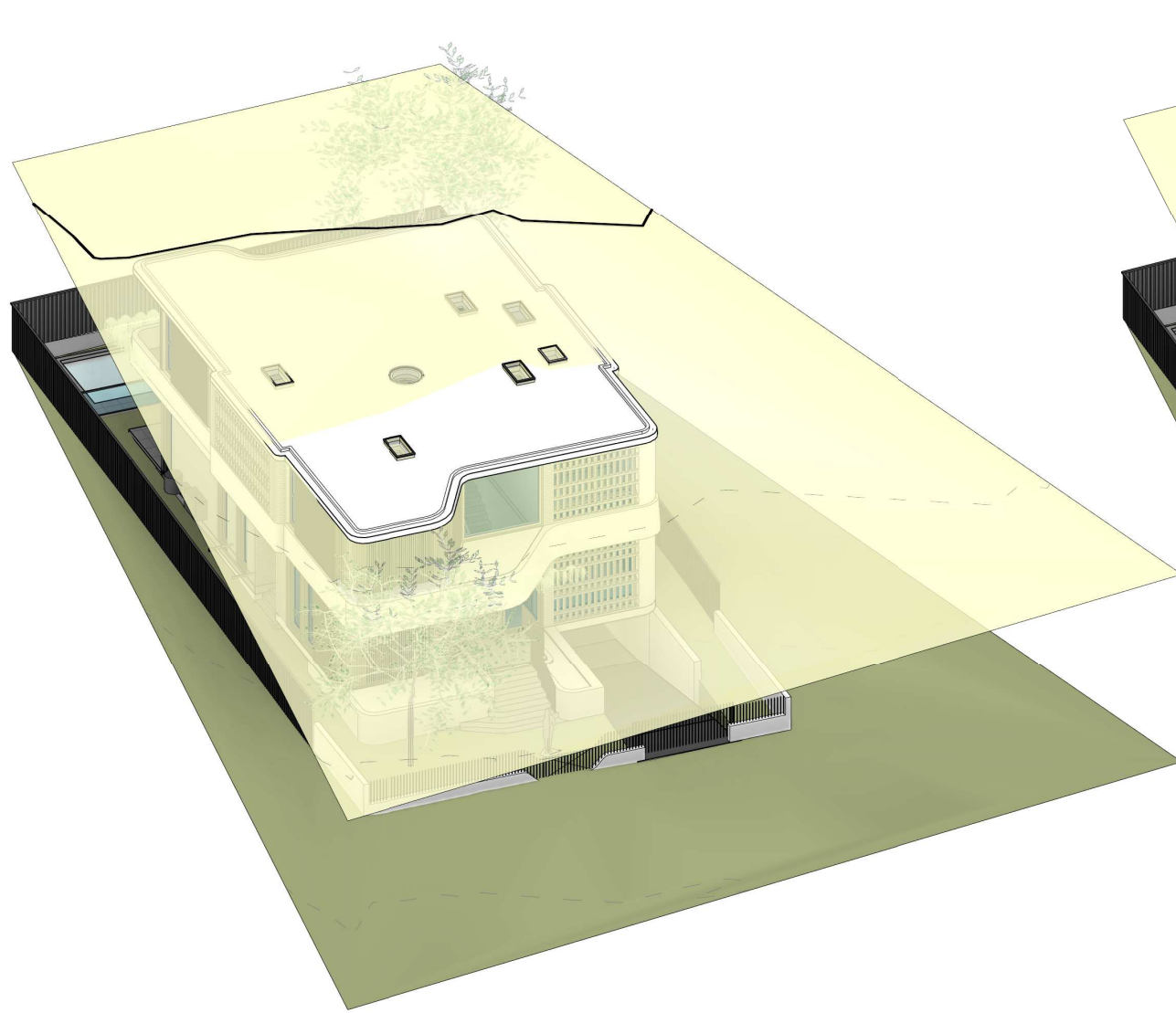
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DRAWING NO.  
**AR 009**  
DATE OF ISSUE  
**10/03/2023**

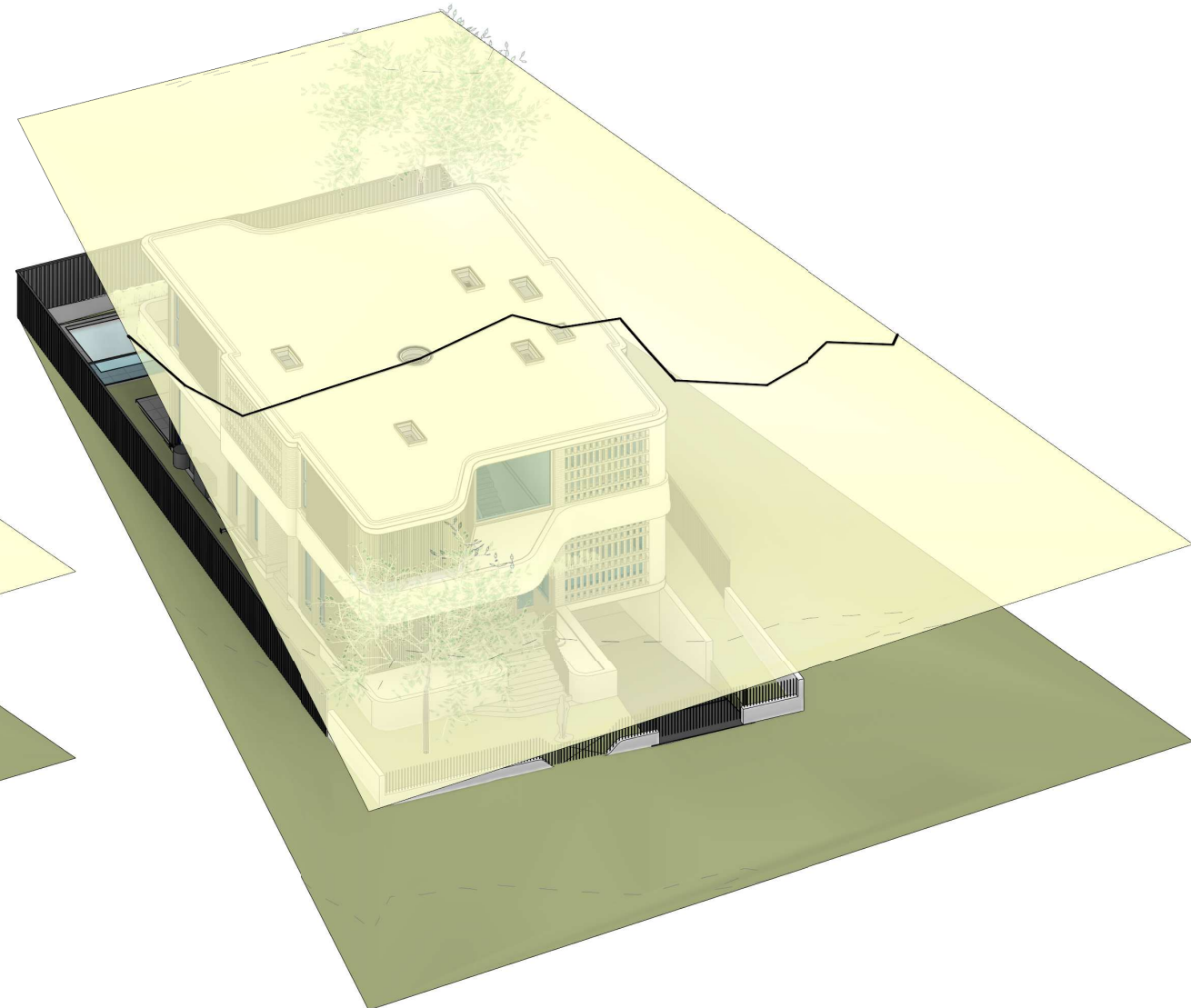
REVISION NO.  
**2**  
DRAWING SCALE  
**1 : 300**

TRUE NORTH  
  
SHEET SIZE  
**A3**

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1 7.2m Wall Height Plane



2 7.8m Parapet Height Plane

<p><b>IX   DESIGNS</b>                  . maxine@ixdesigns.com.au                  t. 0424 535 607                  . 1 Mary Street, Melrose Park NSW 2114</p>	<p><b>CLIENT</b>                  Mr. George Jabbour                  e. george.jabbour@ventus.com.au                  m. 0411 875 849                  a. 12 Cross Street, Strathfield 2135</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31/08/2022</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> <tr> <td>2</td> <td>10/03/2023</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS				ISSUE	DATE	DESCRIPTION	BY	1	31/08/2022	ISSUED FOR APPROVAL	CG	2	10/03/2023	ISSUED FOR APPROVAL	CG																	<p><b>PROJECT TITLE</b>                  PROPOSED SINGLE DWELLING  <b>PROJECT ADDRESS</b>                  12 CROSS STREET, STRATHFIELD</p>	<p><b>DRAWING TITLE</b>                  3D Height Planes  <b>DRAWING NO.</b>                  AR 010  <b>DATE OF ISSUE</b>                  10/03/2023</p>	<p><b>REVISION NO.</b>                  2  <b>DRAWING SCALE</b>                  A3</p>
REVISIONS																																					
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		<p><b>NOTES</b>                  Dimensions - Contractors to check all dimensions on site prior to commencing construction.                  Do not scale from this drawing. Use given dimensions.</p>		<p><b>ISSUED FOR APPROVAL</b></p>																																	



1 Existing - 21 June, 9am

2 Existing - 21 June, 12pm

3 Existing - 21 June, 3pm



4 Proposed - 21 June, 9am

5 Proposed - 21 June, 12pm

6 Proposed - 21 June, 3pm

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ISSUE	DATE	DESCRIPTION	BY
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PROJECT TITLE  
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PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

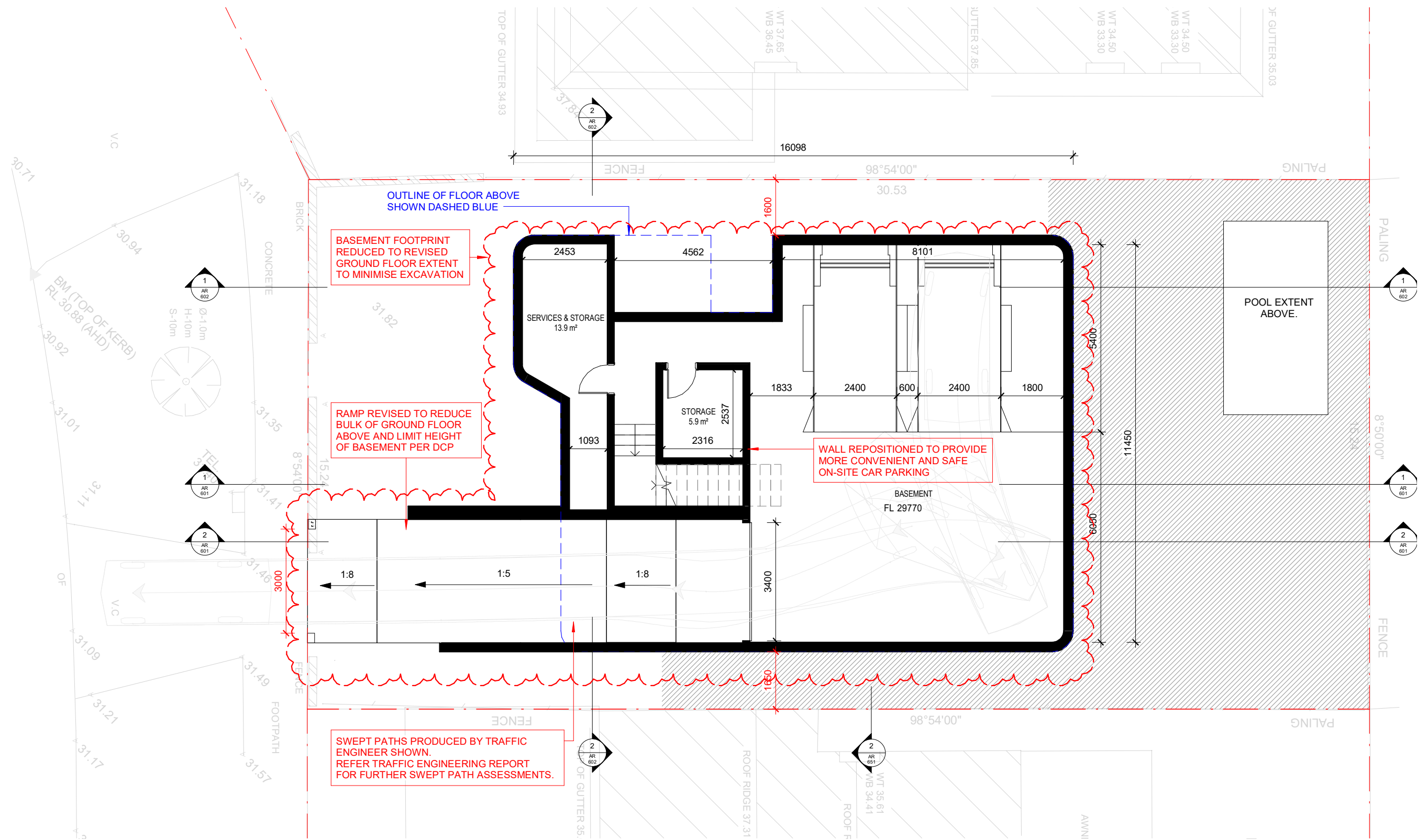
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DRAWING NO.  
**AR 011**  
DATE OF ISSUE  
**06/04/2023**

REVISION NO.  
**1**  
DRAWING SCALE

SHEET SIZE  
**A3**

NOTES  
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**ISSUED FOR APPROVAL**



**1** **Basement GA**  
1 : 100

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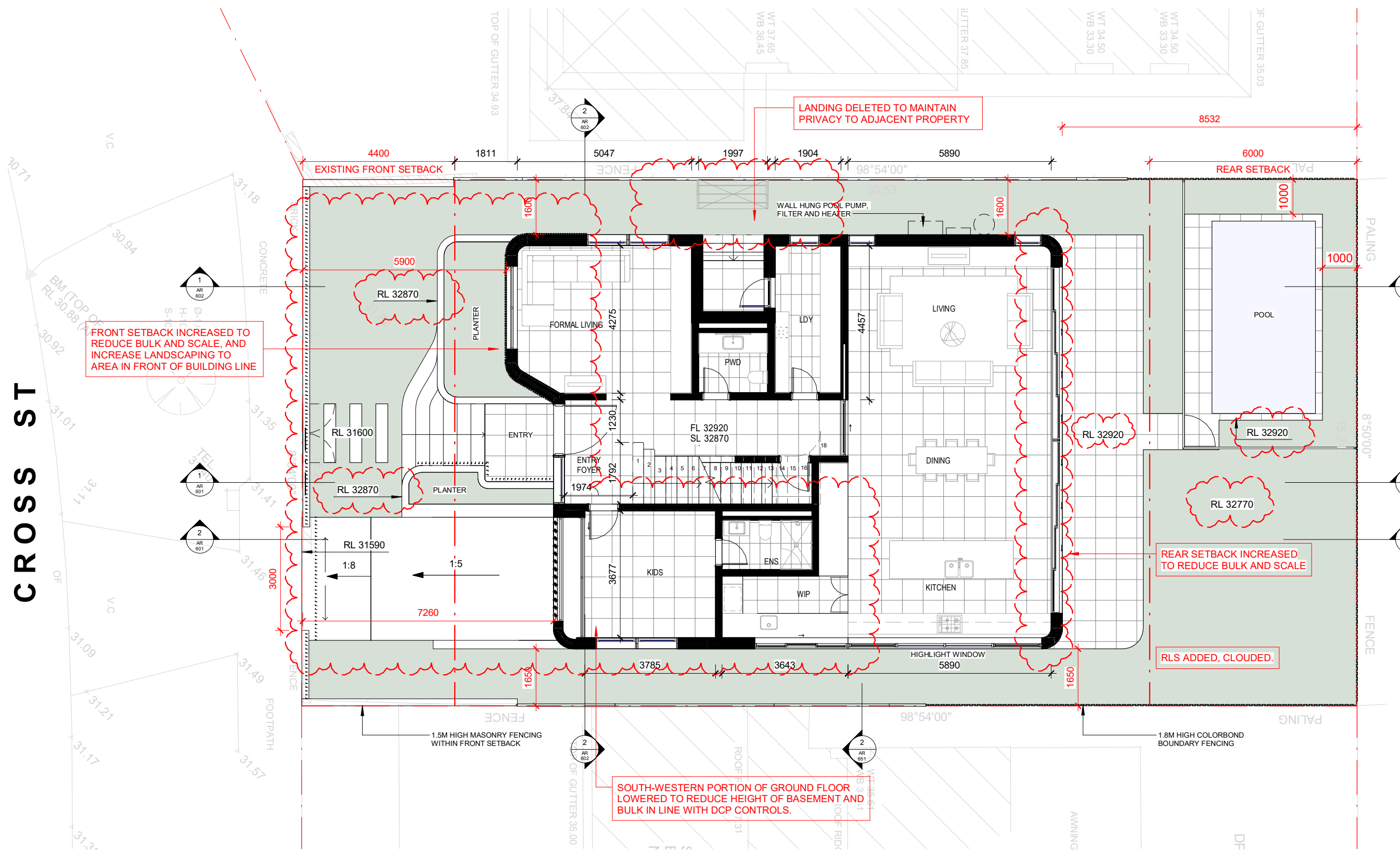
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**Basement GA**  
DRAWING NO.  
**AR 100**  
DATE OF ISSUE  
**06/04/2023**

REVISION NO.  
**10**  
DRAWING SCALE  
**1 : 100**

TRUE NORTH  
SHEET SIZE  
**A3**

NOTES  
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**1** Ground Floor GA  
1 : 100

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ISSUE	DATE	DESCRIPTION	BY
1	31/08/2022	ISSUED FOR APPROVAL	CG
2	09/11/2022	ISSUED FOR DISCUSSION	CG
3	24/11/2022	ISSUED FOR DISCUSSION	CG
4	25/11/2022	ISSUED FOR REVIEW	MM
5	08/12/2022	COUNCIL RFI RESPONSE	CG
6	07/02/2023	ISSUED FOR REVIEW	CG
7	22/02/2023	ISSUED FOR REVIEW	CG
8	02/03/2023	ISSUED FOR COORDINATION	CG
9	16/03/2023	ISSUED FOR APPROVAL	CG

PROJECT TITLE  
**PROPOSED SINGLE DWELLING**

PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

NOTES  
Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

DRAWING TITLE  
**Ground Floor GA**

DRAWING NO.  
**AR 101**

DATE OF ISSUE  
**06/04/2023**

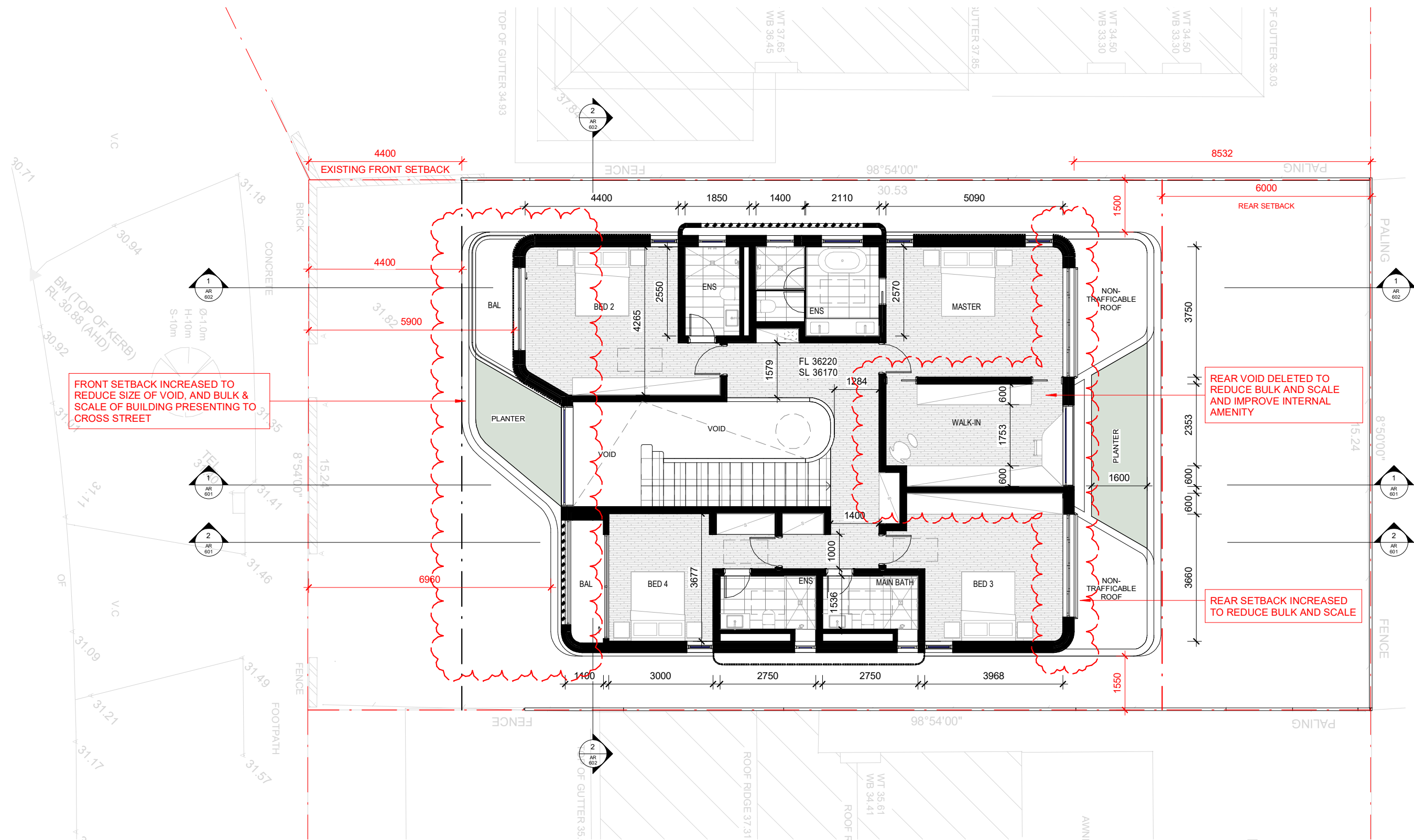
REVISION NO.  
**10**

DRAWING SCALE  
**1 : 100**

TRUE NORTH

SHEET SIZE  
**A3**

**ISSUED FOR APPROVAL**



**1 Level 1 GA**  
1 : 100

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7	02/03/2023	ISSUED FOR COORDINATION	CG
8	10/03/2023	ISSUED FOR APPROVAL	CG

PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
 PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

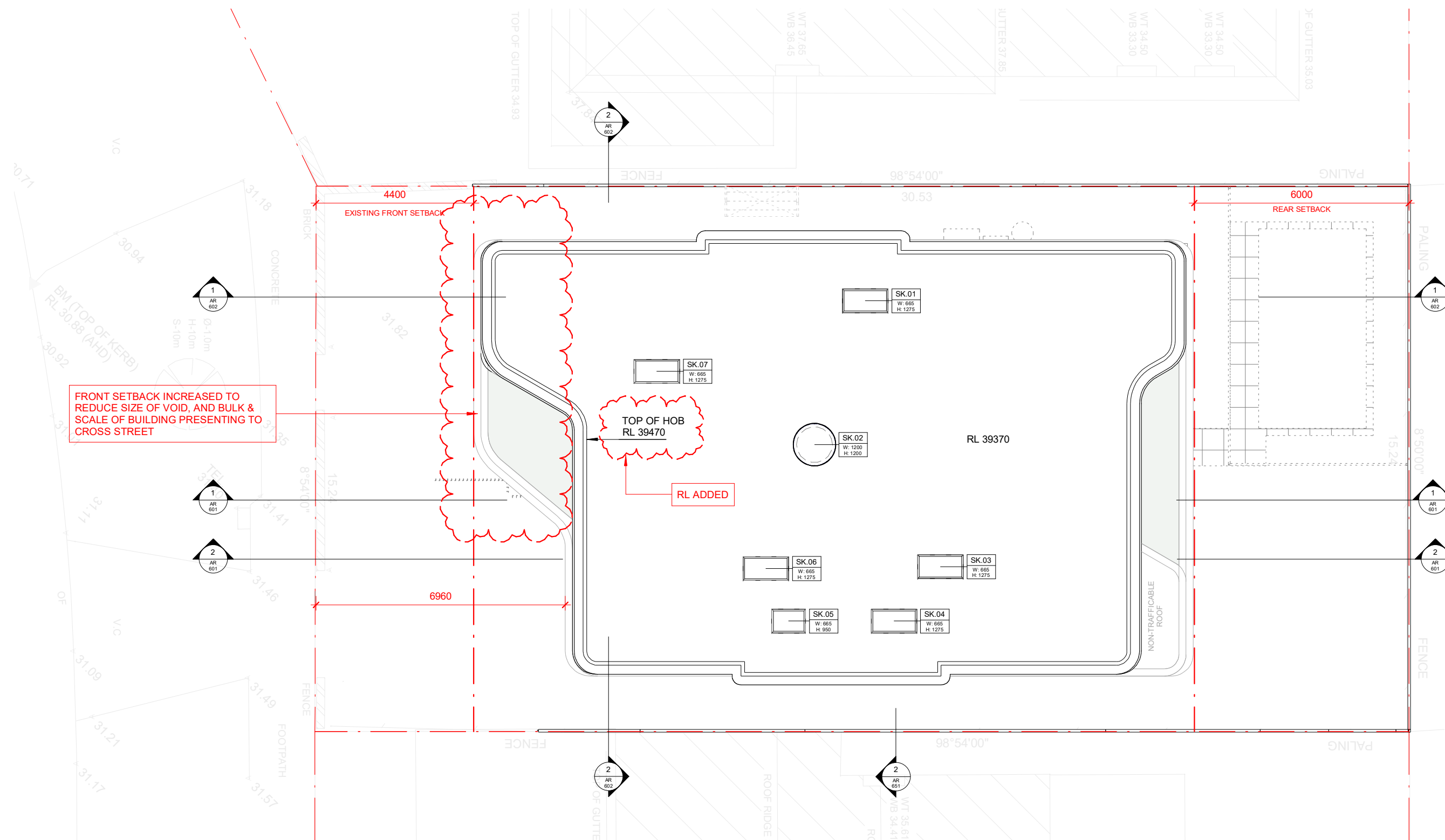
DRAWING TITLE  
**Level 1 GA**  
 DRAWING NO.  
**AR 102**  
 DATE OF ISSUE  
**10/03/2023**

REVISION NO.  
**8**  
 DRAWING SCALE  
**1 : 100**

TRUE NORTH  
  
 SHEET SIZE  
**A3**

NOTES  
 Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
 Do not scale from this drawing. Use given dimensions.

**ISSUED FOR APPROVAL**



**1 Roof Plan**  
1 : 100

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7	02/03/2023	ISSUED FOR COORDINATION	CG
8	10/03/2023	ISSUED FOR APPROVAL	CG
9	06/04/2023	COUNCIL RFI RESPONSE	CG

PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

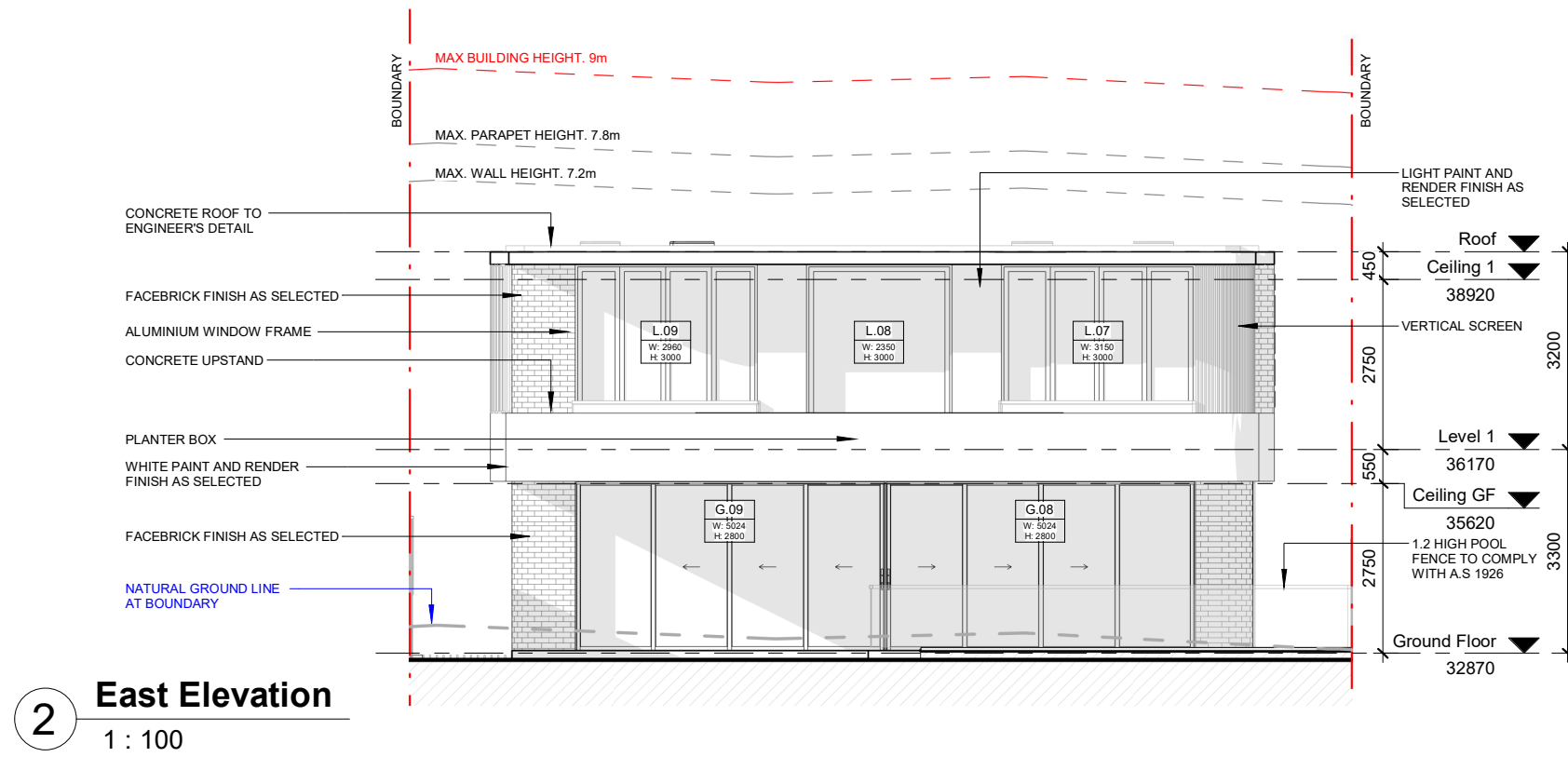
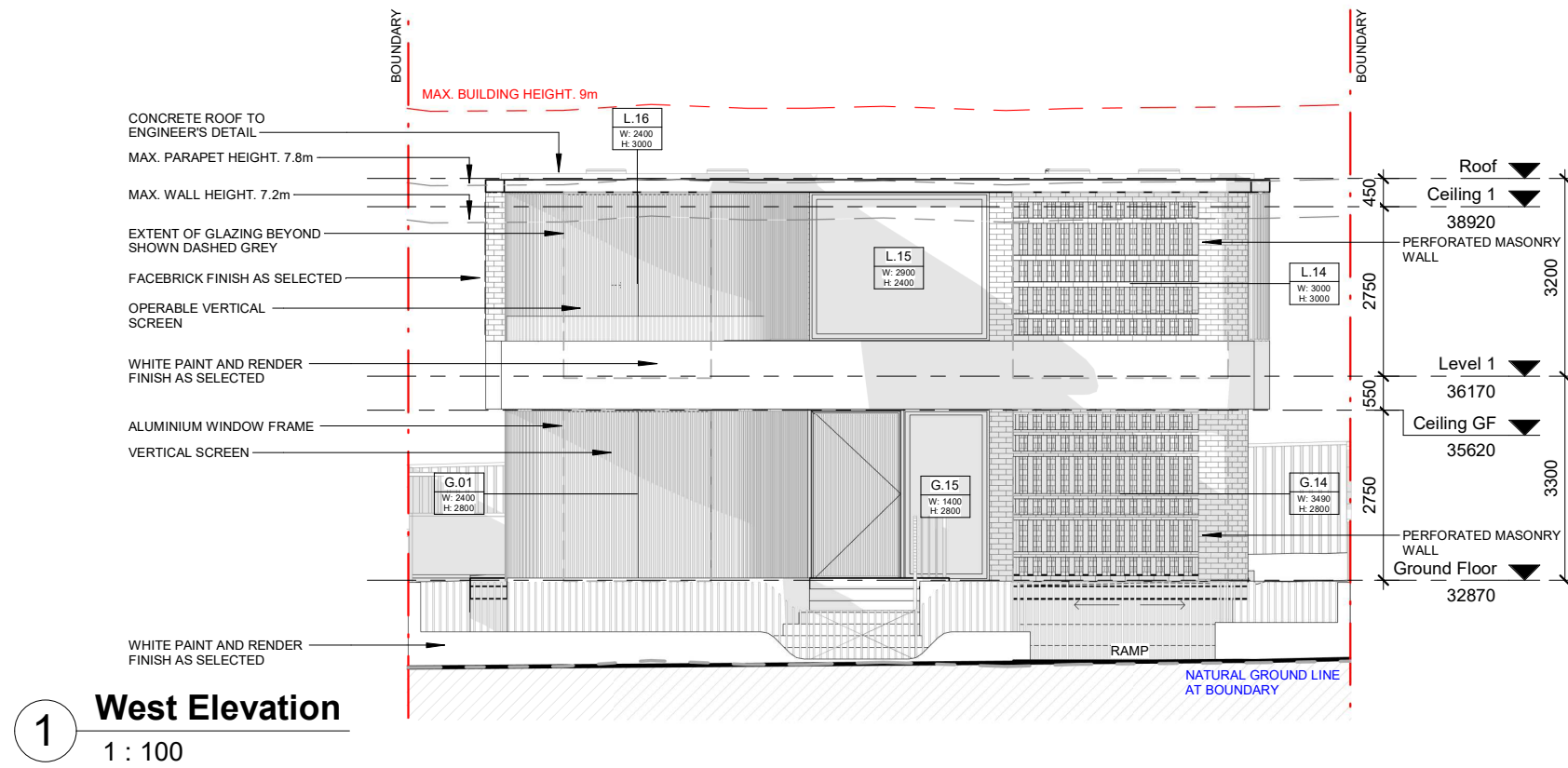
NOTES  
Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

DRAWING TITLE  
**Roof & Site Plan**  
DRAWING NO.  
**AR 103**  
DATE OF ISSUE  
**06/04/2023**

REVISION NO.  
**9**  
DRAWING SCALE  
**1 : 100**

**ISSUED FOR APPROVAL**





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PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

DRAWING TITLE  
**Elevations**  
DRAWING NO.  
**AR 401**  
DATE OF ISSUE  
**10/03/2023**

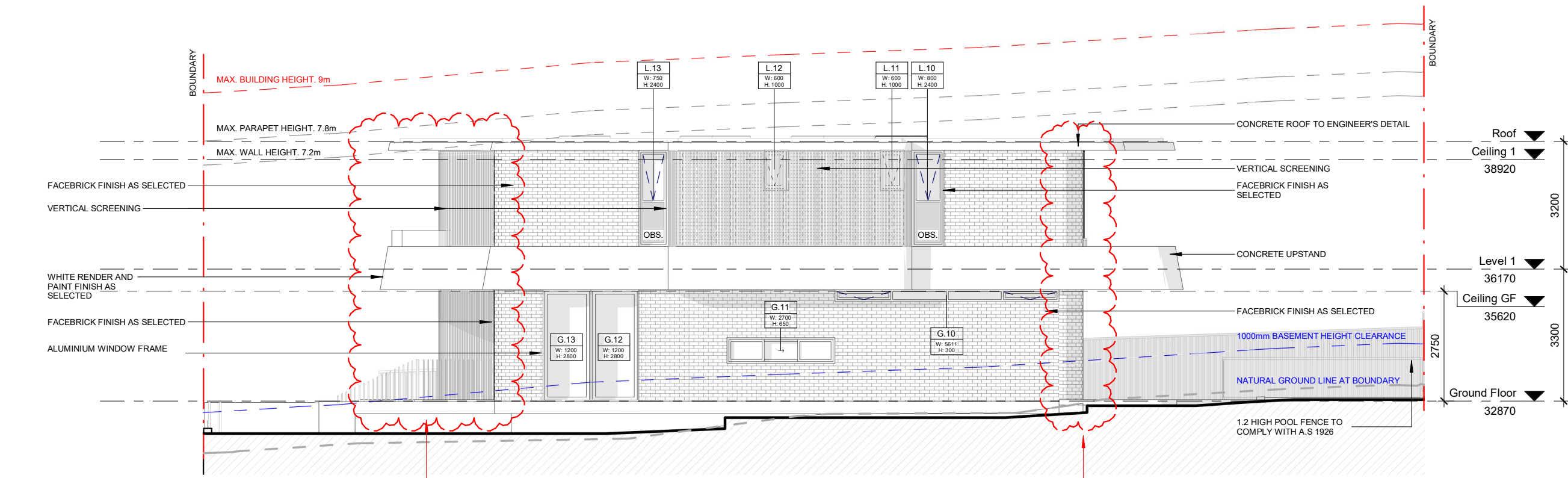
REVISION NO.  
**6**  
DRAWING SCALE  
**1 : 100**

TRUE NORTH  
SHEET SIZE  
**A3**

NOTES  
Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

**ISSUED FOR APPROVAL**

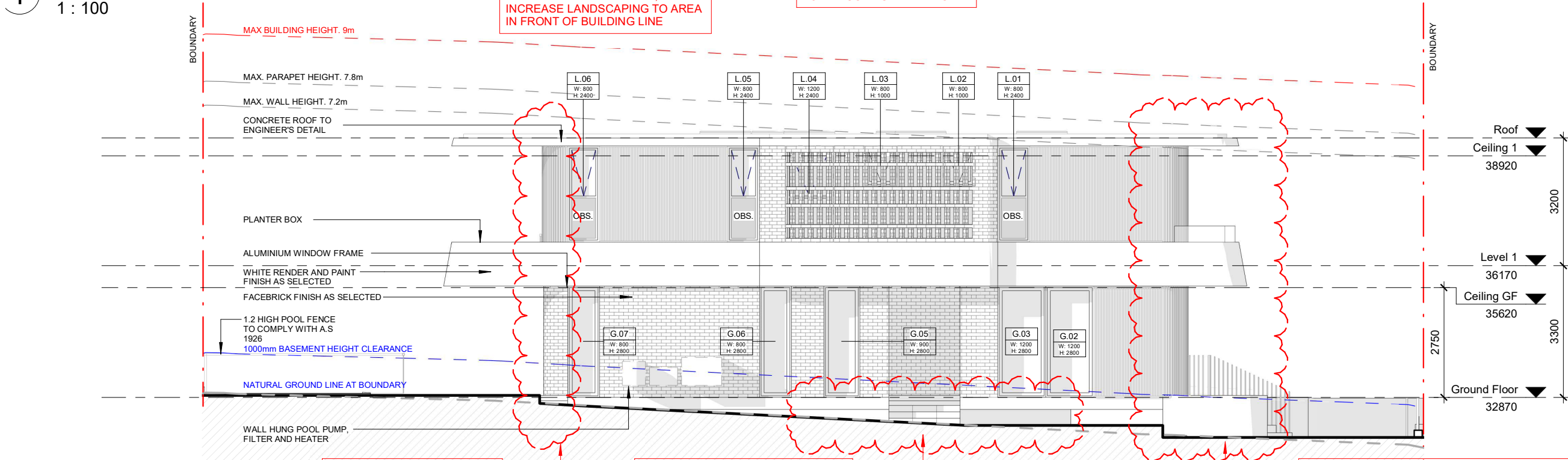




**1 South Elevation**  
1 : 100

FRONT SETBACK INCREASED TO REDUCE BULK AND SCALE, AND INCREASE LANDSCAPING TO AREA IN FRONT OF BUILDING LINE

REAR SETBACK INCREASED TO REDUCE BULK AND SCALE



**2 North Elevation**  
1 : 100

REAR SETBACK INCREASED TO REDUCE BULK AND SCALE

LANDING DELETED TO MAINTAIN PRIVACY TO ADJACENT PROPERTY

FRONT SETBACK INCREASED TO REDUCE BULK AND SCALE, AND INCREASE LANDSCAPING TO AREA IN FRONT OF BUILDING LINE

ARCHITECT

CLIENT

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PROJECT TITLE  
**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

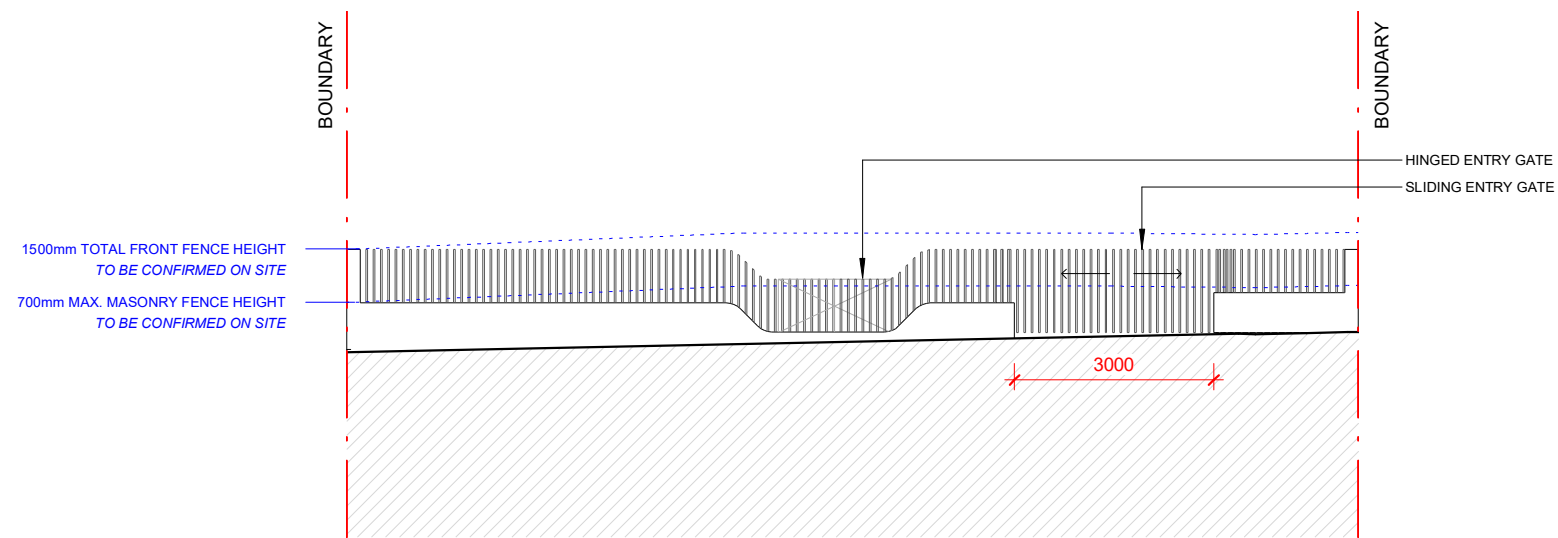
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**Elevations**  
DRAWING NO.  
**AR 402**  
DATE OF ISSUE  
**10/03/2023**

REVISION NO.  
**6**  
DRAWING SCALE  
**1 : 100**

SHEET SIZE  
**A3**

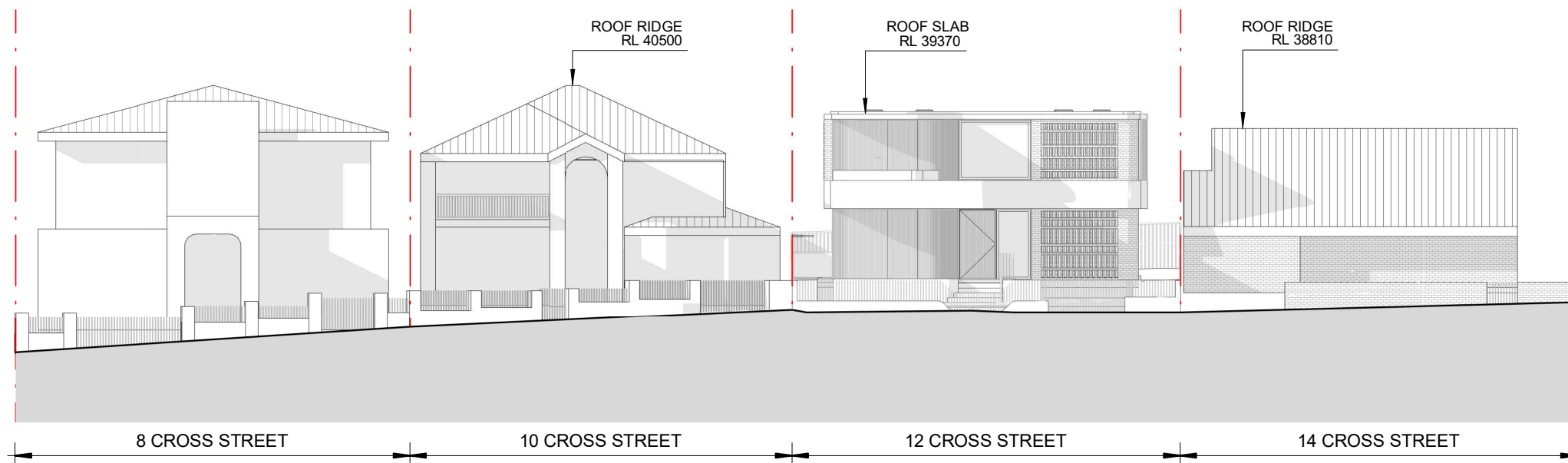
NOTES  
Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
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**ISSUED FOR APPROVAL**



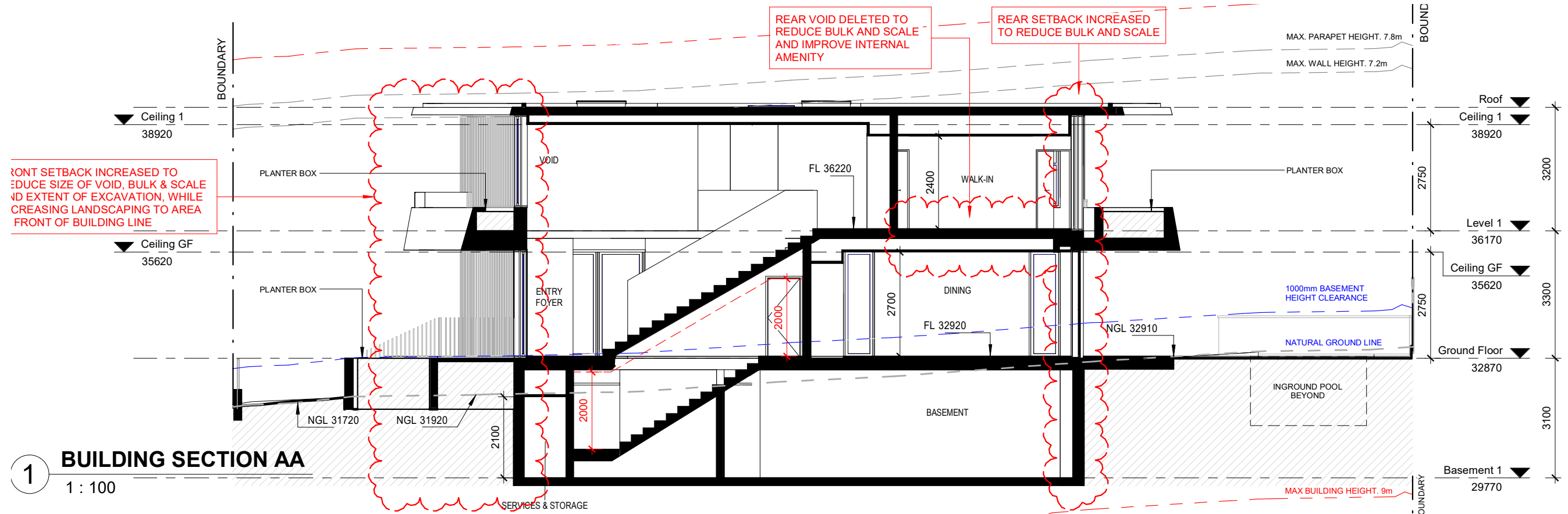
**1** Front Fence Elevation  
1 : 100

ARCHITECT  <b>IX   DESIGNS</b> . maxine@mxdesigns.com.au t. 0424 535 607 . 1 Mary Street, Melrose Park NSW 2114	CLIENT  <b>Mr. George Jabbour</b> e. george.jabbour@ventus.com.au m. 0411 875 849 a. 12 Cross Street, Strathfield 2135	REVISIONS <table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31/08/2022</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> <tr> <td>2</td> <td>08/12/2022</td> <td>COUNCIL RFI RESPONSE</td> <td>CG</td> </tr> <tr> <td>3</td> <td>10/03/2023</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION	BY	1	31/08/2022	ISSUED FOR APPROVAL	CG	2	08/12/2022	COUNCIL RFI RESPONSE	CG	3	10/03/2023	ISSUED FOR APPROVAL	CG	PROJECT TITLE <b>PROPOSED SINGLE DWELLING</b> PROJECT ADDRESS <b>12 CROSS STREET, STRATHFIELD</b>	DRAWING TITLE <b>Fence Elevations</b> DRAWING NO. <b>AR 403</b> DATE OF ISSUE <b>10/03/2023</b>	REVISION NO. <b>3</b> DRAWING SCALE <b>1 : 100</b> SHEET SIZE <b>A3</b>
		ISSUE	DATE	DESCRIPTION	BY																
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NOTES Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.		<b>ISSUED FOR APPROVAL</b>																			

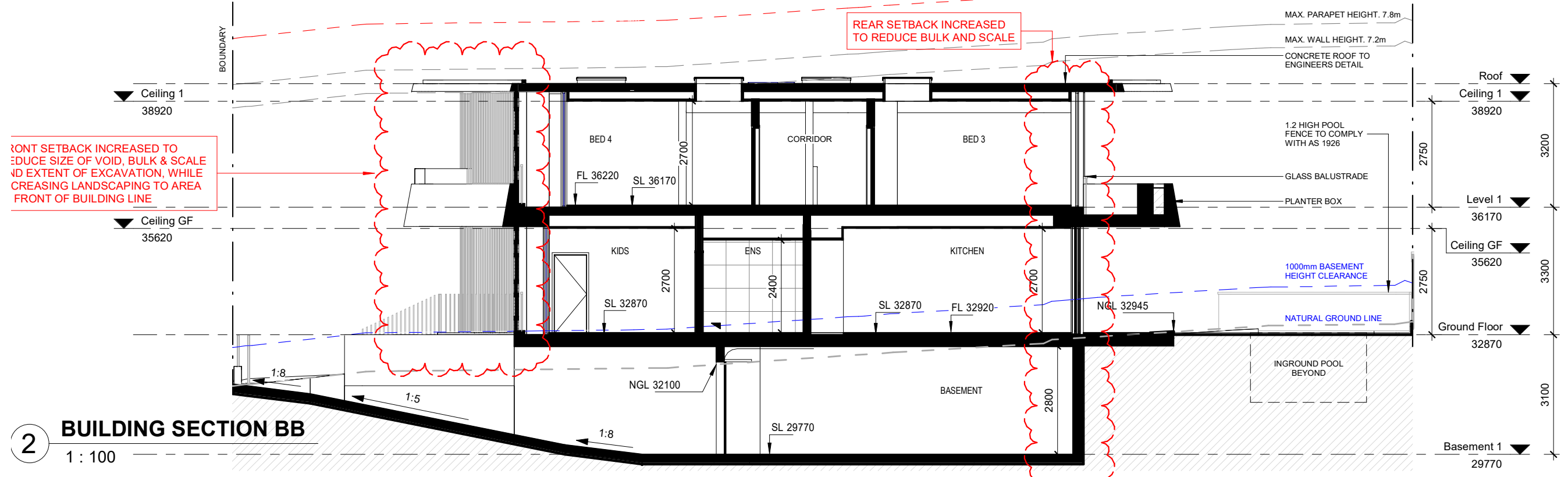


**1** Street Elevation (Cross Street)  
1 : 200

ARCHITECT  <b>IX   DESIGNS</b> . maxine@ixdesigns.com.au t. 0424 535 607 . 1 Mary Street, Melrose Park NSW 2114	CLIENT  <b>Mr. George Jabbour</b> e. george.jabbour@ventus.com.au m. 0411 875 849 a. 12 Cross Street, Strathfield 2135	REVISIONS ISSUE DATE DESCRIPTION BY 1 09/11/2022 ISSUED FOR DISCUSSION CG 2 10/03/2023 ISSUED FOR APPROVAL CG	PROJECT TITLE <b>PROPOSED SINGLE DWELLING</b> PROJECT ADDRESS <b>12 CROSS STREET, STRATHFIELD</b>	DRAWING TITLE <b>Street Elevation (West)</b> DRAWING NO. <b>AR 404</b> DATE OF ISSUE <b>10/03/2023</b>	REVISION NO. <b>2</b> DRAWING SCALE <b>1 : 200</b> SHEET SIZE <b>A3</b>
		NOTES Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.			<b>ISSUED FOR APPROVAL</b>



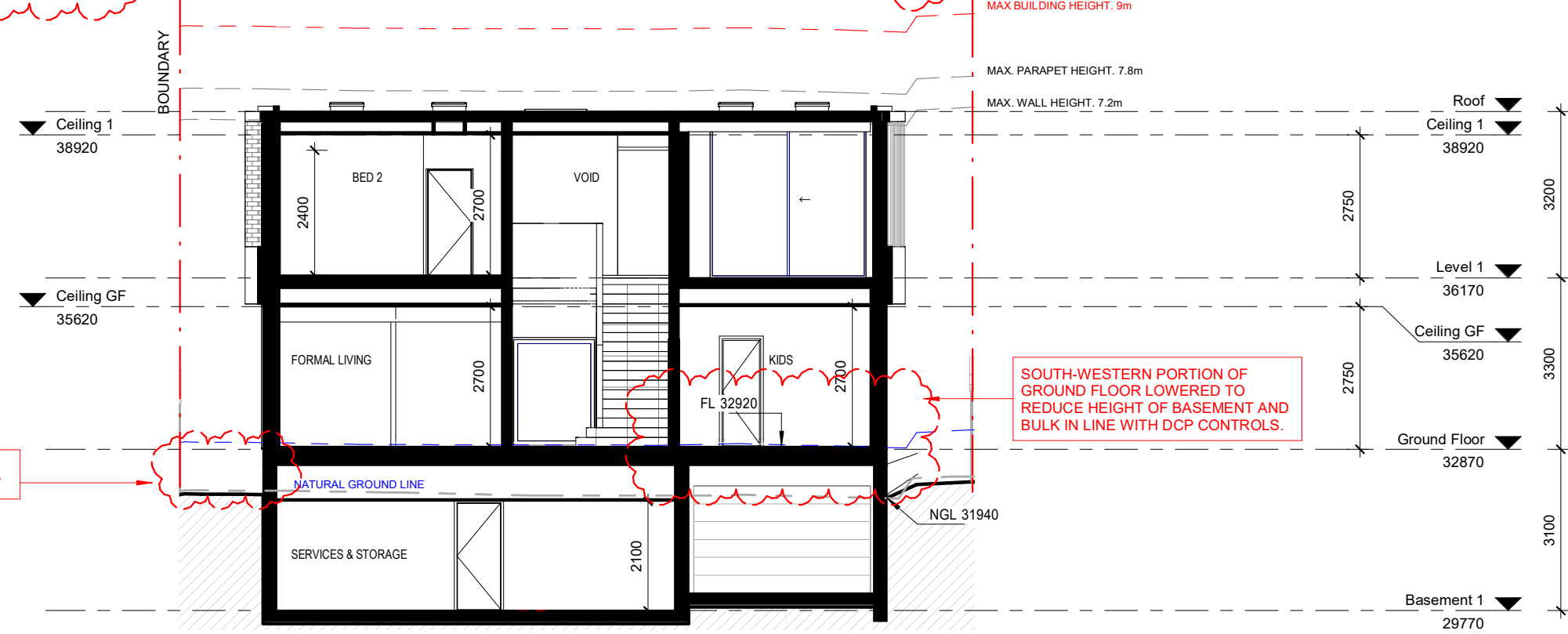
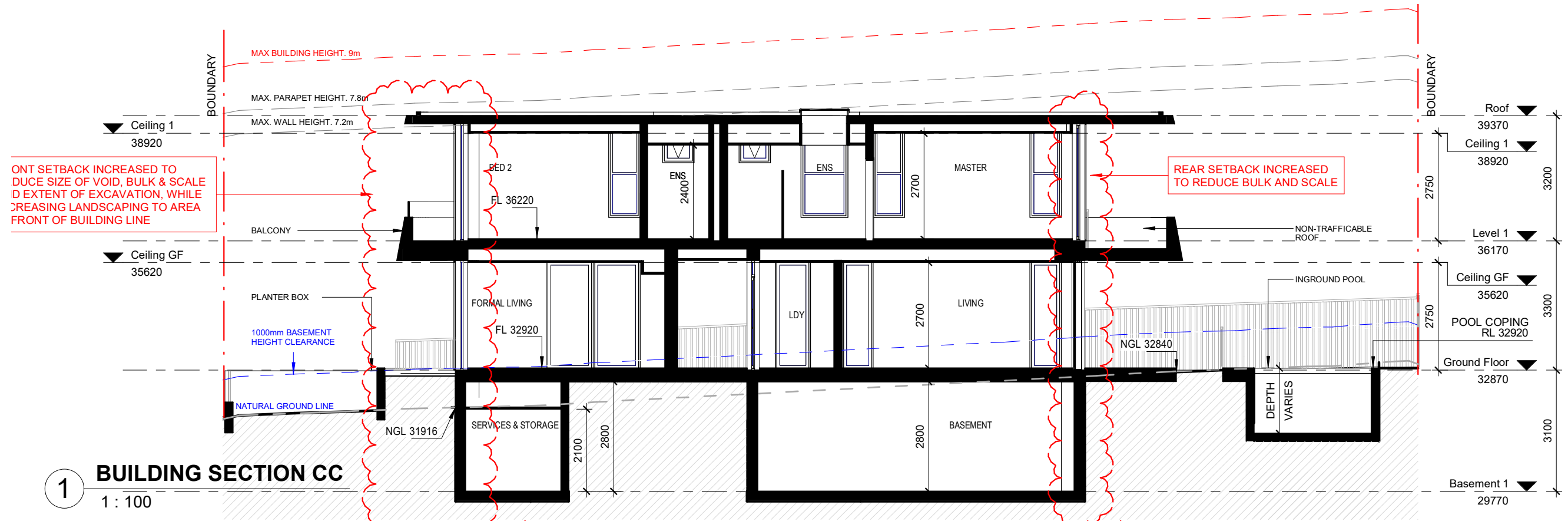
**1 BUILDING SECTION AA**  
1 : 100



**2 BUILDING SECTION BB**  
1 : 100

<p>ARCHITECT <b>IX   DESIGNS</b> maxine@mxdesigns.com.au t. 0424 535 607 11 Mary Street, Melrose Park NSW 2114</p>	<p>CLIENT <b>Mr. George Jabbour</b> e. george.jabbour@ventus.com.au m. 0411 875 849 a. 12 Cross Street, Strathfield 2135</p>	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31/08/2022</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> <tr> <td>2</td> <td>08/12/2022</td> <td>COUNCIL RFI RESPONSE</td> <td>CG</td> </tr> <tr> <td>3</td> <td>22/02/2023</td> <td>ISSUED FOR REVIEW</td> <td>CG</td> </tr> <tr> <td>4</td> <td>10/03/2023</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION	BY	1	31/08/2022	ISSUED FOR APPROVAL	CG	2	08/12/2022	COUNCIL RFI RESPONSE	CG	3	22/02/2023	ISSUED FOR REVIEW	CG	4	10/03/2023	ISSUED FOR APPROVAL	CG	<p>PROJECT TITLE <b>PROPOSED SINGLE DWELLING</b> PROJECT ADDRESS <b>12 CROSS STREET, STRATHFIELD</b></p>	<p>DRAWING TITLE <b>Section AA &amp; BB</b> DRAWING NO. <b>AR 601</b> DATE OF ISSUE <b>10/03/2023</b></p>	<p>REVISION NO. <b>4</b> DRAWING SCALE <b>1 : 100</b> SHEET SIZE <b>A3</b></p>
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**ISSUED FOR APPROVAL**



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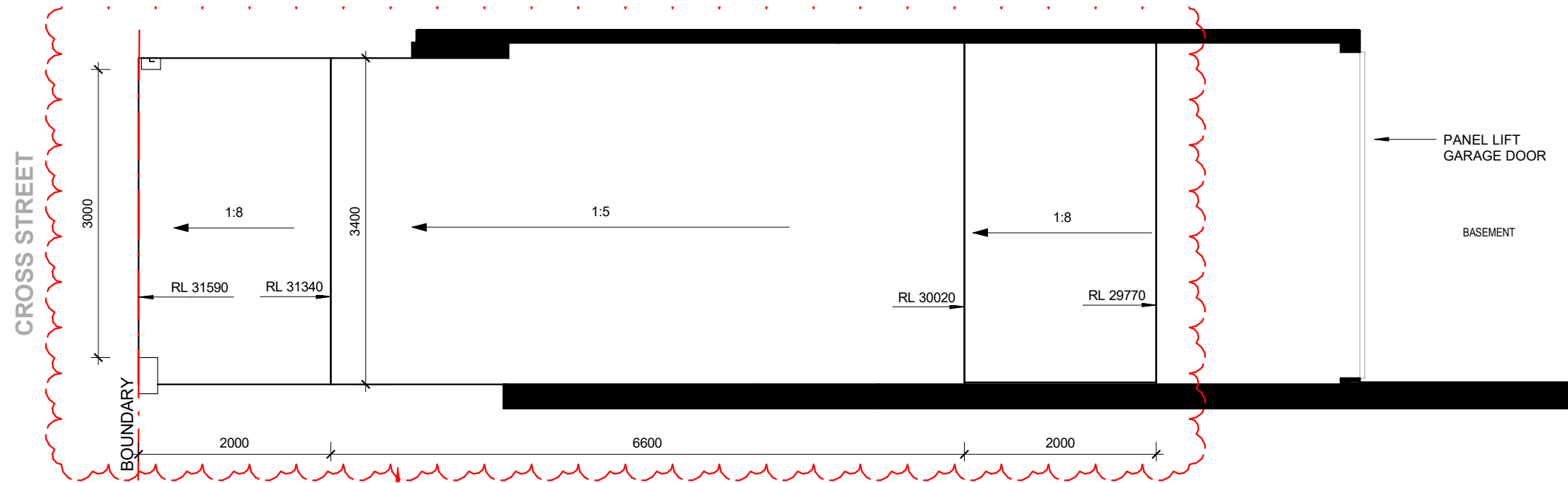
PROJECT TITLE  
 PROPOSED SINGLE DWELLING  
 PROJECT ADDRESS  
 12 CROSS STREET, STRATHFIELD

DRAWING TITLE  
 Section CC & DD  
 DRAWING NO.  
 AR 602  
 DATE OF ISSUE  
 10/03/2023

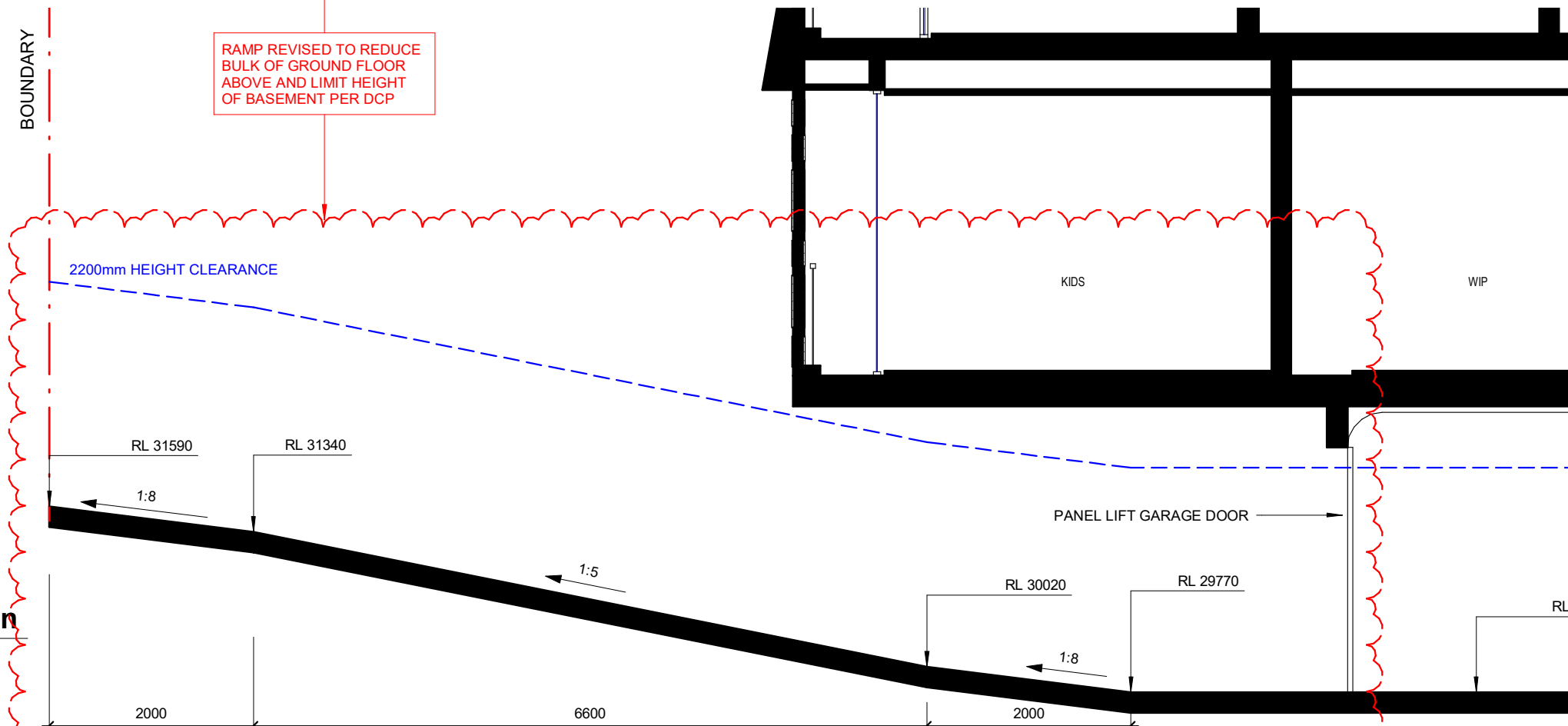
REVISION NO.  
 4  
 DRAWING SCALE  
 1 : 100  
 SHEET SIZE  
 A3

NOTES  
 Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
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**ISSUED FOR APPROVAL**



**1 Driveway Plan Detail**  
1 : 50



**2 Driveway Section**  
1 : 50

<p>ARCHITECT <b>IX   DESIGNS</b> maxine@ixdesigns.com.au t. 0424 535 607 1 Mary Street, Melrose Park NSW 2114</p>	<p>CLIENT <b>Mr. George Jabbar</b> e. george.jabbar@ventus.com.au m. 0411 875 849 a. 12 Cross Street, Strathfield 2135</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31/08/2022</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> <tr> <td>2</td> <td>10/03/2023</td> <td>ISSUED FOR APPROVAL</td> <td>CG</td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	BY	1	31/08/2022	ISSUED FOR APPROVAL	CG	2	10/03/2023	ISSUED FOR APPROVAL	CG	<p>PROJECT TITLE <b>PROPOSED SINGLE DWELLING</b></p> <p>PROJECT ADDRESS <b>12 CROSS STREET, STRATHFIELD</b></p> <p>NOTES Dimensions - Contractors to check all dimensions on site prior to commencing construction. Do not scale from this drawing. Use given dimensions.</p>	<p>DRAWING TITLE <b>Driveway Details</b></p> <p>DRAWING NO. <b>AR 701</b></p> <p>DATE OF ISSUE <b>10/03/2023</b></p> <p>REVISION NO. <b>2</b></p> <p>DRAWING SCALE <b>1 : 50</b></p> <p>SHEET SIZE <b>A3</b></p> <p style="text-align: center;"><b>ISSUED FOR APPROVAL</b></p>
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### GLAZING SCHEDULE

Mark	Location	Width	Height	Sill Height	Type Comments
Ground Floor					
G.01	FORMAL LIVING	2400	2800	0	2 Panel - 2 Doors
G.02	FORMAL LIVING	1200	2800	0	1 Panel - 1 Fixed
G.03	FORMAL LIVING	1200	2800	0	1 Panel - 1 Fixed
G.04	LDY	900	2800	0	Hinged Door with awning above
G.05	LDY	900	2800	0	1 Panel - 1 Fixed
G.06	LIVING	800	2800	0	1 Panel - 1 Fixed
G.07	LIVING	800	2800	0	1 Panel - 1 Fixed
G.08	LIVING	5024	2800	0	4 Panel - 2 Sliding 2 Fixed
G.09	KITCHEN	5024	2800	0	4 Panel - 2 Sliding 2 Fixed
G.10	KITCHEN	5611	300	2500	4 Panel - 2 Awning 2 Fixed
G.11	WIP	2700	650	950	3 Panel - 2 Sliding 1 Fixed
G.12	KIDS	1200	2800	0	1 Panel - 1 Fixed
G.13	KIDS	1200	2800	0	1 Panel - 1 Fixed
G.14	KIDS	3490	2800	0	2 Panel - 1 Sliding 1 Fixed
G.15	DINING	1630	2100	50	1 Panel - 1 Sliding Cavity Door
G.15	ENTRY FOYER	1400	2800	0	1 Panel - 1 Fixed

Level 1

L.01	BED 2	800	2400	600	2 Panel - 1 Awning 1 Fixed
L.02	ENS	800	1000	2000	1 Panel - Awning
L.03	ENS	800	1000	2000	1 Panel - Awning
L.04	ENS	1200	2400	600	2 Panel - 1 Awning 1 Fixed
L.05	MASTER	800	2400	600	2 Panel - 1 Awning 1 Fixed
L.06	MASTER	800	2400	600	2 Panel - 1 Awning 1 Fixed
L.07	MASTER	3150	3000	0	4 Panel - 2 Sliding 2 Fixed
L.08	WALK-IN	2350	3000	0	1 Panel - 1 Fixed
L.09	BED 3	2960	3000	0	4 Panel - 2 Sliding 2 Fixed
L.10	BED 3	800	2400	600	2 Panel - 1 Awning 1 Fixed
L.11	MAIN BATH	600	1000	2000	1 Panel - Awning
L.12	ENS	600	1000	2000	1 Panel - Awning
L.13	BED 4	750	2400	600	2 Panel - 1 Awning 1 Fixed
L.14	BAL	3000	3000	0	2 Panel - 1 Sliding 1 Fixed
L.15	VOID	2900	2400	600	1 Panel - 1 Fixed
L.16	BED 2	2400	3000	0	2 Panel - 2 Doors
SK.01		665	1275		Skylight
SK.02		1200	1200		Skylight
SK.03		665	1275		Skylight
SK.04		665	1275		Skylight
SK.05		665	950		Skylight
SK.06		665	1275		Skylight
SK.07		665	1275		Skylight

ARCHITECT

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PROJECT TITLE

**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

NOTES

Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

DRAWING TITLE

**Glazing Schedule**

DRAWING NO.

**AR 900**

DATE OF ISSUE

**10/03/2023**

REVISION NO.

**3**

DRAWING SCALE

**AS SHOWN**

SHEET SIZE

**A3**

**ISSUED FOR APPROVAL**

**NOTES:**  
 . All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  
 . All detailing of drainage to paved areas shall be by others.  
 . All levels shall be determined by others and approved on site by client.  
 . Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.  
 . Do not scale from drawings.  
 . If in doubt contact the Landscape Architect.  
 . All boundaries shall be surveyed prior to commencement of construction works.  
 . This plan is for DA purposes only. It has not been detailed for construction.  
 . All dimensions, levels and boundaries are nominal only.  
 . This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50, and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.

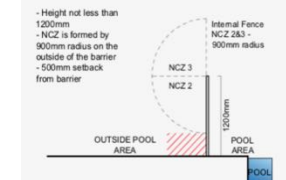


**POOL FENCING REQUIREMENTS:**  
 - SWIMMING POOL SAFETY FENCING & SWIMMING POOL SHALL COMPLY WITH:  
 - COUNCIL CODES  
 - BUILDING CODE OF AUSTRALIA  
 - SWIMMING POOLS ACT 1992-NO. 49  
 - SWIMMING POOL SAFETY AS 1926.1-2007  
 - SWIMMING POOL SAFETY AS 1926.2-2007  
 - SWIMMING POOL SAFETY AS 1926.3-2003  
 AS APPLICABLE.

**POOL BARRIER TYPES**

**INTERNAL FENCE USED AS BARRIER:**

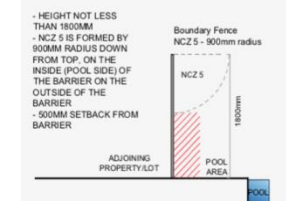
- Height not less than 1200mm  
 - NCZ is formed by 900mm radius on the outside of the barrier  
 - 500mm setback from barrier



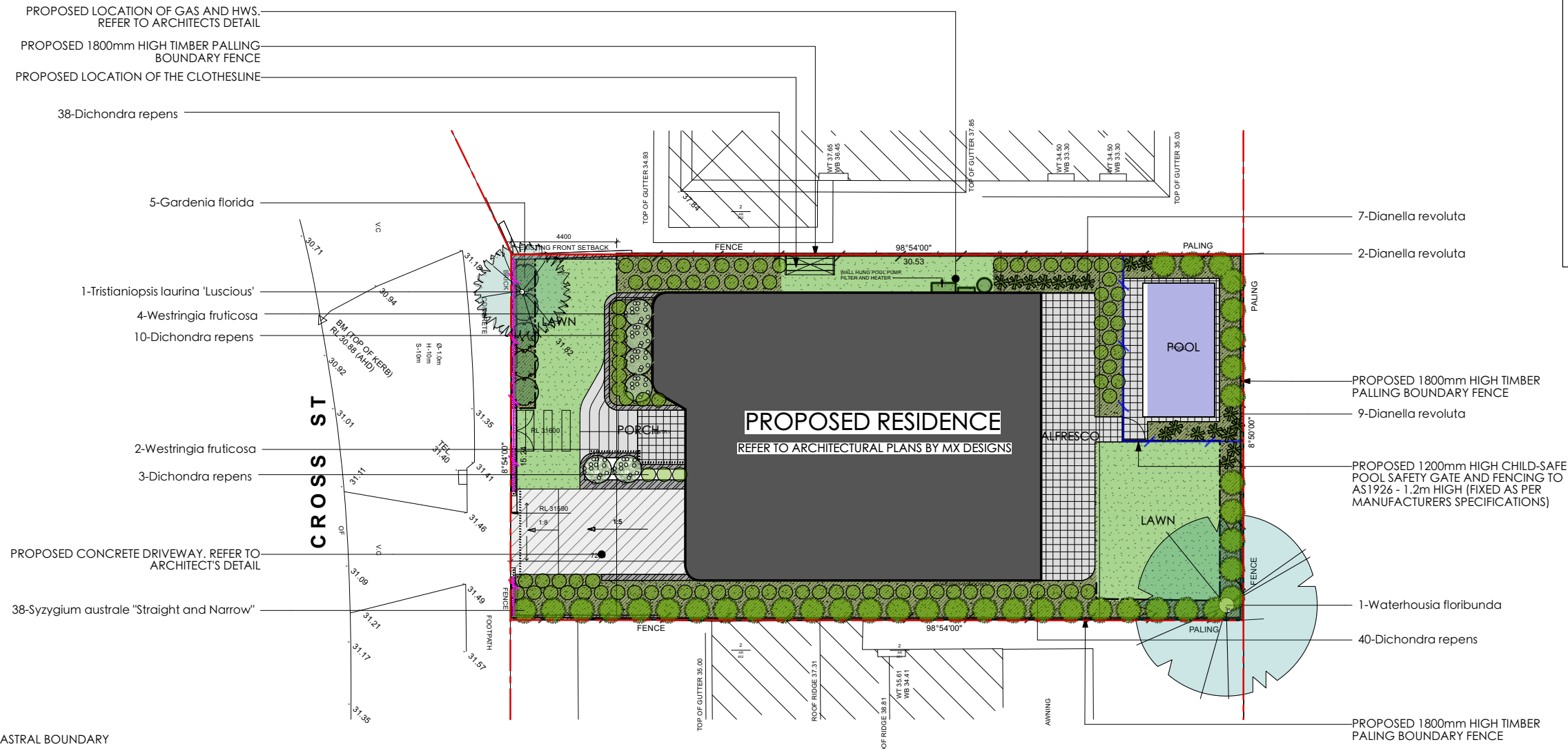
2012 AS clause 2.3.1 - To maintain the integrity of the barrier height objects, steps, retaining walls, levels changes/decks, woody (deciduous) plants to be 500mm from barrier

**BOUNDARY FENCE USED AS BARRIER:**

- HEIGHT NOT LESS THAN 1800MM  
 - NCZ IS FORMED BY 900MM RADIUS DOWN FROM TOP, ON THE INSIDE (POOL SIDE) OF THE BARRIER ON THE OUTSIDE OF THE BARRIER  
 - 500MM SETBACK FROM BARRIER



2012 AS clause 2.3.1 - To maintain the integrity of the barrier height objects, steps, retaining walls, levels changes/decks, woody (deciduous) plants to be 500mm from barrier



**LEGEND**

- CADASTRAL BOUNDARY
- LAWN AREA
- PROPOSED GARDEN AREA
- PROPOSED PERMEABLE GRAVEL AREA
- PROPOSED PAVED AREA
- PROPOSED LOW HUB/PLANTER WALL. REFER TO ARCHITECTS DETAIL
- PROPOSED 1800mm HIGH TIMBER PALLING BOUNDARY FENCE
- PROPOSED 1200mm HIGH FRONT BOUNDARY FENCE TO ARCHITECTS DETAIL
- PROPOSED 1200mm HIGH CHILD-SAFE POOL SAFETY GATE AND FENCING TO AS1926 - 1.2m HIGH (FIXED AS PER MANUFACTURERS SPECIFICATIONS)
- TIMBER LAWN EDGE

NOTE: PLANTING SCHEDULE REFER TO L/03

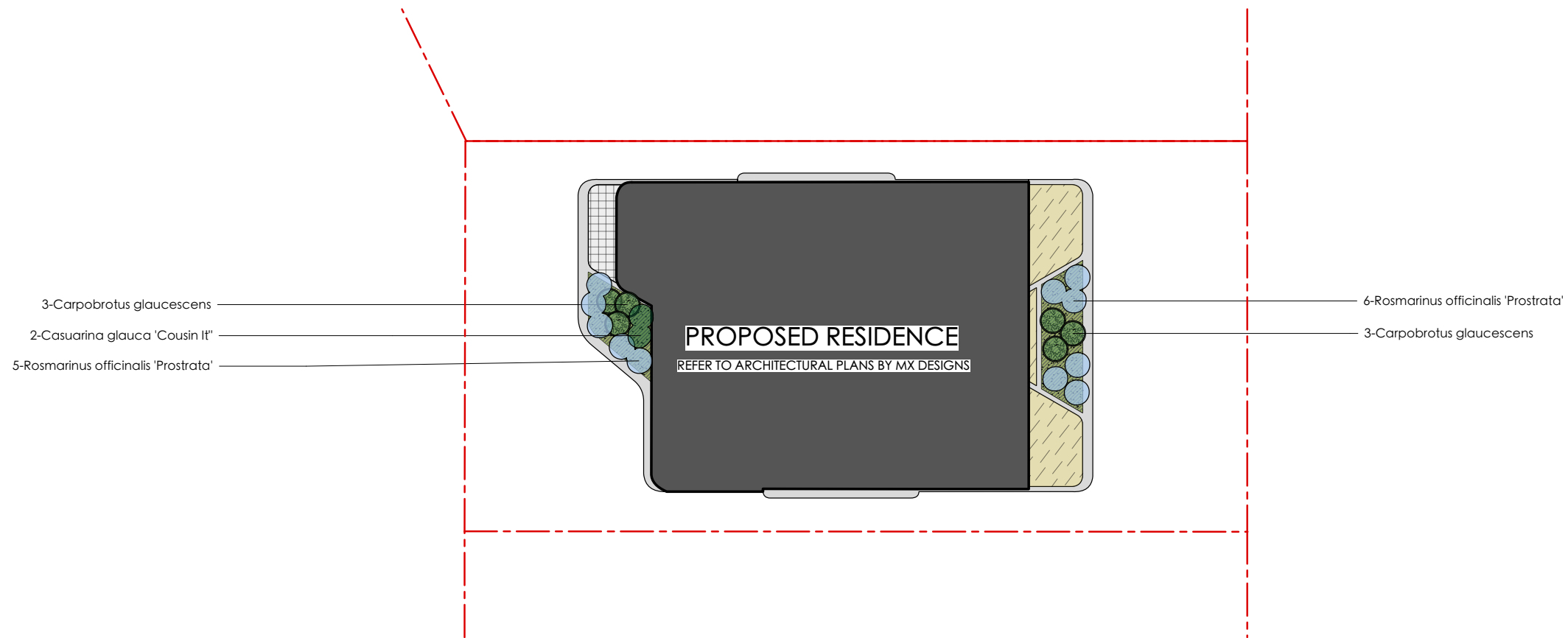
DATE	07.03.2023	REVISION	'A' ARCHITECTURAL AMENDMENT & SOFT LANDSCAPE
DRAWING	LANDSCAPE PLAN - GROUND FLOOR		
ADDRESS	12 CROSS STREET STRATHFIELD, NSW		PROJECT # VENTUS
CLIENT	MR. GEORGE JABBOUR	DATE #	07/03/2023
		SCALE @ A3	1:200
		DRAWN	SP
		CHKD	JC
		REVISION	





Notes:  
 . All dimensions and levels shall be verified by Contractor on site prior to commencement of work.  
 . All detailing of drainage to paved areas shall be by others.  
 . All levels shall be determined by others and approved on site by client.  
 . Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.  
 . Do not scale from drawings.  
 . If in doubt contact the Landscape Architect.  
 . All boundaries shall be surveyed prior to commencement of construction works.  
 . This plan is for DA purposes only. It has not been detailed for construction.  
 . All dimensions, levels and boundaries are nominal only.  
 . This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

Landscape Contractor shall undertake minor earthworks after handover by builder as required to achieve maximum gradient to all lawn and mulched areas of 1:50, and 1:4 to all garden areas. Should retaining walls be required to achieve these falls they shall be designed by an engineer and be a maximum height compliant with council and/or developer policies.



LEGEND

- CADASTRAL BOUNDARY
- PROPOSED GARDEN AREA
- PROPOSED PAVED AREA
- PROPOSED LOW HUB/PLANTER WALL. REFER TO ARCHITECTS DETAIL
- PROPOSED NON TRAFFICABLE AREA

NOTE: PLANTING SCHEDULE REFER TO L/03

DATE	07.03.2023	REVISION	'A' ARCHITECTURAL AMENDMENT & SOFT LANDSCAPE
DRAWING	LANDSCAPE PLAN - FIRST FLOOR		
ADDRESS	12 CROSS STREET STRATHFIELD, NSW		PROJECT # VENTUS
CLIENT	MR. GEORGE JABBOUR	DATE #	07/03/2023
		SCALE @ A3	1:200
		DRAWN	SP
		CHKD	JC
		REVISION	
<b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b> 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			DWG # <b>L/02 'A'</b>

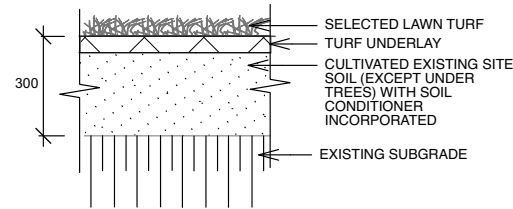


**PLANTING SCHEDULE**

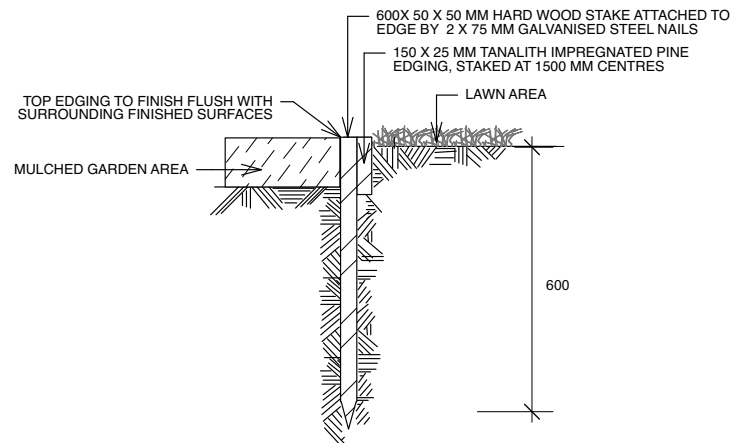
Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
<i>Carpobrotus glaucescens</i>	Pigface	6	200mm	1000	100
<i>Casuarina glauca</i> 'Cousin It'	Cousin It	2	200mm	1000	100
<i>Dianella revoluta</i>	Mauve Flax Lily	18	tube	600	100
<i>Dichondra repens</i>	Kidney Weed	91	tube	600	100
<i>Gardenia florida</i>	Gardenia	5	400mm	1200	1200
<i>Rosmarinus officinalis</i> 'Prostrata'	Rosemary 'Prostrata'	11	200mm	1000	100
<i>Syzygium australe</i> 'Straight and Narrow'	Lillypilly 'Straight and Narrow'	38	200mm	1100	2700
<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	1	45lt	4000	7000
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	1	45lt	8000	15000
<i>Westringia fruticosa</i>	Coastal Rosemary, coastal westringia	6	tube	1300	1200

■ DENOTES AUSTRALIAN NATIVE PLANT AND ARE CONSIDERED LOW WATER-USE SPECIES

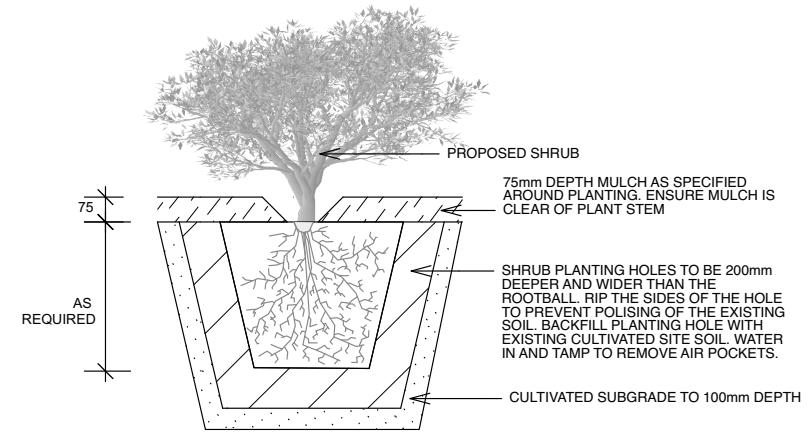
117sqm OF INDIGENOUS/LOW WATER USE SPECIES HAS BEEN PROVIDED AS PER BASIX REQUIREMENT



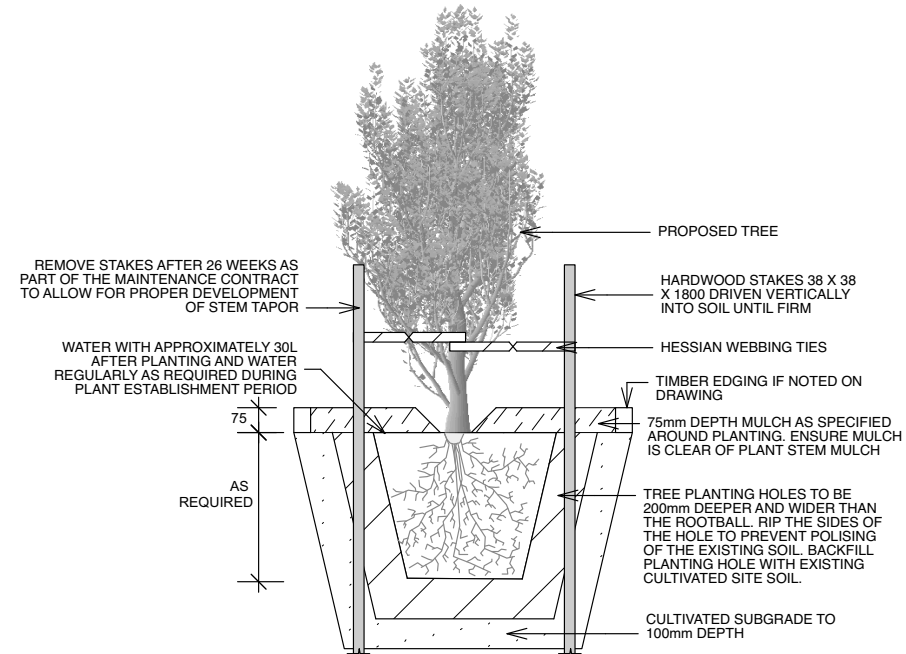
**TYPICAL TURF DETAIL**  
SCALE 1:20



**TYPICAL TIMBER EDGE DETAIL**  
SCALE 1:10  
DO NOT SCALE




**PLANTING DETAIL**  
SCALE 1:20



**TREE PLANTING & STAKING DETAIL**  
SCALE 1:20

- Notes:**
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
  2. All detailing of drainage to paved areas shall be by others.
  3. All levels shall be determined by others and approved on site by client.
  4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client.
  5. Do not scale from drawings.
  6. If in doubt contact the Landscape Architect.
  7. All boundaries shall be surveyed prior to commencement of construction works.
  8. This plan is for DA purposes only. It has not been detailed for construction.
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DATE	07.03.2023	REVISION	
DRAWING	DETAILS + PLANTING SCHEDULE		
ADDRESS	12 CROSS STREET STRATHFIELD, NSW		PROJECT # VENTUS
CLIENT	MR. GEORGE JABBOUR	DATE # 07/03/2023	DWG # L/03
		SCALE @ A3 AS NOTED	
		DRAWN SP	
		CHKD JC	REVISION
<b>A Total Concept Landscape Architects &amp; Swimming Pool Designers</b> 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922			 a total concept landscape architects & swimming pool designers

**OUTLINE LANDSCAPE SPECIFICATION**

**Preparation by Builder:** Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works.

Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

**Initial Preparation:** Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

**Tree Protection:** Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

**Soil Preparation:** Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

**Lawn Edging and Stepping Stones:**(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging.(ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

**Retaining Walls:** Positions, detail and heights of retaining walls shall be by others.

**Planting:** Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

**Staking:** All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

**Mulching:** Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

**Turfing:** Prepare for, level & lay cultivated Palmetto Buffalo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and return councils nature strip as required.

**Fencing:** Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

**Paving:** Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

**Irrigation:** Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

**Clotheslines:** Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

**Completion:** Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

**Maintenance Period:** A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

**(a) Recurrent works** Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

**(b) Watering** Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

**(c) Replacements** Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

**(d) Mulched surfaces** Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

**(e) Stakes & ties** Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

**(f) Lawn areas** Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

**(g) Weeding** Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

**(h) Pruning** Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

**(i) Spraying** Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

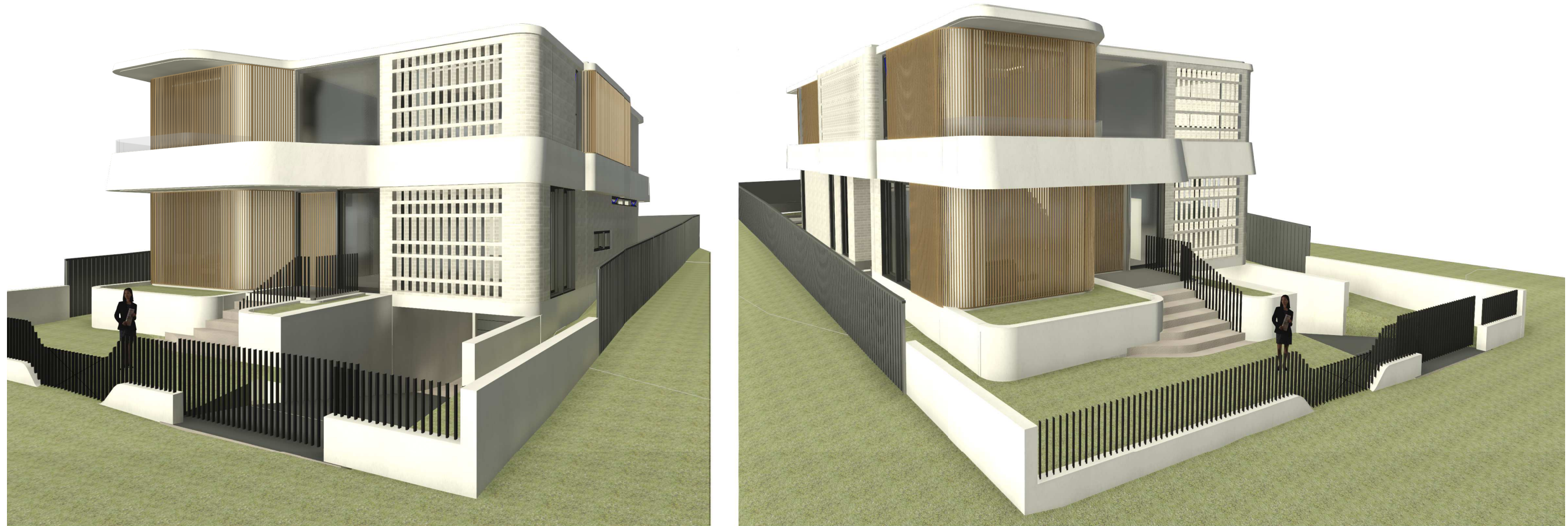
**(j) Tree Care** Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

**Notes:**

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DATE	07.03.2023	REVISION	
DRAWING	LANDSCAPE SPECIFICATION		
ADDRESS	12 CROSS STREET STRATHFIELD, NSW		PROJECT # VENTUS
CLIENT	MR. GEORGE JABBOUR	DATE # 07/03/2023	DWG # L/04
		SCALE @ A3 N/A	
	A Total Concept Landscape Architects & Swimming Pool Designers		
	65 West Street, North Sydney NSW 2060		
	Tel: (02) 9957 5122 Fx: (02) 9957 5922		
	DRAWN SP	CHKD JC	REVISION





**RN1** - WHITE RENDERED FINISH OR EQUIVALENT SIMILAR  
LOCATION: FRONT FENCE WALL, PLANTER BOXES, FIRST FLOOR BAND FEATURE, ROOF SLAB EDGE



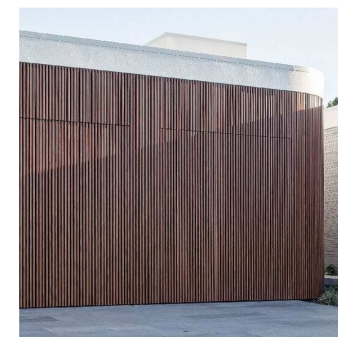
**RN2** - NATURAL LIGHT COLOURED RENDERED FINISH OR EQUIVALENT SIMILAR (TO MATCH BL1)  
LOCATION: NORTH & SOUTH GROUND FLOOR SIDE WALLS



**BL1** - NATURAL LIGHT COLOURED FACE BRICK OR EQUIVALENT SIMILAR  
LOCATION: GENERAL EXTERNAL WALL FINISH



**BL2** - NATURAL LIGHT COLOURED FACE BRICK OR EQUIVALENT SIMILAR PERFORATED WALL  
LOCATION: SCREENING & WINDOW SHADING AT NORTH & WEST ELEVATION



**TB1** - VERTICAL TIMBER BATTENS OR EQUIVALENT SIMILAR  
LOCATION: SCREENING & WINDOW SHADING, FACADE FEATURES



**AL1** - DARK GREY VERTICAL METAL FENCING OR EQUIVALENT SIMILAR  
LOCATION: FRONT FENCE

ARCHITECT

**IX | DESIGNS**

maxine@ixdesigns.com.au  
t. 0424 535 607  
11 Mary Street, Melrose Park NSW 2114

CLIENT

**Mr. George Jabbour**

e. george.jabbour@ventus.com.au  
m. 0411 875 849  
a. 12 Cross Street, Strathfield 2135

REVISIONS

ISSUE	DATE	DESCRIPTION	BY
1	31/08/2022	ISSUED FOR APPROVAL	CG
2	07/02/2022	ISSUED FOR REVIEW	CG
3	22/02/2022	ISSUED FOR REVIEW	CG
4	02/03/2023	ISSUED FOR COORDINATION	CG
5	10/03/2023	ISSUED FOR APPROVAL	CG

PROJECT TITLE

**PROPOSED SINGLE DWELLING**  
PROJECT ADDRESS  
**12 CROSS STREET, STRATHFIELD**

NOTES

Dimensions - Contractors to check all dimensions on site prior to commencing construction.  
Do not scale from this drawing. Use given dimensions.

DRAWING TITLE

**Finishes Schedule**

DRAWING NO.  
**AR 930**

DATE OF ISSUE  
**10/03/2023**

REVISION NO.  
**5**

DRAWING SCALE

SHEET SIZE  
**A3**

**ISSUED FOR APPROVAL**

# PROPOSED SINGLE DWELLING 12 CROSS STREET, STRATHFIELD STORMWATER CONCEPT DESIGN



LOCALITY PLAN  
NOT TO SCALE  
COPYRIGHT OF SIX MAP

DRAWINGS LIST			
SHEET No.	DWG No.	TITLE	REV
1	SW100	COVER SHEET	B
2	SW200	STORMWATER CONCEPT DESIGN - BASEMENT PLAN	B
3	SW201	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	B
4	SW202	STORMWATER CONCEPT DESIGN - FIRST FLOOR PLAN	B
5	SW203	STORMWATER CONCEPT DESIGN - ROOF PLAN	B
6	SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET	B
7	SW400	EROSION AND SEDIMENT CONTROL - PLAN AND DETAILS	B

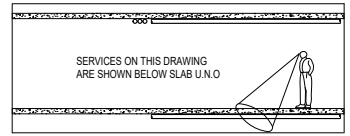


**PREPARED BY:**  
S&G Consultants PTY LTD.  
Suite 311, Level 3  
480 Pacific Highway  
St. Leonards, NSW 2065  
T: +61 2 8883 4239  
Email: office@sgce.com.au  
Web: www.sgce.com.au

**ARCHITECT:**  
  
MX DESIGNS

**CLIENT:**  
  
VENTUS CONSTRUCTIONS

DATE PLOTTED: 8 March 2023 6:11 PM BY: J.A.M.B.S.G.C.

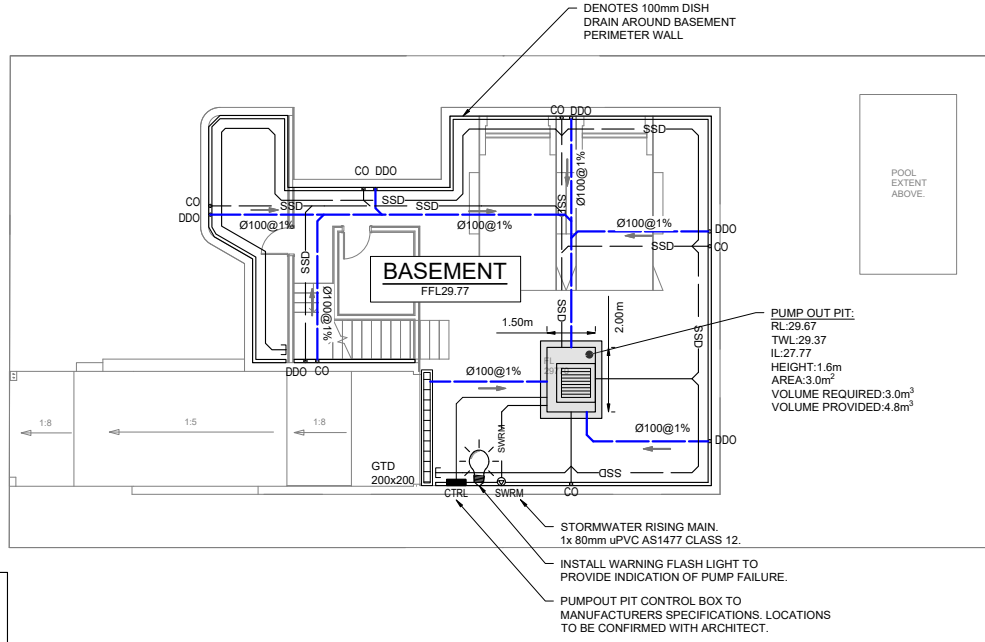


**SUBSOIL DESIGN CALCS:**  
 100yr 2hr ARI STORM= 39.10mm/hr  
 ARk=78.20mm  
 AREA OF DRIVEWAY  
 RAMP UNCOVERED= 25.95m<sup>2</sup>  
 $V=Ard$   
 $=25.95(78.2/1000)$   
 $=2.03m^3$   
 IN ACCORDANCE WITH AS3500, THE MINIMUM PUMPOUT PIT SIZE IS 3m<sup>3</sup>.

**PUMP-OUT PIT NOTE:**  
 INSTALL WITH THE FOLLOWING ITEMS:  
 - 900SQ HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES.  
 - CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.  
 - STEP IRONS. REFER TO DETAILS.  
 - PUMPOUT PIT CONTROL BOX (CTRL) TO MANUFACTURERS SPECIFICATIONS. LOCATIONS TO BE CONFIRMED WITH ARCHITECT.  
 - PUMPS TO OPERATE IN ALTERNATE MODE TO INCREASE LIFESPAN.  
 - INSTALL VISIBLE FLASHING LIGHT SYSTEM IN CASE OF PUMP FAILURE.  
 - USE DRN 300/2/65 A1DT/50 OR EQUIVALENT DUAL PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL.  
 - INSTALL 2x SUBMERSIBLE PUMPS EACH WITH A PUMP CAPACITY OF 10L/s AT 6.0m HEAD, FLOAT SWITCH AND CONTROL PANEL TO MANUFACTURER'S SPECIFICATIONS.

**SURFACE GRADING NOTE:**  
 SURFACES ARE TO BE GRADED TOWARDS SURFACE INLET PIT (GSIP) AND RAINWATER OUTLET (RWO) AT 1% MIN. FOR UNCOVERED AREA AND AT 0.5% MIN. FOR COVERED AREA.

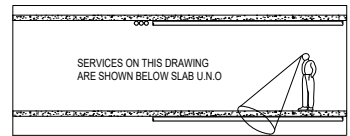
**SUBSOIL DRAINAGE NOTE:**  
 ALL SUBSOIL DRAINAGE PIPE TO BE 100mm AGGLINE.



Z:\B\F\1\1\_C:\Users\jambos\Documents\Projects\Strathfield\Temp\BIBAS-CAD\DWG\_14812020.dwg

<b>Reference Coordination Drawing</b> Discipline Drawing Title and Number Date Rev ARCH ARCH STRUCT MECH ELEC HYD FIRE LANDS CIVIL SURVEY		<b>ENGINEERS AUSTRALIA</b> Chartered Professional Engineer MEMBER	<b>QUALITY CONTROL</b> DRAWN JH DATE 08.03.23 CHECKED SH DATE 08.03.23 DESIGNED JH DATE 08.03.23 VERIFIED SH DATE 08.03.23 APPROVED SH DATE 08.03.23	WARNING: THE DESIGN, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&G CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&G CONSULTANTS PTY LTD.	Scales 0m 1 2 3 4 5 SCALE 1:100 ON ORIGINAL SIZE	CLIENT <b>VENTUS CONSTRUCTIONS</b>	ARCHITECT <b>MX DESIGNS</b>	Suite 311, Level 3, 480 PACIFIC HIGHWAY ST. LEONARDS, NSW 2065 T: +61 2 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au A.B.N. 21 118 222 530	PROJECT <b>PROPOSED RESIDENTIAL DEVELOPMENT</b> 12 CROSS STREET, STRATHFIELD	Drawing Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES Drawing Title <b>STORMWATER CONCEPT DESIGN BASEMENT PLAN</b> Project No Drawing No Revision No <b>20220023 SW200 B</b>
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**DESIGN NOTES:**

THE PROPOSAL IS FOR A RESIDENTIAL DEVELOPMENT LOCATED WITHIN STRATHFIELD COUNCIL.

TOTAL SITE AREA: 465.5m<sup>2</sup>  
LANDSCAPE AREA: 164.6m<sup>2</sup>=35.4% OF SITE AREA

**ON-SITE DETENTION (OSD):**

AS PER STRATHFIELD COUNCIL STORMWATER MANAGEMENT CODE, SECTION 1.4, 'OSD WILL ONLY BE REQUIRED FOR SINGLE RESIDENTIAL DWELLING WORKS WHERE THE CUMULATIVE SITE IMPERVIOUSNESS (EXISTING AND NEW ROOF AND PAVED AREAS) EXCEEDS 65% OF THE SITE AREA AND WHERE THE PROPOSED WORK EXCEEDS 40m<sup>2</sup> IN AREA.'

SITE IMPERVIOUSNESS: 64.6%  
THEREFORE, OSD IS NOT REQUIRED.

MAXIMUM KERB DISCHARGE RATE ALLOWED BY COUNCIL: 15L/s.  
SITE DISCHARGE: 25L/s.  
THEREFORE, DISCHARGING TO KIP IS ADOPTED.

WSUD NOT REQUIRED

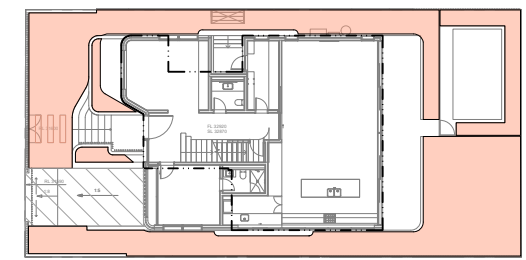
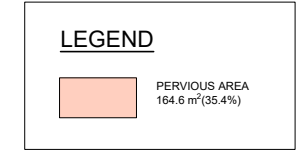
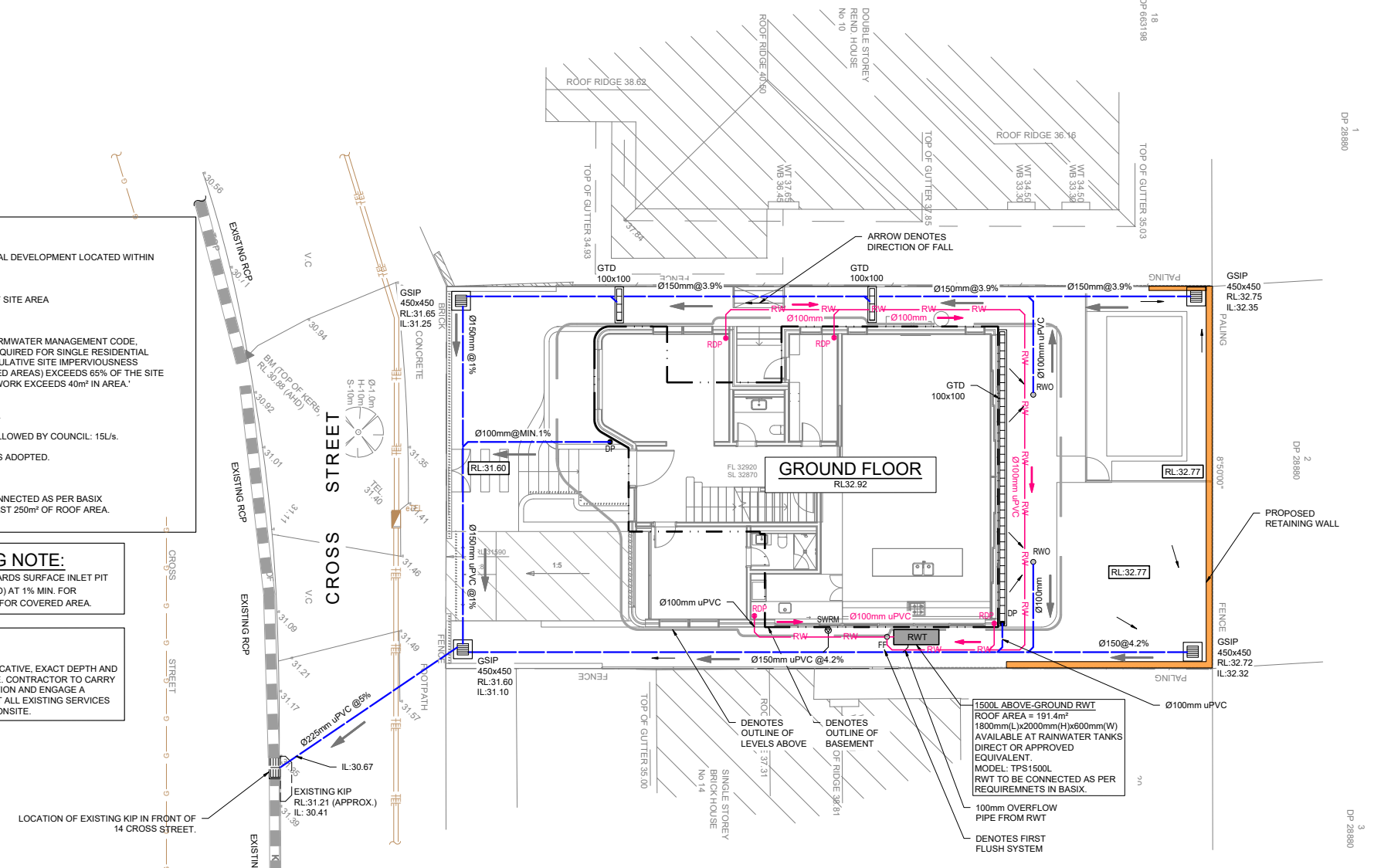
A 1500L RWT IS PROPOSED AND CONNECTED AS PER BASIX REQUIREMENTS TO COLLECT AT LEAST 250m<sup>2</sup> OF ROOF AREA.

**SURFACE GRADING NOTE:**

SURFACES ARE TO BE GRADED TOWARDS SURFACE INLET PIT (GSIP) AND RAINWATER OUTLET (RWO) AT 1% MIN. FOR UNCOVERED AREA AND AT 0.5% MIN. FOR COVERED AREA.

**SERVICES NOTE:**

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



**AREA CALCULATION**  
SCALE 1:200

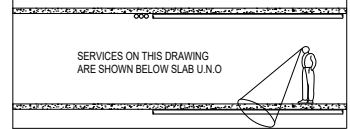
1500L ABOVE-GROUND RWT  
ROOF AREA = 191.4m<sup>2</sup>  
1800mm(L)x2000mm(H)x600mm(W)  
AVAILABLE AT RAINWATER TANKS  
DIRECT OR APPROVED  
EQUIVALENT.  
MODEL: TPS1500  
RWT TO BE CONNECTED AS PER  
REQUIREMENTS IN BASIX.

100mm OVERFLOW  
PIPE FROM RWT

DENOTES FIRST  
FLUSH SYSTEM

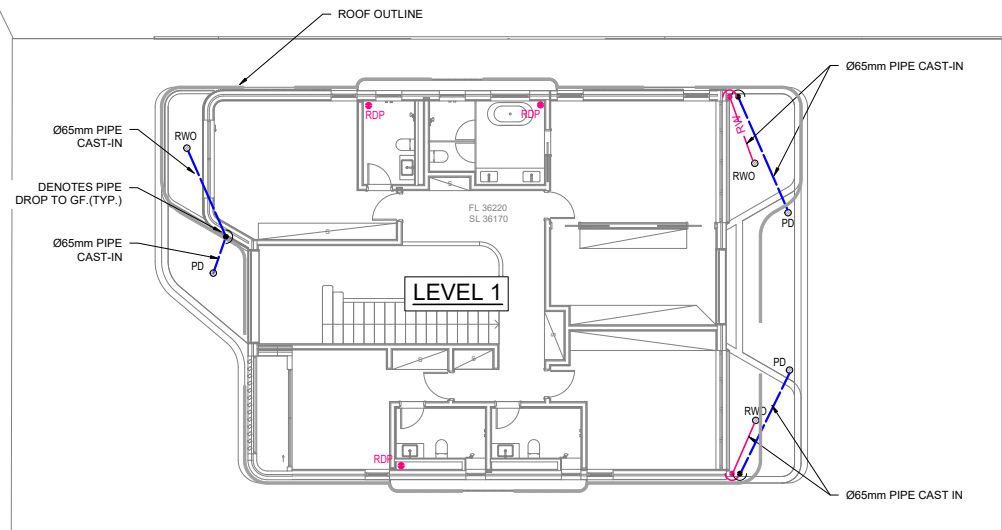
<p>Reference Coordination Drawing</p> <table border="1"> <thead> <tr> <th>Discipline</th> <th>Drawing Title and Number</th> <th>Date</th> <th>Rev</th> </tr> </thead> <tbody> <tr> <td>ARCH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ARCH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>STRUCT</td> <td></td> <td></td> <td></td> </tr> <tr> <td>MACH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>ELEC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>HYD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FIRE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>LANDS</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CIVIL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Discipline	Drawing Title and Number	Date	Rev	ARCH				ARCH				STRUCT				MACH				ELEC				HYD				FIRE				LANDS				CIVIL				SURVEY				<p><b>QUALITY CONTROL</b></p> <table border="1"> <thead> <tr> <th>DRAWN</th> <th>JH</th> <th>DATE</th> <th>08.03.23</th> </tr> </thead> <tbody> <tr> <td>CHECKED</td> <td>SH <td>DATE <td>08.03.23</td> </td></td></tr> <tr> <td>DESIGNED</td> <td>JH <td>DATE <td>08.03.23</td> </td></td></tr> <tr> <td>VERIFIED</td> <td>SH <td>DATE <td>08.03.23</td> </td></td></tr> <tr> <td>APPROVED</td> <td>SH <td>DATE <td>08.03.23</td> </td></td></tr> </tbody> </table>		DRAWN	JH	DATE	08.03.23	CHECKED	SH <td>DATE <td>08.03.23</td> </td>	DATE <td>08.03.23</td>	08.03.23	DESIGNED	JH <td>DATE <td>08.03.23</td> </td>	DATE <td>08.03.23</td>	08.03.23	VERIFIED	SH <td>DATE <td>08.03.23</td> </td>	DATE <td>08.03.23</td>	08.03.23	APPROVED	SH <td>DATE <td>08.03.23</td> </td>	DATE <td>08.03.23</td>	08.03.23	<p>WARNING: THE DESIGN DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF SGC CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SGC CONSULTANTS PTY LTD.</p> <p>Scale: 0m 1 2 3 4 5 SCALE 1:100 ON ORIGINAL SIZE 0m 2 4 6 8 10 SCALE 1:200 ON ORIGINAL SIZE</p>		<p>CLIENT <b>VENTUS CONSTRUCTIONS</b></p>		<p>ARCHITECT <b>MX DESIGNS</b></p>		<p>Suite 311, Level 3, 480 PACIFIC HIGHWAY ST. LEONARDS, NSW 2065 T: +61 2 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au</p> <p>A.B.N. 21 118 222 530</p>		<p>PROJECT <b>PROPOSED RESIDENTIAL DEVELOPMENT</b> 12 CROSS STREET, STRATHFIELD</p>		<p>Drawing Status: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>Drawing Title: STORMWATER CONCEPT DESIGN GROUND FLOOR PLAN</p> <p>Project No: 20220023 Drawing No: SW201 Revision No: B</p>	
Discipline	Drawing Title and Number	Date	Rev																																																																												
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A1



**NOTES**  
DOWNPIPES LOCATIONS ARE INDICATIVE ONLY. ACCURATE DRAINAGE TO BE PROVIDED AT C.C STAGE.

**SURFACE GRADING NOTE:**  
SURFACES ARE TO BE GRADED TOWARDS SURFACE INLET PIT (GSIP) AND RAINWATER OUTLET (RWO) AT 1.25% MIN. FOR UNCOVERED AREA AND AT 0.5% MIN. FOR COVERED AREA.

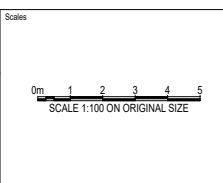


Reference Coordination Drawing				
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ARCH				
STRUCT				
3	ISSUE FOR DA	JH	08.03.23	2
4	ISSUE FOR DA	VB	23.08.22	2
P1	PRELIMINARY ISSUE	DK	08.04.22	1
Issue	Last revision title	by	Date	Status
<b>Issuer internal sequence and revision history</b> 1-preliminary    2-development application    3-construction certificate 4-sender    5-construction    6-other				



QUALITY CONTROL			
DRAWN	JH	DATE	08.03.23
CHECKED	SH	DATE	08.03.23
DESIGNED	JH	DATE	08.03.23
VERIFIED	SH	DATE	08.03.23
APPROVED	SH	DATE	08.03.23

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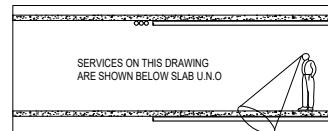
PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
12 CROSS STREET,  
STRATHFIELD

Drawing Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title STORMWATER CONCEPT DESIGN LEVEL 1 PLAN		
Project No 20220023	Drawing No SW202	Revision No B

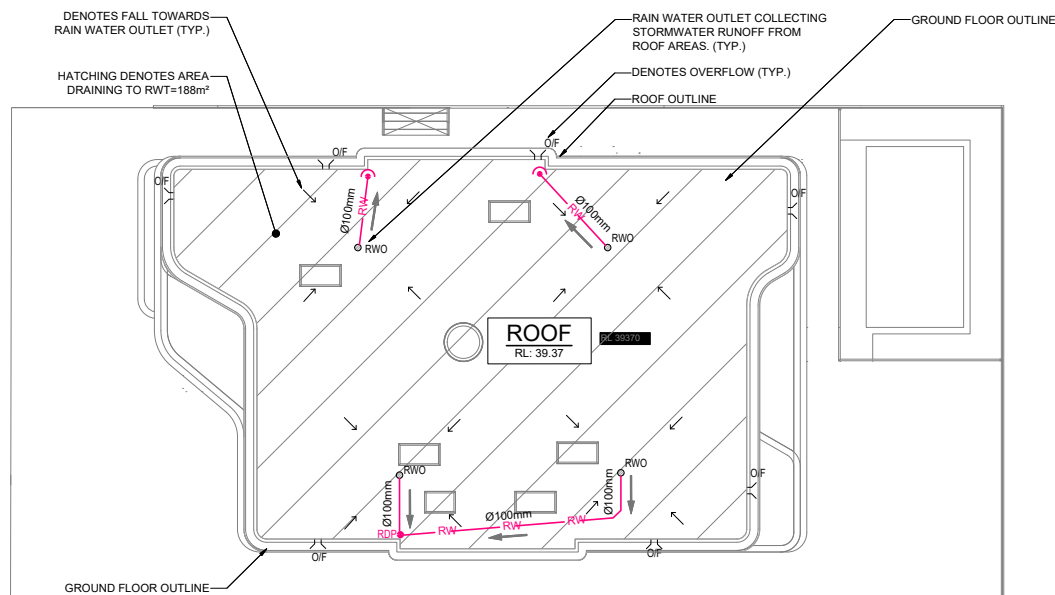
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-	A.H.D.	4 OF 7	1:100 @ A1



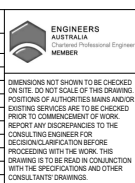
41



**NOTES**  
 ROOF DRAINAGES ARE INDICATIVE ONLY. ACCURATE DRAINAGE TO BE PROVIDED AT C.C STAGE.

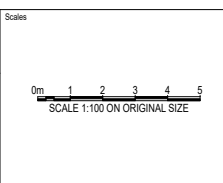


Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			



QUALITY CONTROL		
DRAWN	JH	DATE 08.03.23
CHECKED	SH	DATE 08.03.23
DESIGNED	JH	DATE 08.03.23
VERIFIED	SH	DATE 08.03.23
APPROVED	SH	DATE 08.03.23

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PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 12 CROSS STREET,  
 STRATHFIELD

Drawing Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title STORMWATER CONCEPT DESIGN ROOF PLAN		
Project No	Drawing No	Revision No
20220023	SW203	B

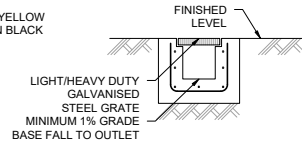
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 4-sender 5-construction 6-other

41

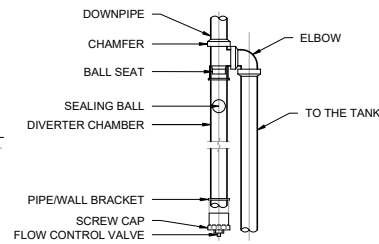


**RAINWATER SIGN**  
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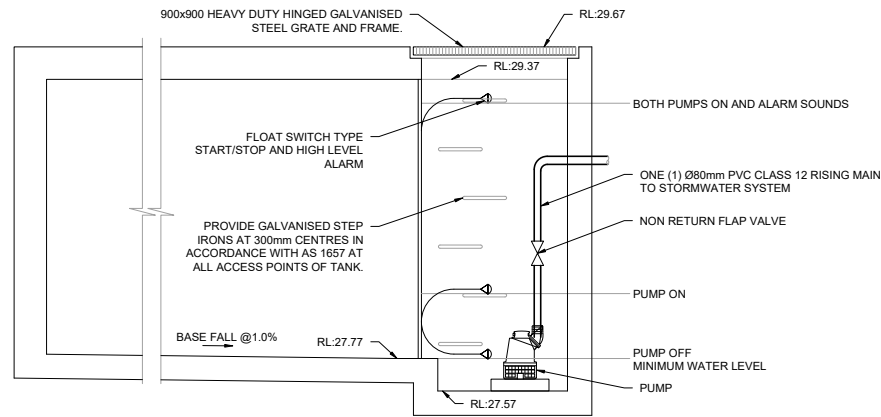
LEGEND:  
BACKGROUND IS YELLOW  
TEXT IS WHITE ON BLACK  
BACKGROUND



**GRADED TRENCH DRAIN**  
SCALE 1: 20



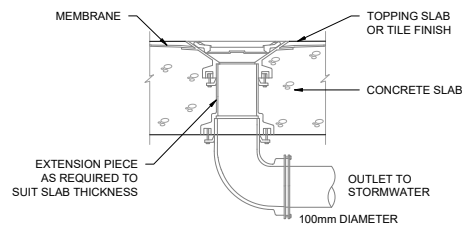
**FIRST FLUSH DIVERTER**  
SCALE 1: 20



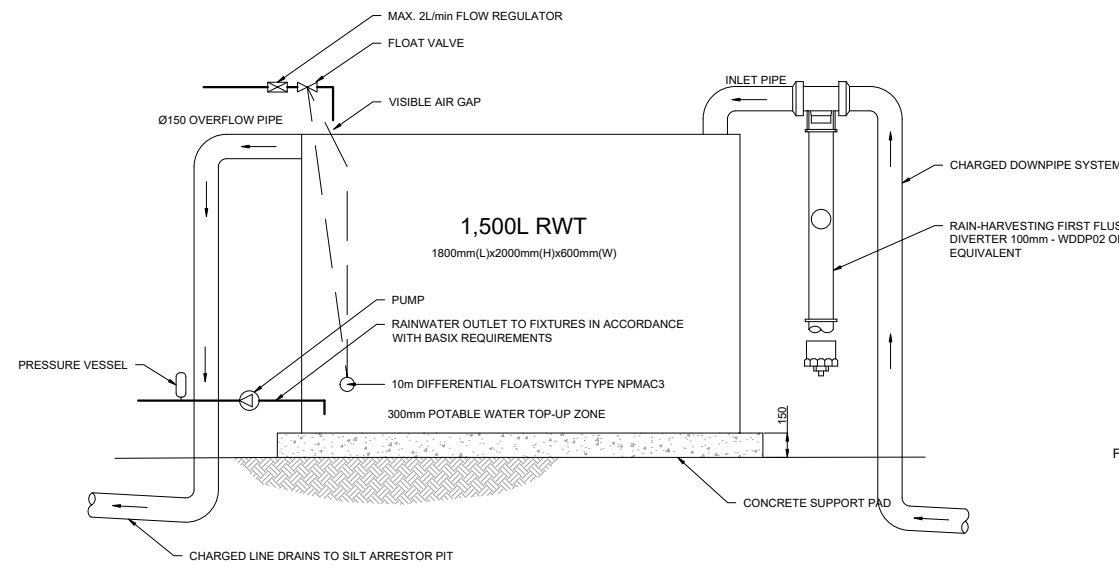
**SUBSOIL PUMP OUT PIT**  
NTS

**LEGEND**

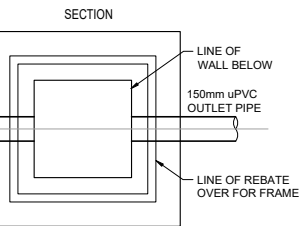
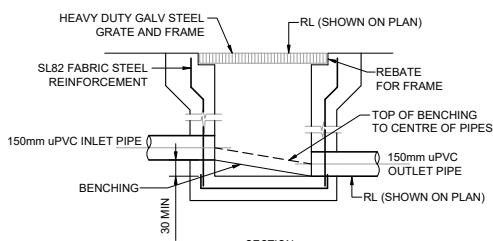
- STORMWATER LINE
- STORMWATER LINE TO RAINWATER TANK
- SUBSOIL LINE
- STORMWATER RISING MAIN
- OVERFLOW LINE
- GRATED SURFACE INLET PIT
- GRATED TRENCH DRAIN
- OVERLAND FLOW PATH
- RAINWATER OUTLET
- CLEAR OUT POINT
- PLANTER DRAIN
- CAP
- DOWNPIPE
- WARNING LIGHT
- SPOT LEVEL
- EXISTING SPOT LEVEL
- ROOF OUTLINE
- BASEMENT OUTLINE
- AUTHORITY COMMS LINE
- AUTHORITY GAS LINE
- CLEAR OUT POINT
- DISH DRAIN OUTLET
- EXISTING TELSTRA PIT



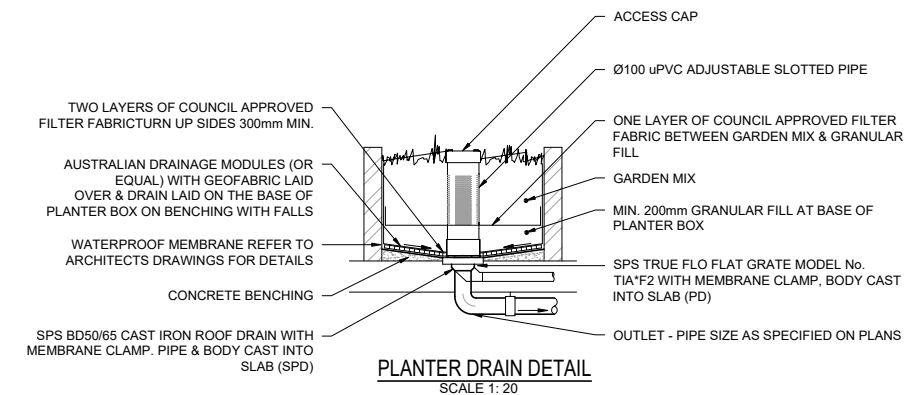
**RAINWATER OUTLET**  
N.T.S.



**STANDARD RAINWATER TANK DETAIL**  
NTS



**STORMWATER PIT**  
SCALE 1:20

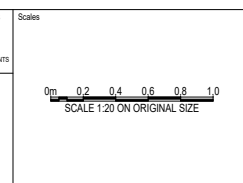


**PLANTER DRAIN DETAIL**  
SCALE 1: 20

Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev
ARCH			
ARCH			
STRUCT			
MACH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			



QUALITY CONTROL			
DRAWN	SH	DATE	08.03.23
CHECKED	SH	DATE	08.03.23
DESIGNED	JH	DATE	08.03.23
VERIFIED	SH	DATE	08.03.23
APPROVED	SH	DATE	08.03.23



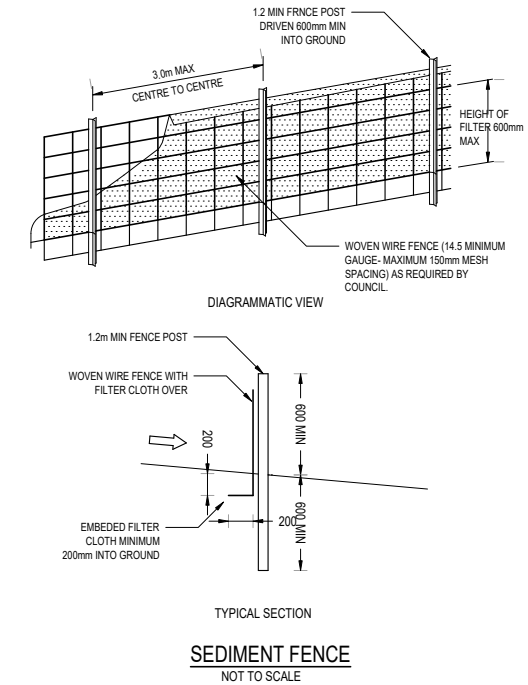
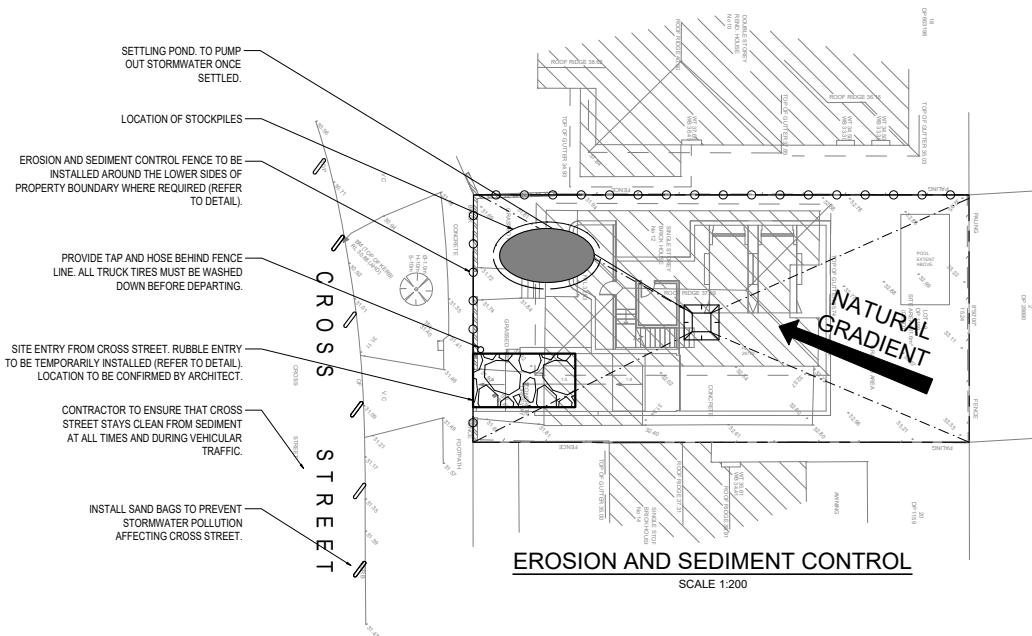
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A.B.N. 21 118 222 530

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
12 CROSS STREET,  
STRATHFIELD

Drawing Status	FOR APPROVAL
Drawing Title	STORMWATER CONCEPT DESIGN DETAILS SHEET
Project No	20220023
Drawing No	SW300
Revision No	B



**EROSION & SEDIMENTATION CONTROL NOTES**

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

**GENERAL NOTES**

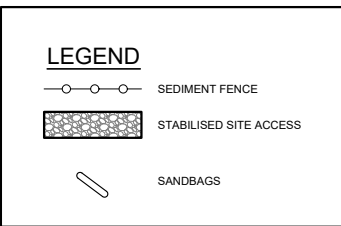
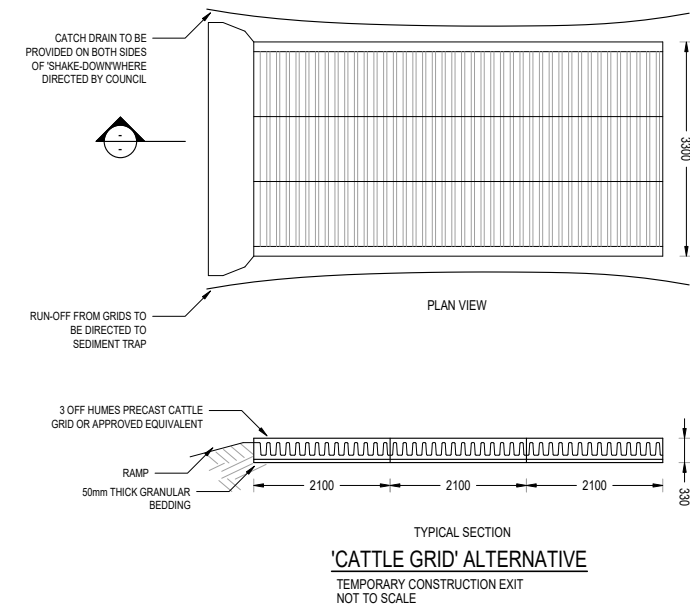
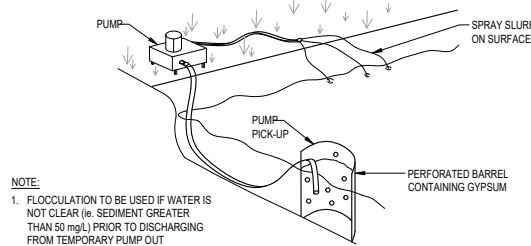
- THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
- ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE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

**CLAY SOILS**

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

**CONSTRUCTION NOTES**

- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAT THE LENGTH OF THE INLET PIT
- FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL
- FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY
- MAINTAIN THE OPENING WITH SPACER BLOCKS
- FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER
- FIT TO ALL KERB INLETS AT SAG POINTS



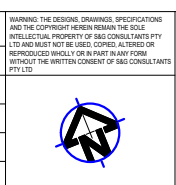
Reference Coordination Drawing			
Discipline	Drawing Title and Number	Date	Rev
ARCH			
ARCH			
STRUCT			
MACH			
ELEC			
HYD			
LANDS			
CIVIL			
SURVEY			

QUALITY CONTROL			
Discipline	Checked By	Date	Status
ARCH	JH	08.03.23	CHECKED SH
STRUCT	JH	08.03.23	DESIGNED JH
MACH	JH	08.03.23	VERIFIED SH
ELEC	JH	08.03.23	APPROVED SH
HYD	JH	08.03.23	
LANDS	JH	08.03.23	
CIVIL	JH	08.03.23	
SURVEY	JH	08.03.23	

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Web: www.sgce.com.au

A.B.N. 21 118 222 530

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
12 CROSS STREET,  
STRATHFIELD

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	7 OF 7	AS SHOWN

Drawing Status		
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Title		
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS		
Project No	Drawing No	Revision No
20220023	SW400	B



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e. maxine@mxdesigns.com.au  
m. 0424 535 607

**Waste Management Plan**

12 Cross Street, Strathfield South | 15/08/2022

**Introduction**

This Waste Management Plan outlines the strategy to minimise the generation of waste, maximise reuse and recycling and ensure waste is disposed of at a licensed EPA waste disposal facility. These strategies shall be in accordance with Liverpool City Council's DA requirements; the detail and methods of such are provided on this form.

**Site Address:**

12 Cross Street, Strathfield NSW 2135

**Development Proposal:**

Demolition of the existing dwelling and construction of a new dwelling.

**Current Dwelling:**

The existing dwelling is a two-storey brick and weatherboard residence with a tile roof.

**Waste Management Hierarchy**

The owners have prioritised waste management by adopting a waste management hierarchy as follows:

1. Avoiding Waste (identify demolition and construction waste to minimise packaging and over ordering of materials)
2. Re-Use Materials
3. Recycle and Reprocess Materials
4. Disposal of Waste

**Demolition**

The current dwelling, garage, and concrete driveway shall be demolished.

**Route of Disposal**

The route of disposal for all waste will be via Cross Street.

**Hazardous Materials**

If applicable, contaminated waste including asbestos will be disposed of to an EPA licensed facility which is able to take the waste. Contaminated waste will be stored within designated storage areas on site. Records of disposal of the waste will be maintained with site records.

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m. 0424 535 607

**Waste Management Plan**

12 Cross Street, Strathfield South | 15/08/2022

---

**Hazardous Substances**

Any subcontractors handling, using or disposing of harmful or toxic chemicals or substances are to ensure they follow appropriate manufacture requirements and legislation requirements in disposal. No chemicals or substances are to be disposed of down any drains, sewer etc. on-site.

**Waste Management**

The following table represents the expected waste types that will be generated during the works and describes how each will be managed on-site:

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 m. 0424 535 607

**Waste Management Plan**  
 12 Cross Street, Strathfield South | 15/08/2022

**Demolition & Site Excavation**

MATERIALS ON SITE	DESTINATION			DISPOSAL
	REUSE & RECYCLING			
Types of Material	Estimated Volume (m3 or T)	ON-SITE Specify proposed reuse or onsite recycling methods	OFF-SITE Specify contractor & recycling outlet	Specify contractors and landfill site
<i>Excavation Material, (rock, dirt, sand, clay)</i>	<5 m <sup>3</sup>	Keep and re-use topsoil for landscaping. Store on-site. Use some behind retaining walls.	Nil	<b>Company Name:</b> Enviroguard <b>Company Address:</b> Cnr Mamre & Erskine Park Rds, Erskine Park <b>Contact Details:</b> 9834 3411
<i>Garden Waste</i>	<5 m <sup>3</sup>	Will be separated. Some chipped and stored on-site for re-use on landscaping.	<b>Company Name:</b> Ecocycle <b>Company Address:</b> 155 Newton Road Wetherill Park <b>Contact Details:</b> 9757 2999	<b>Company Name:</b> Ecocycle <b>Company Address:</b> 155 Newton Road Wetherill Park <b>Contact Details:</b> 9757 2999
<i>Bricks</i>	16m <sup>3</sup>	Clean lime mortar from bricks. Re-use bricks in new footings. Broken bricks for internal walls.	<b>Company Name:</b> Brandown <b>Company Address:</b> Lot 9 Elizabeth Drive, Kemps Creek. <b>Contact Details:</b> 9826 1256	Nil

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<b>Concrete</b>	<20m <sup>3</sup>	Break and use for road base.	<b>Company Name:</b> Brandown <b>Company Address:</b> Lot 9 Elizabeth Drive, Kemps Creek. <b>Contact Details:</b> 9826 1256	Nil
<b>Tiles</b>	<4m <sup>3</sup>	Broken tiles for fill.	<b>Company Name:</b> Obsolete Tiles <b>Company Address:</b> 3 South St, Rydalmere <b>Contact Details:</b> 9684 6333	Nil
<b>Timber</b>	<10m <sup>3</sup>	To be used as formwork and studwork where practical. Chip remainder for use in landscaping	<b>Company Name:</b> Artistic Popular Furniture. <b>Company Address:</b> 10 Raglan Road, Auburn. <b>Contact Details:</b> 9644 3054	Nil
<b>Plasterboard</b>	<5m <sup>3</sup>	To be broken up and used in landscaping.	<b>Company Name:</b> Ecocycle <b>Company Address:</b> 155 Newton Road Wetherill Park <b>Contact Details:</b> 9757 2999	Nil
<b>Metals – water pipes, gutter, lead, roof.</b>	1m <sup>3</sup>	Nil	<b>Company Name:</b> Parramatta Scrap Metal <b>Company Address:</b> 12 North Rocks Road, North Parramatta <b>Contact Details:</b> 9630 2974	Nil



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<b><i>Hazardous Materials (Asbestos)</i></b>	Nil	Nil	Nil	Nil
<b><i>Other – Roof Tiles Door fittings</i></b>	Nil	Broken tiles for fill. On-site sale.	<b>Company Name:</b> Obsolete Tiles <b>Company Address:</b> 3 South St, Rydalmere <b>Contact Details:</b> 9684 6333	Nil

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**Construction Phase:**

MATERIALS ON SITE	DESTINATION			
	REUSE & RECYCLING		DISPOSAL	
Types of Material	Estimated Volume (m3 or T)	ON-SITE Specify proposed reuse or onsite recycling methods	OFF-SITE Specify contractor & recycling outlet	Specify contractors and landfill site
<i>Bricks</i>	<1 m <sup>3</sup>	Use for fill behind retaining walls.	<b>Company Name:</b> Brandown <b>Company Address:</b> Lot 9 Elizabeth Drive, Kemps Creek. <b>Contact Details:</b> 9826 1256	Nil
<i>Concrete</i>	< 3 m <sup>3</sup>	Use for fill behind retaining walls.	<b>Company Name:</b> Brandown <b>Company Address:</b> Lot 9 Elizabeth Drive, Kemps Creek. <b>Contact Details:</b> 9826 1256	Nil
<i>Tiles</i>	<1 m <sup>3</sup>	Broken tiles for fill.	<b>Company Name:</b> Obsolete Tiles Company <b>Address:</b> 3 South St, Rydalmere. <b>Contact Details:</b> 9684 6333	Nil
<i>Timber</i>	< 3 m <sup>3</sup>	Chips for landscaping. Sell some for firewood.	<b>Company Name:</b> Artistic Popular Furniture. <b>Company Address:</b> 10 Raglan Road, Auburn. <b>Contact Details:</b> 9644 3054	Nil
<i>Plasterboard</i>	< 3 m <sup>3</sup>	Break up and use in landscaping.	<b>Company Name:</b> Ecocycle <b>Company Address:</b> 155 Newton Road Wetherill Park <b>Contact Details:</b> 9757 2999	Nil

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MATERIALS ON SITE	DESTINATION			
	REUSE & RECYCLING		DISPOSAL	
Types of Material	Estimated Volume (m3 or T)	ON-SITE Specify proposed reuse or onsite recycling methods	OFF-SITE Specify contractor & recycling outlet	Specify contractors and landfill site
<i>Metals</i>	1 m <sup>3</sup>	Nil	<b>Company Name:</b> Parramatta Scrap Metal <b>Company Address:</b> 12 North Roack Road, North Parramatta. <b>Contact Details:</b> 9630 2974	Nil
<i>Packaging - (straps, shrink wrap, boxes etc.)</i>	2 m <sup>3</sup>	Nil	<b>Company Name:</b> Ecocycle <b>Company Address:</b> 155 Newton Road Wetherill Park <b>Contact Details:</b> 9757 2999	Nil
<i>Other</i>	Nil	Nil	Nil	Nil

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**USE OF PREMISES AFTER CONSTRUCTION IS COMPLETE**

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE & SITE TREATMENT FACILITIES	DESTINATION Recycling Disposal
<p>Please specify e.g.; glass, paper, food waste, offcuts, etc.</p>	<p>Litres or m3 If residential, estimate not needed</p>	<p>E.g.; waste storage &amp; recycling area, garbage chute, on-site composting, compaction equipment</p>	<p>If residential, details not required Specify contractor</p>
<p>The type of waste generated will be a combination of organic waste that includes food, offcuts and green waste, recyclables incl. general plastics, paper, cardboard and various household and amenity related, non-recyclables.</p>	<p><b>Nil</b></p>	<p>The Number of bins to be accommodated for use by Residents includes one 240 litre yellow-lid recycling bin collected fortnightly by council, one 240 litre green-lid garden waste bin collected fortnightly and one 120 litre red-lid garbage bin collected weekly by council.</p> <p>The garbage and recycling bins are located on side of the dwellings and accessed through a private side gate. Bins are located outdoors and washed outdoors.</p>	<p>The bins will be wheeled out to the garbage collection point occurring on Cross Street and Strathfield City Council will organise the bins to be emptied from site on designated collection days.</p> <p>The bins for both dwellings are to be located close to the bin collection point.</p>