

Agenda

Strathfield Local Planning Panel Meeting

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

Thursday, 1 March 2018

Commencing at 10:30am for the purpose of considering items included on the Agenda

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

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TO: Strathfield Local Planning Panel Meeting - 1 March 2018
REPORT: SLPP – Report No. 1
SUBJECT: 37-39 PUNCHBOWL ROAD & 90 WATER STREET, BELFIELD
DA NO. DA2017/101

SUMMARY

Proposal: Demolition of all existing structures on the site, construction of eight (8) storey mixed use development comprising 61 residential apartments, 270m² of commercial/retail floor space at ground floor and three (3) storeys of basement car parking.

Applicant: Zhinar Architects
Owner: Australia Aizela Pty Ltd
Date of lodgement: 4 July 2017
Notification period: 18 July 2017 – 9 August 2017 & 12 December 2017 – 8 January 2018

Submissions received: Two (2) written submissions and a petition with thirty three (33) signatures and another petition with fifty three (53) signatures

Estimated cost of works: \$15,186,039
Zoning: B4 – Mixed Use SLEP 2012
Heritage: N/A
Flood affected: No
Is a Clause 4.6 variation proposed? Yes – Building Height
Extent of the variation supported? Maximum 25.6m; and 25.5m (60% and 30%)
RECOMMENDATION OF OFFICER: DEFERRED COMMENCEMENT

EXECUTIVE SUMMARY

Approval is sought for demolition of all existing structures on the site, construction of eight (8) storey mixed use development comprising 61 residential apartments, 270m² of commercial/retail floor space at ground floor and three (3) storeys of basement car parking.

The proposal seeks to vary the 22m and 16m maximum building heights permitted under Clause 4.3 of SLEP 2012 by 3.05m-3.5m in the 22m height zone and 4m-9.6m in the 16m height zone. This results in a variation of 30-60%. The additional building height consists of a portion of the upper level of the building as well as a portion of the building which is sited over the 16m height limit. A Clause 4.6 variation request has been submitted as part of the application to vary the height of the building development standard. On balance, the variation is considered to be well founded given that the site has been designed to address the corner nature of the site with minimal overshadowing impacts to adjoining properties. Further, the departure would result in a negligible impact upon the presentation of the development within the street.

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The application is identified as Integrated Development under Section 91 of the Environmental Planning and Assessment Act 1979 as the application is deemed an aquifer interference activity requiring authorisation under the Water Management Act 2000. The General Terms of Approval (GTA) were submitted to Council 24 August 2017 and have been included as conditions of consent.

The proposal raises a number of non-compliances and concerns in relation to waste management, vehicle access, building separation and contaminated soils. In order to allow the Applicant to prepare amended plans and documentation to demonstrate compliance with relevant controls and requirements, approval on a Deferred Commencement basis is recommended.

BACKGROUND

On 3 May 2017, pre-lodgement meeting was held to discuss the demolition of existing structures and construction of eight (8) storey mixed use development comprising of one (1) ground floor commercial tenancy and 57 residential units above three (3) levels of basement car parking.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 5 and Lot 6 in DP 7675, and Lot 11 in DP 592982, and is commonly known as 37-39 Punchbowl Road and 90 Water Street, Belfield. The site is located on the north-eastern corner of Punchbowl Road and Water Street and has an area of 1,544.72m².

The site is irregular in shape and has a 34m frontage of Water Street to the west, rear boundary of 24m and 30.5m to the east, side boundary length of 45.7m to the north, and side boundary length of 30.4m and 15.3m to the south. The site slopes from south-west to north-east and has a cross-fall of 3.22m from south-west.

Existing development on the site comprises a vacant single storey restaurant building. Vehicular access is provided to the site via an existing driveway from Water Street. The surrounding area is characterised by mix of developments including retail and commercial shops, medical and health centres, cafes, restaurants, car repair, industry on the eastern, western and southern side of Punchbowl Road. Along Water Street, the streetscape is predominantly made up of dwelling houses and multi-unit housing.



Figure 1: Locality plan

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)



Figure 2: Photos of existing structures on site



Figure 3: Photos of existing structures on site

PROPERTY BURDENS AND CONSTRAINTS

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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for demolition of all existing structures on the site, construction of eight (8) storey mixed use development comprising 61 residential apartments, 270m² of commercial/retail floor space at ground floor and three (3) storeys of basement car parking.

The specific elements of the proposal are:

Unit mix:

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1 bedroom x 22 units
2 bedroom x 32 units
3 bedroom x 7 units

Basement levels 1-3:

- Total of 104 car spaces (including accessible spaces);
- 1 lift and 2 fire stairs;
- Bicycle spaces;
- Storage space;
- Residential garbage room; and
- Commercial garbage room.

Ground floor level:

- Two (2) commercial office units comprising of 270m². These commercial spaces are located on the corner of Punchbowl Road and Water Street and would have access from Punchbowl Road. There is also a rear security access to both the units from inside the building off the main central walkway.
- Five (5) units consisting of 3 x 1 bedroom and 2 x 2 bedroom (including 3 adaptable units);
- Entry into the building for residents and visitors is via Water Street;
- 1 lift and 2 fire stairs;
- Vehicular access is off Water Street that goes into the basement;
- A temporary garbage bin holding area would be located on the northern side of the building next to the garbage loading area; and
- Communal open space area located on the north-eastern side of the site.

Levels 1 to 3:

- Nine (9) units comprising of 4 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom; and
- 1 lift and 2 fire stairs.

Levels 4:

- Eight (8) units comprising of 2 x 1 bedroom, 5 x 2 bedroom and 1 x 3 bedroom;
- 1 lift and 2 fire stairs.

Levels 5:

- Eight (8) units comprising of 2 x 1 bedroom, 5 x 2 bedroom and 1 x 3 bedroom;
- 1 lift and 2 fire stairs.

Levels 6:

- Seven (7) units comprising of 2 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom;
- 1 lift and 2 fire stairs.

Levels 7:

- Eight (6) units comprising of 1 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom;
- 1 lift and 2 fire stairs.

External works:

- The external façade of the building is contemporary and would consist of mixture of materials and finishes including dark brown face brick walls, combination of white and brown rendered wall, sandstone and 'skyon composite board' cladding, red features, and glass balustrade panels. The building consists of flat roof with open style louvers above some of the top floor balconies.

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Figure 3: Perspective from Water Street



Figure 4: Perspective from Punchbowl Road

REFERRALS

INTERNAL REFERRALS

Engineering Comments

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

"I have referred to the development application referenced above and reviewed the stormwater drainage concept plan prepared by Mance Arraj rev A drawing no. SW001, SW020, SW030, SW040 and SW041 dated 21.06.2017 and rev A drawing no. SW050, rev B drawing no. SW010 dated 16.08.2017 project no. 2293-DA. The subject site has a natural fall to the rear, but presence of drainage easement at the rear has enabled the applicant to submit a compliant design. WSUD

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component has been incorporated into the design principles as the site has more than 10 carparks. From an engineering perspective, the concept plan is feasible and there are no objections to its approval subject to conditions.”

Waste Comments

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

- Bins required
 - General Waste – 11 X 660L
 - Recycling – 31 X 240L or 11 X 660L
- Residential garbage room space required
 - 36.01 Cubic Metres
- Bulky Store Room space required
 - 24.4 Cubic Metres
- Waste vehicle standing area required (provide evidence of height)
 - W – 3.6m
 - H – 3.6m
 - L – 14m
- Collection area space required
 - 36.01 Cubic Metres
 - Plus the waste vehicle standing area
- A waste collection area must be identified on plans sufficient to house all bins for collection; collection area must include the vehicle standing area.
- The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area) should be clearly identified.
- Collection vehicles must not impede access to, within or from the site for other users.
- Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities.
- A caretaker or individual(s) shall be nominated as being responsible for transferring the bins to the collection point and back into the waste storage room/area.
- Signage for bin bay can be collected from Council.
- The size and layout of the commercial waste/recycling storage room/area should be capable of accommodating reasonable future changes in use of the development. Current space is insufficient

A Deferred Commencement consent has been recommended to ensure plans are amended to address the abovementioned waste issues.

Traffic Engineer

“I refer to the Traffic Report and the architectural drawings to DA2017/101 for the proposed development at 37-39 Punchbowl Road & Water Street. It has been noted that the new driveway access is proposed on Water Street. The driveway access is left with 4.1m wide space with the standing area for waste collection vehicle and will not be able to accommodate two-way traffic flow. The applicant needs to detail how this will be managed.”

At the Basement 1 Car Parking, the turning radius available for the commercial vehicles accessing the loading dock will not be sufficient enough after the ramp from the ground floor with the arrangement of visitor car space and the column in between. The positioning of the column needs to be restructured in such a way that it will not interrupt with the vehicular flow. The report needs to

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indicate the swept path and the turning circle of the vehicles inside the basement car park. The number of visitors parking required as per the guidelines will be 13 spaces. With the removal of the visitor car space just after the ramp from the ground floor, it is necessary to increase 2 additional visitor spaces accordingly.

The space provided for the loading dock for the commercial vehicles is not enough for the vehicle to park at this space. It needs to be relocated appropriately.

The clearance height for which the structure should be designed to accommodate the commercial vehicles to basement 1 must be minimum of 3.5m as per AS 2890.2 (Off-Street commercial vehicle facilities). It can be noted that the clearance height provided is around 2.8m which needs to be realigned.”

A Deferred Commencement consent has been recommended to ensure plans are amended to address Traffic Engineer concerns.

Environmental Health Comments

Council's Environmental Health Officer offered objections to the proposal regarding site remediation and therefore a Deferred Commencement consent has been recommended.

EXTERNAL REFERRALS**Water NSW**

The application was referred to Water NSW. The following comments have been received.

“Reference is made to your request for a response in relation to the proposed development described as Lot 5 DP 7675, 37-39 Punchbowl Road Belfield and identified as DA2017/101. WaterNSW has determined that the proposed development will encounter groundwater during the excavation process, and is subject to a Water Supply Work Approval under the *Water Management Act 2000* for dewatering during the construction phase. This determination is subject to appropriate construction methods to be employed to minimise volume of groundwater take during the construction phase. WaterNSW provides General Terms of Approval.”

The General Terms of Approval have been included as conditions of consent.

Roads and Maritime Services (RMS) NSW

The application was referred to RMS. The following comments have been received.

“Reference is made to the Council's email dated 14 August 2017, regarding the above mentioned Development Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

The subject property is affected by a Road Widening Order under Section 25 of the *Roads Act 1993* as published in Government Gazette No. 100 of 30 August 1957 and shown in pink on the attached aerial - "X" and defined by DP 447679. Roads and Maritime has reviewed the proposed development and has no objections, subject to Council's approval and requirements being included in the development consent.

The abovementioned comments have been included as conditions of consent.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

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79C(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

In accordance with the BASIX SEPP all new housing in NSW is required to meet a designated target for energy and water reduction.

A BASIX Certificate was submitted as part of the application which indicates that the proposal meets the required reduction targets. An appropriate condition of consent will be imposed to ensure future compliance with these targets.

State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is suitable in its current state, contaminated state or following the completion of remediation works for the purposes for which development consent is being sought.

The applicant submitted a Phase 1 and Phase 2 Contamination assessment reports. Phase 1 Contamination report assessed the subject site to have some potential contamination associated with previous service station and workshop activities. The Phase 2 Contamination assessment report concluded that site be remediated. A deferred Commencement condition has been included to ensure that appropriate site remediation and validation works are undertaken in order to allow the site to be deemed suitable for the proposed development.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) aims to improve the design quality of residential apartment development in New South Wales. SEPP 65 recognises that the design of residential apartments is of significance due to the economic, environmental, cultural and social benefits of high quality design.

Strathfield Council does not have a design review panel referred to under Clause 28 however an assessment of the design quality of the development against the design principles of the SEPP and the relevant design criteria of the Apartment Design Guide has been undertaken in the table below:

Principle	Objective	Proposed
Context and neighbourhood character	<p><i>Responding to context involves identifying the desirable elements of an area's existing or future character.</i></p> <p><i>Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>The future context of the site as envisaged by the LEP controls includes a mixed use development.</p> <p>The proposed design considers the local context and is generally consistent with the desired future character of the area.</p>

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Principle	Objective	Proposed
Built form and scale	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The proposed design complies with the FSR control of SLEP and achieves an appropriate bulk and scale that is responsive to the desired future character of the area and the recent approvals in the street.</p>
Density	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>The proposal complies with the FSR control contained within LEP 2012.</p> <p>The proposal achieves a high level of residential amenity to units through appropriate access to natural light and ventilation</p>
Sustainability	<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>The proposed development employs the use of natural cross ventilation to reduce the dependency of the building on mechanical ventilation.</p> <p>Further, the building provides general compliance with the minimum solar access requirements to reduce the buildings dependency on artificial lighting.</p> <p>The application is supported by an amended BASIX Certificate.</p>
Landscape	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the</i></p>	<p>The application includes a landscape plan which provides for significant tree planting through the site. The site is also provided with an acceptable level of communal facilities on the ground floor including a BBQ area with shading for residents as well as multiple seating areas.</p>

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Principle	Objective	Proposed
	<p><i>local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p> <p><i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i></p>	
Amenity	<p><i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.</i></p> <p><i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i></p>	<p>The proposal is designed to provide a good level of internal amenity for residents, with appropriate solar access, cross ventilation and apartment layout.</p> <p>The development provides for an appropriate level of adaptable apartments with accessible parking spaces and provides for accessibility throughout, allowing visitation to apartments and access to communal facilities.</p>
Safety	<p><i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</i></p> <p><i>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	<p>The proposal has been well designed to minimise opportunities for concealment whilst clearly defining the private and public domain.</p> <p>The entry points to the buildings are well defined and visible from the adjoining street, enhancing safety.</p>
Housing diversity and social interaction	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p> <p><i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>The proposal provides the following housing mix:</p> <p>1 bedroom x 22 units 2 bedroom x 32 units 3 bedroom x 7 units</p> <p>The proposed housing mix is considered acceptable and provides for a variety of housing types.</p> <p>The communal open space provides different areas for use by separate groups through different landscape treatments that allow flexibility in the use of the communal area</p>

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Principle	Objective	Proposed
Aesthetics	<p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</i></p> <p><i>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	The proposal achieves an attractive streetscape presentation that has appropriate proportions and articulation. The setback of the upper levels suitably minimises its visual impact upon the streetscape particularly along Water Street toward the lower density allotments.

Apartment Design Guide Quality Design of Residential Apartment Development

Design Criteria	Required	Proposed	Compliance
2E - Building Depth	12m – 18m	33m	No, however the development achieves the cross ventilation and solar access rule of thumb objectives.
3B – Orientation	<p>Responsive to streetscape and site</p> <p>Designed to optimise solar access and minimise overlooking</p> <p>Shall not further reduce solar access by more than 20%</p>	<p>The proposal is responsive to the streetscape and is designed to optimise solar access whilst minimising the potential for overlooking.</p> <p>The proposal results in a degree of unavoidable overshadowing to southern adjoining dwellings as a result of its east-west orientation.</p> <p>Solar access is not reduced by more than 20% to the adjoining developments.</p>	Yes
3C – Public Domain Interface	<p>Direct street entry to ground floor apartments</p> <p>Balconies/windows orientated to overlook the public domain</p> <p>Front fence design is permeable Opportunities for concealment minimised</p>	<p>Direct street entry is provided for ground floor apartments.</p> <p>Balconies and windows are orientated to overlook the public domain and rear area of private open space.</p> <p>The front fence is permeable</p>	Yes

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	Services concealed Access ramps minimised	Services and access ramp concealed and access ramps minimised.	
3D – Communal Open Space	Min. 25% (470.75m ²) Min 2h to 50% communal open space at mid-winter Consolidated area Min dimension of 3m Equitable access	23.6% (364.03m ²) of the site is dedicated as communal open space. Min 2 hours to 50% communal open space at mid-winter is achieved	Yes Yes
3E – Deep Soil Zones	Min. 7% (108.1m ²) 1,500m ² + 6m min. dimension	7.5% (115m ²) 6m min dimension	Yes
3F – Visual Privacy	Up to 4 storeys: <ul style="list-style-type: none"> • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Up to 8 storeys: 9–18m <ul style="list-style-type: none"> • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms 12m between non-habitable rooms At zone boundaries, increase separation by 3m	Minimum separation provided up to 4 storeys No – Level 4 does not provide 9m separation Fails to provide additional 3m setbacks to second storey up to eighth storey to the north	No – refer to discussion.
3G – Pedestrian Access and Entries	Entry addresses public domain Clearly identifiable Steps and ramps integrated into building design	The entry addresses the public domain and is clearly identifiable. Both the vehicle and pedestrian ramps are integrated into the building.	Yes
3H – Vehicle Access	Integrated into façade Visual impact minimised Entry behind the building line or from secondary frontage Clear sight lines Garbage collection screened Pedestrian and vehicle access separated	Vehicle access is integrated into the façade and provides clear sightlines. Garbage collection is provided within the basement. Pedestrian and vehicle access is separated.	Yes

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<p>3J – Bicycle and Car Parking</p>	<p>The car parking needs for the development must be provided off street.</p> <p>Parking facilities for motorbikes and bicycles</p> <p><u>Residential car spaces as per RMS rates:</u></p> <p>0.6 spaces x 1 bedroom unit. 0.6 x 22 = 13.2 spaces</p> <p>0.9 spaces x 2 bedroom unit. 0.9 x 321= 28.8 spaces</p> <p>1.40 spaces x 3 bedroom unit. 1.4 x 7 = 9.8 spaces</p> <p>Total: 52 spaces</p> <p>1 space x 5 units (visitor parking) = 13 spaces</p> <p><u>Commercial as per DCP:</u> 1/40m² = 7 spaces</p> <p>Bicycle spaces</p> <p>Motorbike spaces</p> <p>Adaptable car spaces – 15% (9.15 spaces =10 spaces)</p>	<p>The basement design follows a logical double-sided aisle format.</p> <p>The fire stairs and internal lift are clearly identifiable.</p> <p>85 residential spaces</p> <p>12 visitor spaces</p> <p>7 commercial spaces</p> <p>Bicycle spaces provided</p> <p>Nil motorbike spaces provided</p> <p>8 spaces</p>	<p>Yes – however some spaces are stacked parking (conditioned to allocate stack parking to same unit) No, however due to surplus in residential car parking spaces, can be conditioned to provide 13 visitor spaces.</p> <p>No motorbike spaces provide, can be conditioned due to surplus in residential car spaces. No, however there are surplus of residential spaces, it can be conditioned</p>
<p>4A – Solar and Daylight Access</p>	<p>Min. 70% (43 units) receive 2 hours solar access</p> <p>Max. 15% units have no solar access</p> <p>Light wells, skylights and highlight windows are only to be a secondary source where sunlight is limited</p> <p>Design incorporates shading and glare control.</p>	<p>75.4% (46) units receive a minimum 2 hours direct solar access.</p> <p>A total of 13.1% (8) units receive no solar access</p>	<p>Yes</p> <p>Yes</p>
<p>4B – Natural Ventilation</p>	<p>Min. 60% units are cross ventilated</p> <p>Light wells are not the primary source of ventilation for habitable rooms</p> <p>Single aspect units have limited depth to maximise ventilation.</p>	<p>62.3% (38) units are cross ventilated.</p>	<p>Yes</p>
<p>4C – Ceiling Heights</p>	<p>Habitable: 2.7m Non-habitable: 2.4m 2 storey apartments: 2.7m main living area, 2.4m mezzanine</p>	<p>Minimum 2.7m ceiling heights to habitable rooms.</p>	<p>Yes</p>

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	Mixed Use: 3.3m ground floor.		
4D – Apartment Size and Layout	1 bed: 50m ² 2 bed: 70m ² 3 bed: 90m ² Additional bathrooms +5m ² Each habitable room must have a window > 10% floor area of the room. If open plan layout =max 8m from a window Master bed: min 10m ² Other bedroom: min 9m ² Living room min. width: Studio and 1 bed: 3.6m 2 and 3 bed: 4m Crossover/through: min 4m	Each unit is provided with the minimum unit size requirements.	Yes
4E – Private Open Space and Balconies	Studio: 4m ² 1 bed: 8m ² , min depth 2m 2 bed: 10m ² , min depth 2m 3 bed: 12m ² , min depth 2.4m Ground floor units – 15m ²	All units are provided with an area of private open space with a minimum dimension of 2m which meets the minimum area requirements. However units 1, 2 and 3 on the ground floor do not provided the requirement of 15m ² for ground floor units	Yes No – refer to discussion.
4F – Common Circulation and Spaces	Max 8 apartments off a single core	No - 9 off a single core on levels 1-3	No – refer to discussion.
4G – Storage	Studio: 4m ³ 1 bed: 6m ³ 2 bed: 8m ³ 3 bed: 10m ³ At least 50% within the basement	Whilst storage space is provided within all the units, 5 of the units do not provide the required storage	Condition of consent to be imposed.
4H – Acoustic Privacy	Orientate building away from noise sources Party walls limited or insulated, like rooms together Noise sources (e.g. garage doors, driveways) located at least 3m from bedrooms	Yes- acoustic report provided	Yes
4J – Noise and Pollution	Site building to maximise noise insulation Noise attenuation utilised where necessary	Yes- acoustic report provided	Yes
4K – Apartment Mix	Variety of apartment types Appropriate apartment mix Different apartments distributed throughout the building.	The proposal provides the following housing mix; 1 bedroom x (22) 2 bedroom x (32) 3 bedroom x (7)	Yes
4M – Facades	Composition of building elements.	The composition of the building façade has a defined base and top which has integrated a mixture of	Yes

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	Defined base, middle and top Building services integrated into the façade	external finishes to provide interest to the appearance of the building and allow it to positively contribute toward the presentation of development in the streetscape.	
4N – Roof Design	Roof design integrated into the building Incorporates sustainability features May include common open space	A flat roof design is proposed.	Yes
4O – Landscape Design	Responsive to streetscape Viable and sustainable	Yes appropriate to residential component	Yes
4Q – Universal Design	Variety of adaptable apartments (20%) achieving Livable Housing Guideline's silver level universal design features	Not indicated – however 16.4% adaptable housing provided	To be conditioned.
4S – Mixed Use	Active street frontage Separate residential and commercial entries and parking areas	Appropriate – separate entrances. Commercial entrance off Punchbowl Road and residential entrance off Water Street.	Yes
4U – Energy Efficiency	Adequate natural light to habitable areas Adequate natural ventilation Screened areas for clothes drying Shading on northern and western elevations	Provides adequate natural ventilation	Yes
4V – Water Management and Conservation	Efficient fixtures/fittings WSUD integrated Rainwater storage and reuse	Refer to BASIX Certificate commitments.	Yes
4W – Waste Management	Minimise impact on streetscape, building entry and amenity	The waste collection is in the basement of the site	Refer to part H discussion of report.
4X – Building Maintenance	Material selection reduces ongoing maintenance costs.	The proposed schedule of external finishes is understated and refined to ensure the development will evolve nicely with both the approved as well as future development in the street. The proposed schedule of external finishes will include a mixture of facebrick, render, sandstone, cladding, glass and aluminium louvers. The selected materials are suitable for the scale of the development and are relatively durable to reduce	Yes

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		the ongoing maintenance costs of the building.	
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STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

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

Comments: The proposed development is a high quality built form which is an appropriate use of the site and will encourage employment opportunities as well as new housing opportunities for future residents to the area.

Permissibility

The subject site is Zoned B2 Local Centre under Strathfield Local Environmental Plan (SLEP) 2012.

The mixed use development is best defined as Commercial premises and Residential flat building are permissible within the B2 Zone with consent and is defined under SLEP 2012 as follows:

“Commercial premises means any of the following:

- (a) *Business premises,*
- (b) *Office premises,*
- (c) *Retail premises.”*

“Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.”

The proposed development for the purpose of commercial premises and residential flat building is consistent with the definition above and is permissible within the B2 Zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the B2 Zone is included below:

Objectives	Complies
➤ To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	Yes

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➤	<i>To encourage employment opportunities in accessible locations.</i>	Yes
➤	<i>To maximise public transport patronage and encourage walking and cycling.</i>	Yes

Comments: The proposal is generally consistent with the objectives of the B2 Local Centres Zone which seek to provide for a range of retail and business uses in areas where people live and encourage employment opportunities in accessible locations.

Part 4: Principal development standards

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

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	<i>Height of building</i>	16m & 22m	25m	No
Objectives				Complies
(a)	<i>To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area</i>			Yes
(b)	<i>To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area</i>			Yes
(c)	<i>To achieve a diversity of small and large development options.</i>			Yes

Comments: Refer below to Clause 4.6 variation request discussion.

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	<i>Floor space ratio</i>	3:1 (5,649m ²)	3.5:1 (5,439m ²)	Yes
Objectives				Complies
(a)	<i>To ensure that dwellings are in keeping with the built form character of the local area</i>			Yes
(b)	<i>To provide consistency in the bulk and scale of new dwellings in residential areas</i>			Yes
(c)	<i>To minimise the impact of new development on the amenity of adjoining properties</i>			Yes
(d)	<i>To minimise the impact of development on heritage conservation areas and heritage items</i>			Yes

Clause 4.6 Exceptions to Development Standards

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

As demonstrated in the table above, the proposed development fails to comply with the maximum building height development standard permitted under Clause 4.3 of the SLEP 2012. The area of non-compliance relates to a portion of the upper level of the building as well as a portion of the building which is sited over the 16m height limit.

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Figure 5: View of development from Water Street showing extend of non-compliance

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

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

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

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

- The buildings bulk and scale and flow on effects of increased overshadowing impacts do not substantially change to that of a fully complying building height scheme. The shadow cast by the proposed mixed use development during the Winter solstice is mostly over Punchbowl Road or Water Street.
- The building is able to fit within a building envelope with no readily noticeable increase in bulk and scale when viewed from the street to that of a fully complying scheme.
- This design response by having a taller building on the corner offers a clear gateway presentation to the Belfield business precinct, ensuring the proposed development is generally compatible with the bulk, scale and character of other envisaged mixed use development in this precinct, particularly a future building on the north-western corner of Punchbowl Road and Water Street, which has the same controls as that of the subject site and is also affected by road widening.
- the proposal will have no impact upon these buildings or the desired future character mooted by Council in up-zoning this precinct;

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- the design of the proposed building is well articulated and will provide visual interest along both street frontages as it is well articulated and the reduction in floor plates from Level 5 upwards creates a stepping affect away from the medium density zone to the north;
- the proposed building exceeds the objectives and Design Guidance controls outlined in the Apartment Design Guide (ADG) so as to afford future residents in the building and those within future high rise developments with a level of amenity suitable for the scale of the development proposed;
- the design pays due regard to minimise view loss or impacts, such as overlooking into properties to the north and east of the site

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

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

(a) the consent authority is satisfied that:

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

The applicant’s written request to justify the contravention of the building height standard adequately addresses the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is considered to provide sufficient substantive information on the environmental planning grounds relating to streetscape, bulk, scale, amenity, views and solar access.

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

The site is Zoned B2 – Local centre under SLEP 2012 wherein development for the purposes of mixed use development is permissible with consent. The proposal is generally consistent with the objectives of the Zoned B2 – Local centre Zone in that:

- The proposed development will facilitate the redevelopment of a site that is in a state of disrepair and visually detracts from the streetscape and character of the neighbourhood.
- The proposal provides 270m² of commercial/retail floor space at ground level (corner of Punchbowl Road and Water Street) thereby promoting employment opportunities for persons living and working in the Belfield local business centre.
- It is envisaged that the commercial/ retail component of the building will service the needs of future residents and visitors to the locality in the form of local service industries.

(b) the concurrence of the Secretary has been obtained.”

Council may assume the concurrence of the Director-General under the Planning Circular PS 08-003 issued in May 2008.

In conclusion, the applicant’s written request to justify the contravention of the building height development standard is considered to be well founded in that the applicant has satisfactorily demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)**Part 6: Local Provisions**

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

6.1 Acid sulfate soils

The subject site is identified as having Class 5 soils and is located within 500m of Class 4 soils. As the proposal involves works beyond 2m below natural ground level and the water table is likely to be lowered more than 2 metres below the natural ground surface, an Acid Sulfate Soils Management Plan was required as part of the application. An Acid Sulfate Soils Management Plan was submitted during the assessment of the application and has satisfied the requirements of Clause 6.1 of the SLEP 2012 subject to the imposition of conditions ensuring compliance with the management plan.

6.2 Earthworks

Appropriate conditions of consent are recommended so as to ensure compliance with the sediment erosion control plan.

6.4 Essential services

The proposed development has been designed having consideration for the supply of water, electricity, sewerage, waste, stormwater and suitable vehicular access. Standard conditions of consent have been recommended to ensure that these services are provided for the site.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan**STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005**

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

PART C – MULTIPLE UNIT HOUSING

Part C of the SCDCP 2005 is of relevance to the assessment of an application for a residential flat building within the LGA and as such applies to the subject application.

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

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

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

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

Section	Development Standard	Required	Proposal	Compliance
2.2	Site Requirements	Minimum site area of 1000m ² and a minimum street frontage of 30m.	1,544.72m ²	Yes
	Building Street Setback	12m or predominant	Nil setback to Punchbowl Road Approx. 3m-6m along Water Street	N/A
	Building Envelope	3.5m vertically at boundary & project inwards at 45°.	ADG prevails	N/A
	Side setback	4m.	ADG prevails	N/A
2.3	Dwelling Unit and Building Design	15% of the development is required to be designed as adaptable housing for older people or people with disabilities.	16.4%	Yes
	Dwelling Unit and Building Design for residential flat buildings	At least one main convenient entry is to have barrier free access to ground floor units (for people with disabilities)	Barrier free access is provided	Yes
	Dwelling Unit and Building Design	No single building should have a continuous wall length of more than 30m without separation.	The building is articulated	Yes
	Dwelling Unit and Building Design	Walls greater than 10m in length to be broken down or staggered.	Articulation provided	Yes
	Dwelling Unit and Building Design	Parking for people with disabilities.	Accessible parking spaces are provided within the basement.	Yes
	Dwelling Unit and Building Design	Building materials and finishes are to be sympathetic to with the adjoining buildings and the streetscape.	Material selection comprises face brick, render and glazing which is compatible with the transitioning nature of the streetscape	Yes
	Unit Sizes and Lot Layout	1 bed = 70m ² 2 bed = 85m ² 3 bed = 100m ² more than 3 bed = 110m ² 2 bed townhouse = 100m ² 3 bed townhouse = 110m ² < than 3 bed t/house = 120m ²	ADG prevails	N/A
2.4	Energy Efficiency	Application is required to provide a NatHERS certificate. Each dwelling must achieve 3.5 star NatHERS	BASIX certificate provided	Yes

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		rating.		
2.4.2.2	Solar Access	50% of the principle private open space achieves a minimum of 3 hours sunlight during the winter solstice.	Solar access in ADG prevails	N/A
	Solar Access	Solar access to habitable rooms and private open space of adjoining properties be provided for a minimum of 3 hours during the winter solstice.	Solar access in ADG prevails	N/A
2.4.3	Natural Space Heating and Cooling	Reduce the need to artificially heat and cool dwellings.	ADG	N/A
2.4.4	Natural Lighting	Reduce reliance on artificial lighting	ADG	N/A
2.4.6	Water Management	Mandatory water storage 10 dwell= 500lt / dwell each dwell thereafter = 250 lt/ dwell	BASIX commitments prevail.	Yes
	Water Management	Tanks to be located underground or at least behind the front building line. Located 900mm from front boundary	Located behind the building line	Yes
2.5	Streetscape orientation	Compatible with the existing character and address the street frontage.	The proposed design considers the local context and is consistent with the desired future character of the area.	Yes
	Streetscape orientation	Dwellings facing the street will have frontage and apparent access.	Yes	Yes
2.7	Open space and landscaping	RFBs – Landscaped area does not include any area for driveways, parking, side setback less than 1.2m in width, pools, outbuildings. At least 60% of the landscaped area must remain as unpaved 'soft' landscaping.	ADG prevails	N/A
		35% of the landscaped area is to be provided as deep soil landscaping this excludes basement underneath areas.	ADG prevails.	N/A
		10% of the site area is to be provided as communal open space, with a minimum dimension of 7m.	ADG prevails.	N/A
		RFBs – where dwellings do not have access to ground level open space at least one main balcony is to have a size of 12 ² (up to 2	ADG prevails.	N/A

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		bed) and 15m ² (3 or more bed). Balconies must have a depth of 2m.		
2.8	Privacy and Security	Windows are not to be located less than 9m apart from other dwellings.	ADG prevails.	N/A
		Windows to be offset from adjoining dwelling by 0.5m; Have a sill height of 1.7m or have obscure glazing to a height of 1.7m.	ADG prevails.	N/A
		Bedrooms not to adjoin living rooms/ garages of adjoining dwellings.	ADG prevails.	N/A
		A balcony on the second storey of a townhouse must not overlook and adjoining property.	ADG prevails.	N/A
		Locked Shared pedestrian entries.	ADG prevails.	N/A
		Casual surveillance of street and public areas.	ADG Prevails.	N/A

PART H - WASTE MANAGEMENT (SCDCP 2005)

The proposal provides for the at-grade collection of waste. The proposal demonstrates a minimum 2.895m head clearance to the basement which fails to comply with the minimum 3.5m clearance heights as per AS 2890.2 (Off-street commercial Vehicle facilities). Further, the turning circle for a medium-ridged vehicle within the basement is not compliant with Appendix F of Part H of the DCP as the column within the basement interferes with this arrangement. Council's Traffic Engineer has raised objection to the basement design and accordingly, a Deferred Commencement consent is recommended to allow the Applicant to re-design the basement as well as the floor to ceiling clearance heights so as to comply with these requirements.

In accordance with Part H of the SCDCP 2005, waste storage for the residential component of the development is to be provided at the following rates:

General Waste: 120L/unit/week

Recycling: 120L/unit/fortnight

Having regard to the above rates, a minimum of (11) x 660L bins are to be provided for general waste and (31) x 240L bins (or 11 x 660L bins) are to be provided for recycling waste.

The proposal provides a bin storage room in the upper most level of the basement as well as a temporary bin collection area on the ground floor toward the northern site boundary of the site. A separate commercial bin room is also provided to accommodate the commercial tenancies located upon the ground floor of the development. It is noted that both bin holding areas fail to provide sufficient space to accommodate for the minimum bin numbers required to service the site. As such, a Deferred Commencement condition is recommended to allow both bin areas to be redesigned to accommodate for the minimum waste areas required for the site. This is also to accommodate for bulky waste storage spaces within the basement.

The proposed development was accompanied by a Waste Management Plan including all relevant details regarding the storage, types and quantities of waste and the storage and disposal of the waste. A condition of consent is recommended to be imposed to ensure ongoing compliance with the waste minimisation strategies provided.

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

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however does involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

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

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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

The proposed development is not located on a site that is subject to flooding attributed to either Powell's Creek or Cook's River and is therefore not required to be considered under the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

79C(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Building Depth & Separation

In accordance with 3F of the Apartment Design Guide (ADG) buildings up to a height of four (4) storeys are to provide a minimum 6m separation between habitable rooms and the nearest property boundary and a minimum 3m separation between non-habitable rooms and the property boundary. In this instance, the allotment immediately adjoins a lower density zoning (R3 – Medium Density) to the north and accordingly, an additional 3m separation is required to the northern elevation as per the ADG. The proposed development has been designed having consideration for the corner nature of the site and accordingly has two (2) frontages as per the illustration below extracted from the architectural plans:

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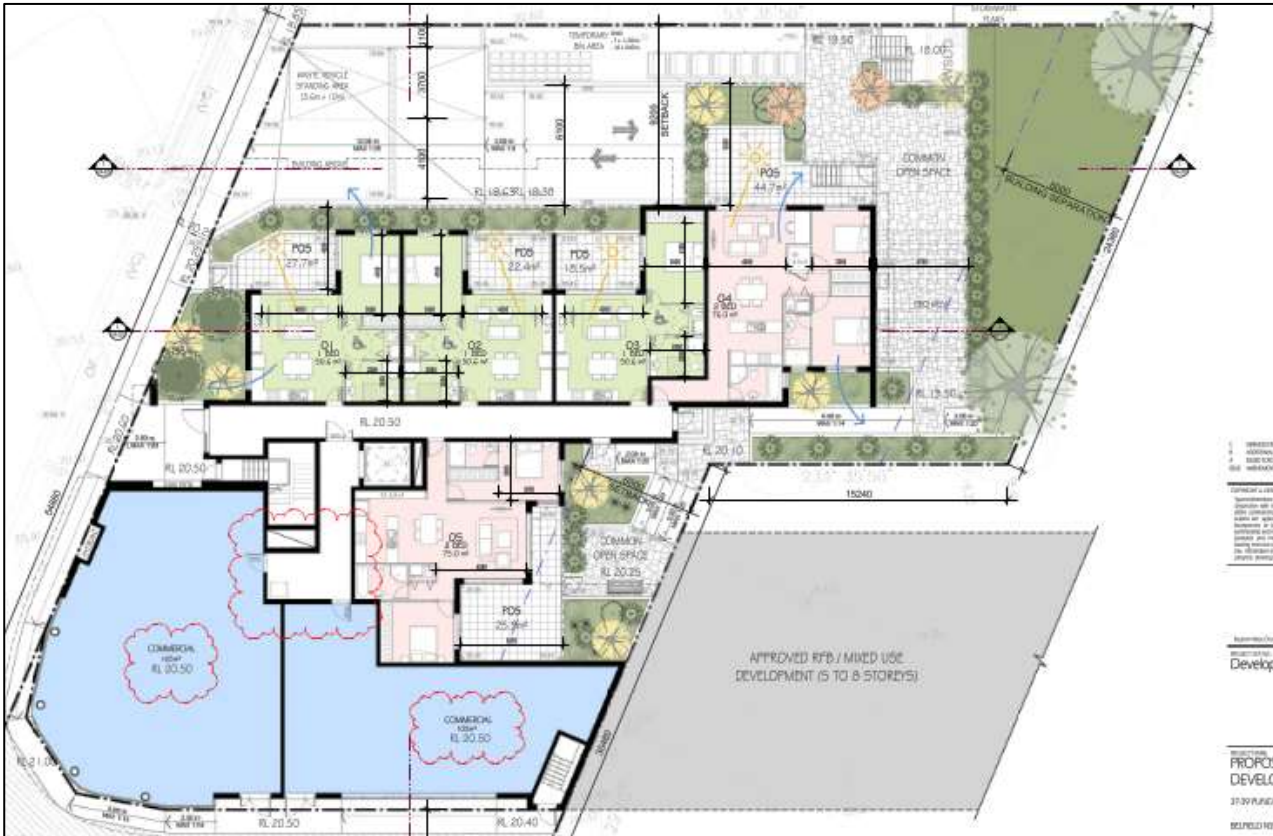


Figure 6: Extract of the architectural plans showing the ground floor plan

The building provides a nil side setback to the front south-eastern portion of the site which aligns with the nil side setback provided by the approved development at 27-35 Punchbowl Road. The portion of the development immediately north of this follows a minimum 6m setback to the boundary which carries through all levels of the development. The windows to this portion of the development adjoin bedrooms and do not present adverse overlooking impacts to the site at 27-35 Punchbowl Road.

The north-eastern portion of the building achieves a minimum 6m setback between ground floor to level 2 of the development. This separation increase to 9m between level 3 to level 5 and further increases to a minimum 12m between level 6 to 7. This achieves compliance with the ADG controls.

With regard to the northern elevation of the development, whilst 8.9m separation is provided to the ground floor and is acceptable, the 7.35m separation between levels 1-3 followed by the 9m separation from level 4 through to level 7 fails to comply with the additional separation required as per the ADG. The lack of separation thwarts development opportunities for the northern adjoining allotment as well as presents opportunities for overlooking into the northern adjoining property. As such, a Deferred Commencement consent is recommended so as to ensure the additional 3m is provided between levels 1-3 of the development.

Bicycle and Car Parking

Section 3J of the Apartment Design Guide (ADG) requires sufficient bicycle and car parking to be provided to service the site. The basement carparking will be shared between the residential and commercial uses on the site. This is to include provision of visitor car parking on the site also. It is noted that whilst a total of (85) residential parking spaces are proposed within the basement. It is recommended that one (1) of the surplus car parking spaces be allocated as an additional visitor parking space so as to provide the minimum (13) spaces required by the ADG.

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The proposal fails to provide any motorcycle spaces contrary to Section 3J of the ADG. As such, a condition of consent is recommended to ensure that some of the surplus vehicular parking spaces are re-allocated and re-designed as motorcycle spaces so as to accommodate motorcycle parking on the site. A further condition of consent is also recommended to ensure that where there are stacked parking spaces in the basement that they are allocated to the same unit.

Private Open Space and Balconies

Section 4E of the Apartment Design Guide (ADG) requires all ground floor units to be provided with a minimum 15m² floor space. The units 01, 02 and 03 however only achieve a floor area of 13.1m², 12m² and 12.4m² respectively and as such fail to meet compliance with the minimum requirements. Notwithstanding, the departures are considered acceptable given that the open space areas are provided with direct northerly access; the spaces are functional in terms of its configuration so as to allow for tables and chairs; and the spaces are surrounded by a continuous row of screening plants and landscaping so as to provide improved amenity to units.

Common Circulation and Spaces

Section 4F of the Apartment Design Guide (ADG) does not permit any more than 8 units to be accessed off a single core. The floor layout to levels 1-3 results in 9 units requiring access off a single lift core which fail to meet compliance with this control. Notwithstanding, this is acceptable given that the common walkways are provided with ample natural light.

Vehicular Access

As previously discussed, Council's Traffic Engineer has raised multiple concerns with the arrangement of parking and vehicular access from the street to ground level and within the level 1 basement. In particular, the proposed vehicular access way from Water Street is only 4.1m which is unable to accommodate for two (2) way traffic flow. The vehicular access should be a minimum 5.5m with additional space provided for the bin loading dock so that waste collection does not interfere with driveway access through the site. As such, conditions of consent have been recommended as part of the Deferred Commencement consent to ensure that the driveway be redesigned so that a two (2) way access way can be achieved whilst accommodating a waste loading dock on the ground level of the site.

Furthermore, concern is also raised for the insufficient loading dock space for the commercial vehicle in the level 1 basement of the site. A further condition is recommended as part of the Deferred Commencement consent to ensure that the commercial space be relocated and/or re-designed within the basement so as to accommodate for commercial vehicle parking.

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

The site is relatively unconstrained and the proposal has been designed having regard to the relevant provisions of the SLEP 2015, SEPP55, SEPP65 and the ADG and the development is considered suitable for the site.

79C(1)(d) *any submissions made in accordance with this Act or the regulations*

The application was notified in accordance with Part L of the SCDCP 2005 from 18 July 2017 to 9 August 2017 and was re-notified from 12 December 2017 to 8 January 2018. The re-notification included amended plans and correction of the property address to include 90 Water Street as forming part of the site. The two notification periods resulted in a total of two (2) written submissions and a petition with thirty three (33) signatures and another petition with fifty three (53) signatures, raising the following concerns:

1. *Traffic Issues – Cumulative traffic from all approved and proposed developments will have major impacts and result in increased congestion and accidents along Punchbowl Road/Water*

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

Street/Burwood Road. The traffic report is based on general calculations and no physical report was carried out. There are no major train lines or highways in close proximity to support influx of the increase in residents and vehicle activity.

Assessing officer's comments: The Traffic Report was referred to Council's Traffic Engineer who has raised concern for the configuration of parking on the site both at the driveway access point and within the basement of the site. Conditions of consent have been recommended to ensure the design is reconfigured so as to accommodate for a two (2) way traffic flow driveway as well as to reconfigure the basement level 1 carpark. No issues have been raised for the congestion or accidents caused as a result of the proposed development.

- 2. Noise pollution – The acoustic monitor located against Punchbowl Road will benefit the residents of the proposed site; however, the acoustic report does not address the noise pollution impacts on local existing residents. The increase in cars, garbage trucks and air-conditioning units servicing the proposed development will negatively impact the amenity of the adjoining neighbours and the neighborhood.*

Assessing officer's comments: Conditions of consent will be imposed to ensure that the development be constructed in accordance with the noise recommendations provided in the report. Standard conditions of consent are recommended to ensure any future air conditioning units which are installed to the development are provided within a soundproofed box.

- 3. Insufficient parking – Residential roads leading off from Punchbowl and King Georges Road have ongoing issues with inadequate parking due to increasing development and cannot accommodate the current or proposed excess vehicle activity.*

Assessing officer's comments: The proposed development has been assessed in accordance with the Section 3J requirements of the ADG in which the site results in a surplus of off-street parking for the site. Nonetheless, as a further precaution, conditions of consent have been recommended to ensure a minimum (72) car spaces are provided in the basement which will adequately service both the residential and commercial uses of the site in accordance with the ADG and RMS minimum off-street parking requirements.

- 4. Privacy – There are no shutters proposed on the balconies, this will result in loss of privacy for existing residents. Additionally trees should be planted along the northern boundary to create privacy and softness.*

Assessing officer's comments: A Deferred Commencement consent is recommended to ensure that the separation to the northern side boundary be increased by an additional 3m so as to ensure 9m separation is provided. This complies with the requirements of Clause 3F of the ADG and would therefore be acceptable when amended.

- 5. Bins –The bins will attract insects, mice and the smell will impact neighbours (along the northern boundary)*

Assessing officer's comments: The bin storage area upon the ground floor to the far northern boundary of the site is to be used specifically for the temporary storage of bins on collection day. The bins will be relocated to an enclosed waste storage space within the basement for the remainder of the time.

- 6. The adjoining and surrounding buildings that will be built in the future have proposed earthy tones for the exterior; 'Dulux-Red box' will fade to fuchsia and not be consistent with the area.*

Assessing officer's comments: The red dulux colour is only used as an accent to small portions of the development to the east, west and south. The maintenance of the building will be the responsibility of the strata corporation.

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7. *Character – Belfield is a low rise suburb with many heritage buildings, the height of the proposed building is not compatible with the area and the excessive height sets a precedent for surrounding development.*

Assessing officer's comments: The street is undergoing a state of transition from low-density industrial/commercial development to that of high density mixed use and residential development. The allotments immediately north of the site are zoned R3 – Medium Density Residential and act as a buffer between low density residential dwellings and the higher density zonings along Punchbowl Road. Further, there are no heritage listed items located within the immediate vicinity of the site and as such, will not result in adverse impacts upon the heritage significance of surrounding heritage items and/or conservation areas.

8. *There are already many multi-storey developments that are proposed/approved within one kilometer vicinity, this additional development will result in overdevelopment of the neighbourhood.*

Assessing officer's comments: As previously discussed, the street is undergoing a state of transition. It is envisaged that the streetscape will become a new local centre for the area and supported by higher density development with a mixture of residential, commercial and retail uses.

79C(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
 - or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

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

Provision of Community Facilities	\$120,399.13
Provision of Major Open Space	\$549,555.69
Provision of Local Open Space	\$120,933.97
Provision Roads and Traffic Management	\$22,488.96
Administration	\$10,417.24
TOTAL	\$823,794.99

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

CONCLUSION

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2013 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval on a Deferred Commencement basis, subject to the recommended conditions of consent.

RECOMMENDATION

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

That Development Application No. 2017/101 for demolition of an eight (8) storey residential flat building including two (2) ground floor commercial tenancies over three (3) levels of basement car parking at 37-39 Punchbowl Road, Belfield and 90 Water Street Belfield be granted a **DEFERRED COMMENCEMENT**, subject to the following conditions:

DEFERRED COMMENCEMENT CONDITIONS**DEFERRED COMMENCEMENT APPROVAL**

This is a Deferred Commencement Consent under Section 80(3) of the Environmental Planning and Assessment (EP&A Act, 1979. This consent does not become operative until the applicant has satisfied the conditions listed under Schedule A below. All conditions shall be satisfactorily resolved within a period of twelve (12) months from the Determination Date that is shown on this consent. Upon compliance with the conditions under SCHEDULE A and written confirmation of this from Council, the consent shall become operative from the 'Date of Endorsement' (to be included on the written notice of determination).

(Reason: A deferred commencement consent stipulates conditions that must be satisfied before the consent operates in accordance with Section 80(3) of the EP&A Act 1979)

SCHEDULE A**D1 BUILDING SEPARATION**

Amended plans shall be prepared and submitted to Council for approval demonstrating that levels 1-3 to the northern elevation of the development achieve a minimum 9m building separation from the northern side boundary of the site as required by Clause 3F of the Apartment Design Guide.

(Reason: to achieve compliance with building separation requirements as per ADG)

D2 WASTE MANAGEMENT

Amended plans shall be prepared and submitted to Council for approval demonstrating that the following have been provided:

- a. Adequate space has been provided to the ground floor temporary holding bay and level 1 basement to accommodate 11 x 660L general waste bins and 31 x 240L recycling bins;
- b. A minimum 36m² residential garbage room shall be provided in the level 1 basement;
- c. A minimum 24.4m² bulky store room shall be provided in the level 1 basement;

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

- d. The ground floor waste vehicle standing area shall be allocated with a minimum 12m length, 3.6m height clearance and 3.6m width;
- e. The waste collection area shall be clearly identified on the plans;
- f. Evidence is provided showing that the waste collection vehicles must not impede access to, within or from the site for other users

(Reason: to ensure compliance with Part H of the SCDCP 2005)

D3 ON-SITE PARKING

Amended plans shall be prepared and submitted to Council for approval demonstrating that the following changes have been made:

- a. The basement level 1 car parking is capable of allowing a turning radius available for commercial vehicles accessing the load dock after the ramp;
- b. The column between the visitor space and the ramp be relocated so as not to interrupt vehicular floor;
- c. The space for the commercial vehicle loading dock be reconfigured to as to accommodate a commercial floor space as per Australian Standards; and
- d. The clearance height for the basement be increased to 3.5m as per AS 2890.2 (off-street commercial vehicle facilities).

D4 SITE REMEDIATION

This consent is not to operate until the site has been remediated and validated by an appropriately qualified land contamination consultant to the requirements of the NSW Environment Protection Authority and to the standard acceptable for residential development; and

The Council is furnished with a Site Audit Statement completed and signed by an accredited site auditor under the Contaminated Land Management Act, 1997 which clearly states that the land is suitable for the proposed residential development, without the need for any further remediation or testing.

SPECIAL CONDITIONS (SC)**1. SILVER LEVEL UNIVERSAL DESIGN (SC)**

A minimum (20%) apartments to the building shall achieve the Livable Housing Guideline's silver level universal design features as per Part 4Q of the Apartment Design Guide. Plans demonstrating compliance with this requirement shall be submitted and approved by a Private Certifying Authority **prior to the issue of a Construction Certificate.**

(Reason: Comply with the ADG)

2. BASEMENT PARKING (SC)

Amended plans shall be prepared and submitted to a Private Certifying Authority for approval demonstrating compliance with the following:

- A minimum one (1) surplus carparking space shall be allocated as an additional visitor parking space so as to achieve a minimum (13) spaces are required by the ADG;
- A minimum six (6) motorcycle spaces are to be provided in the basement;
- Where there are stacked parking spaces provided in the basement, they shall be allocated to the same unit and clearly indicated as part of any future strata subdivision of

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

the site.

(Reason: Provide sufficient on-site parking for the site)

3. WATER NSW (SC)

- A Water Supply Work Approval from WaterNSW must be obtained prior to commencing dewatering activity on the proposed site. Please complete an Application for approval for water supply works, and/or water use.
- An application for a Water Supply Works Approval will only be accepted upon receipt of supporting documentation, and payment of the applicable fee (see Application fees for New or amended Works and/or Use Approvals). The information required for the processing of the water supply work application may include preparation of a dewatering management plan.
- If approved, the Approval will be issued for a period of up to 24 months to cover the dewatering requirements during the construction phase. It will include conditions to ensure that impacts are acceptable and that adequate monitoring and reporting procedures are carried out. The Approval will be issued subject to the proponent meeting requirements of other agencies and consent authorities. For example, an authorisation by either Sydney Water or the local Council, depending where the water will be discharged. If contaminants are likely, or are found to be present in groundwater, and are being discharged to stormwater, including high salinities, a discharge licence under the *Protection of the Environment Operations Act 1997 (NSW)* may also be required.
- WaterNSW prefers “tanking” (ie. total water proofing below the seasonal high water table) of basement excavations, and avoids the ongoing extraction of groundwater after the initial construction phase. It is also advised to adopt measures to facilitate movement of groundwater post construction (eg. a drainage blanket behind the water-proof membrane).
- If the basement is not “tanked”, the proponent will require a Water Access Licence (WAL) and need to acquire groundwater entitlements equivalent to the yearly ongoing take of groundwater. Please note: Acquiring groundwater entitlements could be difficult, and may cause delay in project completion. If a WAL is required, please complete an Application for a new water access licence with a zero share component.

(Reason: Compliance with Water NSW requirements)

4. RMS (SC)

- a. Any new buildings or structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site, are erected clear of the land reserved for road widening (unlimited in height or depth). Furthermore, no substantial trees or trees with the potential to be substantial trees are to be planted in the area reserved for road widening.
- b. All vehicular access is to be provided from Water Street at the furthest possible extent from the traffic signals at Punchbowl Road and Water Street.
- c. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) shall be in accordance with AS 2890.1-2004, A52890.6-2009 and AS 2890.2-2002 for heavy vehicle usage.

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

d. Construction works zone will not be permitted on Punchbowl Road.

(Reason: compliance with RMS)

5. AUSGRID (SC)Method of Electricity Connection

The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premise Connection Requirements.

Supply of Electricity

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Conduit Installation

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Vegetation

All proposed vegetation underneath overhead power lines and above underground cables must comply with the requirements of ISSC 3 Guideline For Managing Vegetation Near Power Lines.

Streetlighting

The developer is to consider the impact that existing streetlighting and any future replacement street lighting and maintenance may have on the development. Should the developer determine that any existing streetlighting may impact the development, the developer should either review the development design, particular the placement of windows, or discuss with Ausgrid the options for relocating the streetlighting. The relocating of any street lighting will generally be at the developers cost. In many cases is not possible to relocate streetlighting due to its strategic positioning.

Service Mains

It appears the existing overhead electricity service mains, that supply the subject property, may not have sufficient clearance to the proposed construction as per the requirements of "The Installation and Service Rules of NSW".

It is recommended that the developer engage a Level 2 Accredited Service Provider (ASP) Electrician to ensure that the installation will comply with the Service Rules.

Proximity to Existing Network Assets Overhead Powerlines

There are existing overhead electricity network assets in Water St & Punchbowl Rd. Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

Before a Construction Certificate is issued, the developer will be required to submit a survey plan to Ausgrid showing the location of all overhead mains within 5 metres of the proposed development. This drawing must contain a plan view and an elevated view clearly indicating the location of the overhead mains in relation to the development. This information should be forwarded to email address at the top of this letter for further comment.

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

Underground Cables

There are existing underground electricity network assets in Punchbowl Rd.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable. Safework Australia – Excavation Code of Practice, and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.

(Reason: Compliance with Ausgrid)

GENERAL CONDITIONS (GC)**6. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)**

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council’s ‘Development Consent’ stamp relating to Development Consent No. 2017/101:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA-003	Site Roof and Demolition Plan	Zhinar Architects	C	30 November 2017
DA-101	Basement 3	Zhinar Architects	C	30 November 2017
DA-102	Basement 2	Zhinar Architects	C	30 November 2017
DA-103	Basement 1	Zhinar Architects	C	30 November 2017

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

DA-104	Ground Floor Plan	Zhinar Architects	C	30 November 2017
DA-105	Typical Floor Plan L1-L3	Zhinar Architects	C	30 November 2017
DA-106	Floor Plan L4	Zhinar Architects	C	30 November 2017
DA-107	Floor Plan L5	Zhinar Architects	C	30 November 2017
DA-108	Floor Plan L6	Zhinar Architects	C	30 November 2017
DA-109	Floor Plan L7	Zhinar Architects	C	30 November 2017
DA-201	West Elevation - Streetscape	Zhinar Architects	C	30 November 2017
DA-202	East Elevation	Zhinar Architects	C	30 November 2017
DA-203	South Elevation - Streetscape	Zhinar Architects	C	30 November 2017
DA-204	North Elevation	Zhinar Architects	C	30 November 2017
DA-205	Sections	Zhinar Architects	C	30 November 2017
DA-301	Materials Schedule	Zhinar Architects	C	30 November 2017
Sheet 1 of 2	Landscape Site Plan	Paul Scrivener	C	30 November 2017
Sheet 2 of 2	Planting Plan/Calculations Plan	Paul Scrivener	C	30 November 2017
Sheets 1-7 SW001 – SW050	Stormwater Plans	Mance Arraj Civil and Structural Engineers	A	30 November 2017

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/101:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	Caladines Town Planning	November 2017	30 November 2017
Access Report	Vista Access Architects		30 November 2017
Acoustic Report	Sebastian Giglio Acoustic Consultant	Ref: 2833/D05	30 November 2017
Arborist Report	Regum Horticultural	REF: 2812	30 November 2017
BASIX Certificate	-	Cert No: 829246M_03	30 November 2017
Phase 1 Contamination Assessment and Geotechnical Investigation Report	GeoEnviro Consultancy Pty Ltd	June 2017	30 November 2017
Phase 2	GeoEnviro	October 2017	30 November

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

Contamination Assessment	Consultanty Pty Ltd		2017
On-Site Detention Calculation Sheet	Guiseppe Serratore	Job No.2293-C	30 November 2017
Stormwater Quality Management Plan	Mance Arraj	Revision A	4 July 2017
Traffic Report	Varga Traffic Planning Pty LTd	Ref 17140	30 November 2017
Waste Management Plan	-		30 November 2017

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

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

7. APPROVAL - SEPARATE APPROVAL REQUIRED (GC)

This consent does not include approval for the fit out and use of the ground floor commercial tenancies on the site. Separate development consent shall be obtained for each of the commercial tenancies on the site.

(Reason: To control future development of the site.)

8. CONSTRUCTION HOURS (GC)

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

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

9. CONSTRUCTION WITHIN BOUNDARIES (GC)

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site.)

10. DEMOLITION – GENERALLY (GC)

Alteration and demolition of the existing building is limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is not shown to be altered or demolished.

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

11. DEMOLITION - SITE SAFETY FENCING (GC)

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and

provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety.)

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

All common and private landscape areas including all planters of new multi-unit, commercial, mixed-use and industrial development are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance.)

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

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

Tree	Height/ Spread (m)	Location
3)Lophostemon confertus	6 x 5	Road reserve
4)Acacia fimbriata	5 x 4	Subject site
5)Jacaranda mimosifolia	8 x 7	Subject site
6)Callistemon viminalis	6 x 7	Subject site
8)Eucalyptus sp.	16 x 9	Subject site
9)Acacia decurrens	5 x 4	Subject site
10) Acacia decurrens	5 x 3	Subject site

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

NOTE: Consent is given for the removal of the existing Tree 3 Lophostemon confertus street tree subject to the following:

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

- (a) A minimum of one (1) replacement *Lophostemon confertus* shall be provided within Council's nature strip in Water St
- (b) Trees are to conform to the *NATSPEC guide* and *Guide for assessing the quality of and purchasing of landscape trees* by Ross Clarke, 2003.
- (c) Replacement trees shall be minimum 50 litre container size. Trees are to be true to type, healthy and vigorous at time of delivery and planting, shall be pest and disease free, free from injury and wounds and self-supporting. Supplied trees are to have an appropriate stem taper. Roots shall generally grow in an outwards (radial) or downwards direction.
- (d) All trees are to be staked and tied with a minimum of three (3) hardwood stakes. Ties are to be hessian and fixed firmly to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.
- (e) Root deflection barriers having a minimum depth of 600mm are to be installed adjacent to all footpaths and driveways.
- (f) Minimum 75mm depth of organic mulch shall be placed within an area 0.5m radius from the base of the tree.

A minimum of 6 x 100 litre size additional trees, which have a minimum mature height of 6 metres shall be planted between the front of the building and the street frontage boundary. Trees are to conform to the *NATSPEC guide* and *Guide for assessing the quality of and purchasing of landscape trees* by Ross Clarke, 2003.

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

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

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

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

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

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

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

14. LANDSCAPING - TREE PRESERVATION (GC)

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited.

All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970 – Protection of Trees on Development prior to the commencement of any works (including any demolition and

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

excavation) and maintained for the duration of the works.

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

15. LIGHTING (GC)

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety.)

16. MATERIALS – CONSISTENT WITH SUBMITTED SCHEDULE (GC)

All external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent.)

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

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

- i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement.)

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

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

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

19. SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)

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

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

other site works:

- i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- ii) Demolition must be carried out by a registered demolition contractor.
- iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- iv) No blasting is to be carried out at any time during construction of the building.
- v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- x) All waste must be contained entirely within the site.
- xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- xv) Public footways, include nature strips and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
- xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- xviii) Any work must not prohibit or divert any natural overland flow of water.
- xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
- xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

20. STORMWATER MANAGEMENT PLAN - CERTIFICATION REQUIREMENT (GC)

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded.)

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

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

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

(Reason: Compliance with Sydney Water requirements.)

22. UTILITIES AND SERVICES - PROTECTION OF (GC)

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

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

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

Construction plans must be approved by the appropriate utility's office (e.g. council, Sydney Water Corporation) to demonstrate that the development complies with the utility's requirements.

The applicant must provide written evidence (e.g. compliance certificate, formal advice) of compliance with the requirements of all relevant utility providers (e.g. Water, Energy, Telecommunications, Gas).

(Reason: To ensure protection of Council assets.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (CC)**23. ACCESS - ACCESS FOR PEOPLE WITH DISABILITIES (CC)**

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

24. ACCESS - DISABLED TOILETS (CC)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

25. ACID SULFATE SOILS - CERTIFICATION OF SOIL REMOVED FROM THE SITE (CC)

A Certificate is to be provided by a suitably qualified geo-technical engineer stating that no more than 1 tonne of soil will be removed from the site and the groundwater table will not be affected by the development. This Statement shall be submitted to Council, prior to the issue of a Construction Certificate.

(Reason: Compliance and environmental protection.)

26. ARBORIST REPORT – INITIAL (CC)

The applicant must engage a suitably qualified and experienced arborist (Australian Qualification Framework Level 5 or above) to assess the impact of the proposed works and determine best practices (e.g. minimise compaction, soil build up and or excavation within the Primary Root Zone*) to ensure the longevity of the trees to be retained. The arborist is to prepare and submit, to the satisfaction of the Principal Certifying Authority, a report prior to the issue of a Construction Certificate, documenting the measures to be employed and certifying that they have been implemented.

- i) *Primary root zone = 10 x trunk diameter 1400mm from ground level (measured as a radius from the centre of the trunk).

(Reason: Qualified assessment of impact of proposed works on trees to be retained on the site.)

27. BASIX COMMITMENTS (CC)

The approved BASIX Certificate shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate.

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Principal Certifying Authority and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 96 of the Environmental Planning and Assessment Act 1979.

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

(Reason: Statutory compliance.)

28. BICYCLE STORAGE PROVISION (CC)

On-site provision for bicycle storage facilities shall be in accordance with the Strathfield Consolidated Development Control Plan 2005. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDCP 2005 and to encourage sustainable transport options.)

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

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000.)

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

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

- i) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
- ii) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
- iii) Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
- iv) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development.)

31. CAR PARKING - DISABLED CAR PARKING SPACES (CC)

car parking spaces shall be provided as part of the total requirement shall for disabled

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

persons. These spaces shall be a minimum of 2.4m wide x 5.4m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such. A shared area 2.4 m wide x 5.4m long shared area should be provided. Bollard shall be placed in this shared area.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability.)

32. CAR PARKING - REQUIREMENTS FOR MULTIPLE USE BUILDINGS (CC)

The following car parking and service vehicle requirements apply:-

- i) A minimum **(72) car spaces** shall be provided on the development site. This shall consist of:
 - (52) residential spaces;
 - (13) visitor spaces;
 - (7) commercial spaces;
 - 10% car parking spaces for people with mobility impairment, in accordance with AS 2890.1.
- ii) All car spaces shall be allocated and marked according to this requirement.
- iii) If the development is to be strata subdivided, the car park layout must reflect the above allocation and thereafter be regarded as part of the entitlement of that strata lot.
- iv) Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.
- v) Each car parking space shall have minimum dimensions in accordance with the relevant Australian Standard and be provided on-site in accordance with the approved plans.
- vi) The parking bays shall be delineated by line marking.
- vii) Visitor spaces shall be clearly line marked and/or signposted and shall only be used by persons visiting residents of the property or commercial/business/retail premises located within the development. Visitor spaces shall not be allocated as permanent residential parking spaces. Access to visitor parking spaces shall not be restricted without development approval and a sign shall be erected at the vehicular entrance indicating the availability of visitor parking.
- viii) The following traffic control measures shall be implemented on site:-
 - Signage indicating 'Entry Only' shall be prominently displayed at the entrance to the development.
 - Signage indicating 'Exit Only' shall be prominently displayed at the exit to the development.
 - One-Way directional arrows shall be painted on the driveway pavement to indicate the required vehicular directional movement through the car parking area.

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

(Reason: To ensure car parking provision in accordance with this consent.)

33. CAR PARKING – STACKED (CC)

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Any stacked parking spaces (maximum 2 spaces, nose to tail) must be attached to the same strata title comprising a single dwelling unit or commercial/retail tenancy, subject to the maximum parking limit applying. The stacked parking spaces must be designated (with appropriate signage) for employee or tenant parking only (not visitor parking). Details in this regard must be reflected in the plan documentation to be lodged with a Construction Certificate application. Manoeuvring of stacked vehicles must occur wholly within the property.

(Reason: Compliance and appropriate allocation of parking.)

34. CAR PARKING - VEHICULAR ACCESS RAMPS (CC)

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

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

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

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

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

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

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

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

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

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

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access

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and parking of vehicles.)

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

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

(Reason: Compliance with SCDCP 2005.)

38. COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions.)

39. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- i) Detailed information on any approvals required from other authorities prior to or during construction.
- ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;

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- measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- viii) Asbestos management procedures:
- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - the full name and license number of the asbestos removalist/s; and
 - the telephone number of WorkCover's Hotline 13 10 50
 - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

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

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)**40. COUNCIL PERMITS – FOR ALL ACTIVITIES ON COUNCIL LAND (CC)**Works Permit

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

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

Standing Plant Permit

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

Skip Bin Permit

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

Temporary Full or Part Road Closure Permit

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

Hoarding Permit

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

Work Zone Permit

This permit must be applied for if you require permanent parking along the kerbside at the front of the site during construction works. A Work Zone Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Ground Anchoring Permit

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

(Reason: Council requirement)

41. DILAPIDATION REPORT - PRE-COMMENCEMENT (CC)

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

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

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs.)

42. DRIVEWAY WIDTH - MULTI-UNIT DEVELOPMENT (CC)

The internal driveway must be a minimum 5.50m wide (clear width) for the first 6 metres inside the property so as to allow entering & exiting vehicles to pass within the site. Should the driveway narrow after this point it is then to be designed with a minimum 1.5m x 1.5m splay to allow the passing to work. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior the issue of a Construction Certificate.

(Reason: Safety and traffic management.)

43. DRIVEWAY DESIGN - SPEED HUMP AND STOP SIGN ON EXIT (CC)

The applicant shall install a stop sign and a speed hump at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards. The building plans shall indicate compliance with this requirement, prior to the issue of a Construction Certificate.

(Reason: Traffic safety and management.)

44. EXCAVATION - AFFECTING ADJOINING LAND (CC)

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- i) protect and support the adjoining premises from possible damage from the excavation, and
- ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of

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the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety.)

45. FEES - PUBLIC RISK INSURANCE POLICY (CC)

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 with a copy also provided to Council.

The Policy is to note Council as an interested party. The copy is to be provided to Council, prior to the issue of a Construction Certificate.

(Reason: Ensure public risk is mitigated.)

46. HAZARDOUS GOODS AND WASTE (CC)

Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover requirements and AS1940-2004 - The Storage and Handling of Flammable and Combustible Liquids.

Hazardous waste must be contained, managed and disposed of in a responsible manner in accordance with the Protection of Environment and Operations Act 1997, NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.

Material Safety Data Sheets of all hazardous substances used, such as bleaches and nail products must be kept on site and readily available to all staff. Staff must be trained how to safely use and store these chemicals prior to the commencement of work.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(Reason: Health and safety.)

47. LANDSCAPING - MAINTENANCE STRATEGY (CC)

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival.)

48. PRIVACY - OBSCURE GLAZING IN WET AREAS (CC)

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

(Reason: Privacy amenity.)

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

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Community Facilities	\$120,399.13
Provision of Major Open Space	\$549,555.69
Provision of Local Open Space	\$120,933.97
Provision Roads and Traffic Management	\$22,488.96
Administration	\$10,417.24
TOTAL	\$823,794.99

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development.)

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

A security (damage deposit) of **\$33,000.00** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

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

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

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

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

(Reason: Protection of Council infrastructure.)

51. TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)

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

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

- i) description of the demolition, excavation and construction works;
- ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- vii) proposed hours of construction related activities and vehicular movements to and from the site;
- viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
- x) measures to maintain public safety and convenience;
- xi) any proposed road and/or footpath closures;
- xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
- xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

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

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

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

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

53. VENTILATION SYSTEMS – MECHANICAL (CC)

The mechanical ventilation system is to comply with the following:

- i) The Building Code of Australia;
- ii) Protection of the Environment Operations Act 1997; and
- iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

Details demonstrating compliance with the above are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the mechanical ventilation system complies with the relevant requirements/standards.)

54. WASTE MANAGEMENT PLAN (CC)

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

NOTE: The property must be inspected by a Council Waste Officer prior to the issue of an Occupation Certificate so as to ensure that the correct number of general waste and recycling bins are ordered from Strathfield Council.

(Reason: To ensure appropriate management of waste.)

55. WASTE - SEPARATE WASTE AREAS FOR MIXED-USE DEVELOPMENTS (CC)

The building must include not less than two independently designated areas or garbage rooms for commercial and for residential occupants; to keep commercial waste and recycling separate to residential waste and recycling.

(Reason: To ensure the appropriate separation and collection of waste generated by commercial and residential activities.)

56. WASTE - GARBAGE ROOMS OR GREASE ARRESTOR ROOMS (CC)

Garbage rooms or grease arrester rooms must be constructed of solid material: cement rendered and steel trowelled to a smooth even surface. The door to the garbage room is to be designed and constructed to ensure the room is vermin proof and can be opened from

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the inside at all times. The garbage room is to be ventilated to the external air by natural ventilation or an approved air handling exhaust system.

(Reason: To keep garbage rooms in a clean and sanitary condition to protect public health.)

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

Details of the Water Sensitive Urban Design (WSUD) components (stormwater treatment measures) shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. Details shall demonstrate compliance with the water conservation and stormwater quality targets set out under Sections 3.1 and 3.2 respectively under Part N of the SCDCP 2005, and be prepared by a suitably qualified professional engineer.

(Reason: To promote Water Sensitive Urban Design.)

58. WORKS WITHIN THE ROAD RESERVE (CC)

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

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.

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

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

All civil engineering works adjacent/near/outside Water Street and Punchbowl Road are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work, after it has been completed and approved. In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

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

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

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement.)

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORKS (CW)**60. APPOINTMENT OF A PRINCIPAL CERTIFYING AUTHORITY (PCA) (CW)**

No work shall commence in connection with this Development Consent until:

- i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
- ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
- iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and
 - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- v) The person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

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

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

(Reason: Statutory requirement.)

61. NOTICE OF COMMENCEMENT (CW)

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

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

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

- another Principal Certifying Authority); and
- iii) details of the name, address and licence details of the Builder.

(Reason: Statutory requirement.)

CONDITIONS TO BE SATISFIED DURING DEMOLITION AND BUILDING WORKS (DW)**62. CONTAMINATED LAND UNEXPECTED FINDS (DW)**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements.)

63. FILL MATERIAL (DW)

The only waste derived material which may be received at the development site is:

- i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

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

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

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

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

(Reason: To maintain public access and safety.)

65. PUBLIC INFRASTRUCTURE AND SERVICES (DW)

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services.)

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

66. **SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION**

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

- i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- ii) Demolition must be carried out by a registered demolition contractor.
- iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- iv) No blasting is to be carried out at any time during construction of the building.
- v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
- xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)**67. SURVEY REPORT OF APPROVED LEVELS DURING AND POST CONSTRUCTION (DW)**

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

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

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

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE (OC)**68. CAR PARKING - SURPLUS VEHICULAR CROSSINGS (OC)**

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

(Reason: Maintenance of public infrastructure.)

69. CAR PARKING - VISITOR CAR PARKING SIGNAGE (OC)

A sign shall be erected in a suitable location on the property near the driveway entrance indicating where visitor parking is available on the site. Signage shall also be erected above the visitor parking itself. Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: Adequate access and egress.)

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

Where elements of the existing drainage system are to be utilised, the existing drainage system shall be overhauled and maintained clear of silt and accumulated debris. Silt and the like shall be removed, not flushed from the system.

A certificate shall be provided by a suitably qualified person (a registered plumber or a person of equivalent or greater experience or qualification) to the satisfaction of the Principal Certifying Authority, prior to the issue of any Occupation Certificate to confirm that the system is in good working order and adequate to accept additional flows having regard to any relevant standards and/or Sydney Water requirements.

(Reason: Maintenance and environment.)

71. ENGINEERING WORKS (CERTIFICATION OF)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- i) the stormwater drainage system; and/or
- ii) the car parking arrangement and area; and/or
- iii) any related footpath crossing works; and/or
- iv) the proposed basement pump and well system; and/or
- v) the proposed driveway and layback; and/or
- vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management.)

72. FIRE SAFETY CERTIFICATION (OC)

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- i) has been assessed by a properly qualified person; and
- ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the Environmental Planning & Assessment Regulation 2000.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the Environmental Planning & Assessment Regulation 2000.

A copy of the fire safety certificate and fire safety schedule shall be:

- i) submitted to Strathfield Council;
- ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
- iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement.)

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

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

As part of the on-going assessment of the tree/s to be retained, the consulting arborist engaged by the applicant is to assess their health and any impacts suffered by them as a result of the proposed approved development, prior to the issue of an Occupation Certificate. Findings are to be compiled in a detailed report and submitted to the Principle Certifying Authority, which documents the following:

- i) methods of excavation or construction used to carry out the works;
- ii) any damage sustained by the tree/s as a result of the works;
- iii) any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage; and
- iv) any future or on-going remedial work required to be carried out to ensure the long term retention of the tree/s.

(Reason: To ensure the survival of trees to be retained.)

74. OCCUPATION OF BUILDING (OC)

A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- ii) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement.)

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

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

(Reason: Adequate stormwater management.)

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

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility on-site detention and water sensitive urban design components.

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

The wording on the 88B Instrument is to make reference to the Council file where the Construction plans and the Work As Executed (as built), plans are held. Typical wording can

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

be obtained from Council's Specification for the Management of Stormwater document.

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

77. SUBDIVISION - EVIDENCE OF CONSOLIDATION (OC)

The existing allotments shall be consolidated into a single lot. Evidence that the plan of consolidation has been registered as a deposited plan with the Land and Property Information Office must be submitted to Council, prior to occupation of the site.

(Reason: Proper management of land.)

78. VENTILATION SYSTEMS – MECHANICAL (OC)

The mechanical ventilation system is to comply with the following:

- i) The Building Code of Australia;
- ii) Protection of the Environment Operations Act 1997; and
- iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

At the completion of the installation of the mechanical exhaust ventilation system, a certificate from a practising mechanical engineer shall be submitted to the Principal Certifying Authority, prior to issue of the Occupation Certificate demonstrating compliance with the above.

(Reason: To ensure the mechanical exhaust ventilation system complies with the relevant requirements/standards.)

79. VENTILATION SYSTEMS – NATURAL (OC)

The natural ventilation system shall be designed, constructed and installed in accordance with the provisions of:

- i) The Building Code of Australia; and
- ii) Protection of the Environment Operations Act 1997.

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

(Reason: To ensure any natural ventilation systems comply with the relevant regulations/standards.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE (SC)**80. COMMENCEMENT OF SUBDIVISION WORKS - REQUIREMENTS PRIOR TO (SC)**

Subdivision work in accordance with a consent must not commence until:

- i) a Construction Certificate has been issued;
- ii) the person having the benefit of the development consent has appointed the Principal Certifying Authority (PCA);
- iii) the PCA (if not Council) has, no later than two (2) days before the subdivision work

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

- commences, notified the Council (or other consent authority where applicable) of the PCA's appointment; and
- iv) the person having the benefit of the consent has given at least two (2) day's notice to the Council of the person's intention to commence the subdivision work.

NB: Crown work certified in accordance with s109R of the Environmental Planning and Assessment Act 1979 is exempted from the above requirements.

(Reason: Statutory requirements.)

81. SEPARATE APPLICATION FOR STRATA SUBDIVISION (SC)

This consent does not imply approval to create a separate title, by subdivision or otherwise. Should it be intended to subdivide the approved development into strata title allotments, Council will require the lodgement of a separate development application for consideration.

(Reason: To ensure compliance with the consent.)

82. SUBDIVISION CERTIFICATE - REQUIREMENTS PRIOR TO THE ISSUE OF (SC)

A Subdivision Certificate allows a person to lodge a plan of subdivision with NSW Land and Property Information (LPI). The plan of subdivision identifies each of the allotments approved under the original consent (if required) or each allotment subject to an exempt boundary adjustment. The plan of subdivision is required to be prepared by a registered surveyor.

All types of subdivision (Torrens, Strata and Community Title) are required to be registered with NSW LPI before a new 'allotment' of a subdivision of land can be created.

The release of a Subdivision Certificate confirms that the Principal Certifying Authority (Council or Accredited Certifier) is satisfied that works are completed in accordance with the applicable Development Consent and that the land is suitable to occupy.

Prior to the issuing of any Subdivision Certificate under section 37A of the Strata Schemes (Freehold Development) Act 1973, and section 66A of the Strata Schemes (Leasehold Development) Act 1986, and in accordance with section 29A of the Strata Schemes (Freehold Development) Regulation 2007 and section 30A of the Strata Schemes (Leasehold Development) Regulation 2007, the PCA is required to be satisfied that:

- i) the floors, external walls and ceilings depicted in the proposed strata plan for the building correspond to those of the building as constructed;
- ii) the floors, external walls and ceilings of the building as constructed correspond to those depicted in the building plans that accompanied the construction certificate for the building; and
- iii) any facilities required by the relevant development consent (such as parking spaces, terraces and courtyards) have been provided in accordance with those requirements.

As construction of the building nears completion, or after it has been completed, the Principal Certifying Authority must inspect the building and the common property areas around the building, so as to be satisfied, as required by section 66AA of the Act, that the above requirements have been met.

The Principal Certifying Authority shall also be satisfied that:

- i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- ii) any preconditions to the issue of the certificate required by a development consent or

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

complying development certificate have been met.

The Subdivision Certificate must not be issued until the Principal Certifying Authority has issued the Final Occupation Certificate in relation to the approved development.

(Reason: Statutory requirements.)

83. SUBDIVISION - LODGEMENT OF FINAL PLAN OF SUBDIVISION (SC)

Once a Subdivision Certificate is issued by the Principal Certifying Authority, the Final Plan of Subdivision must be registered with Land and Property Information. Documentary evidence that the linen plan has been registered with Land and Property Information must be submitted to Strathfield Council as soon as practicable.

(Reason: Statutory requirement.)

84. SYDNEY WATER - SECTION 73 CERTIFICATE (SC)

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained before the issue of the Subdivision Certificate. An application must be made through an authorised Water Servicing Coordinator (refer www.sydneywater.com.au).

Following receipt of the application a 'Notice of Requirements' will be issued detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Water Servicing Coordinator, as building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

Sydney Water written advice that you have obtained the Notice of Requirements must be submitted to the Principal Certifying Authority

The Section 73 Compliance Certificate must be submitted to the Principal Certifying Authority prior to release of the Subdivision Certificate /any occupation of the premises.

(Reason: To comply with the statutory requirements of Sydney Water.)

85. UTILITIES - ELECTRICITY SUBSTATION DEDICATION AS ROAD AND/OR EASEMENT FOR ACCESS (SC)

Where an electricity substation is provided on the site adjoining the road boundary, the area within which the electricity substation is located must be dedicated as public road, free of cost to Council. The size and location of the electricity substation is to be in accordance with the requirements of the appropriate energy authority and Council. The opening of any access doors shall not intrude onto any public road (footway or road pavement).

Where access to the electricity substation is required from a public place and across the site, an easement for access across the site from the public place must be created upon the final plan of subdivision burdening the subject site and benefiting the Crown in right of New South Wales and any Statutory Corporation requiring access to the electricity substation.

The above details must be included on the final plan of subdivision, prior to the release of the Subdivision Certificate.

(Reason: Formalisation of access to utility.)

CONDITIONS TO BE SATISFIED DURING ONGOING USE OF THE PREMISES (OU)**86. VISITOR PARKING RESTRICTION (OU)**

37-39 Punchbowl Road & 90 Water Street, Belfield (Cont'd)

All visitor parking spaces must not at any time be allocated sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation.

(Reason: Compliance with approved visitor parking provision.)

87. VISITOR PARKING RESTRICTION (OU)

All visitor parking spaces must not at any time be allocated sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation.

(Reason: Compliance with approved visitor parking provision.)

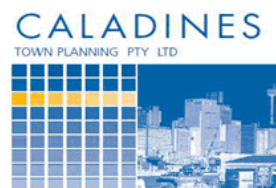
ATTACHMENTS

1. [↓](#) SEE
2. [↓](#) Architectural Plans

**STRATHFIELD COUNCIL
RECEIVED**

AMENDED PLANS

**DA2017/101
30 November 2017**



Amended

Statement of Environmental Effects

Multi-Level Mixed Use Development

37 – 39 Punchbowl Road

&

90 Water Street

Belfield

November 2017

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Appendix 1 – Pre-DA Meeting Minutes

Appendix 2 – Clause 4.6 Exceptions to Development Standards – Building Height

Appendix 3 - Apartment Design Guide Statement

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1.0 Introduction

This amended Statement of Environmental Effects (SEE) has been prepared by Caladines Town Planning Pty Ltd on behalf of Australian Aizela Pty Ltd and forms part of a development application (DA) submitted to Strathfield Municipal Council (Council), proposing the demolition of all existing buildings on the land, removal of trees and the construction of an eight (8) storey mixed residential and commercial/retail development over three (3) levels of basement car parking.

The proposed development includes the provision of 61 residential apartments and 270m² of commercial/retail floor space at ground level with private and communal open space areas and landscaping at 37 – 39 Punchbowl Road and 90 Water Street Belfield.

This town planning report has been prepared pursuant to Section 78A of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

The report provides a description of the site and surrounds, a comprehensive description of the proposed development, a summary of the relevant planning controls, and an assessment of the environmental effects the development will have on the surrounding urban environment.

The report concludes that this proposal is of an appropriate bulk and scale and will have no unreasonable adverse environmental or amenity impacts upon the surrounding built and natural environments and will assist in contributing towards housing and employment predicted for this local business centre.

Accordingly, after examining the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 it is our opinion that this application is worthy of approval.

2.0 The Site & Surrounding Environment

The site is located on the north-eastern corner of Punchbowl Road and Water Street, generally known as 37-39 Punchbowl Road and 90 Water Street Belfield.

The site contains a single storey rendered and painted brick building, with associated at grade car parking and planter boxes, formerly used as a purpose designed and built Pizza Hut restaurant.

The façade of the building is now in a state of disrepair and while the building at the time of preparing this report was vacant, it had been used for other types of restaurant purposes over the last few years.

The corner portion of the development site is to be resumed for road widening however to-date such resumption has not occurred. See location map at **Figure 1** and aerial photo of the site and surrounds at **Figure 2**.

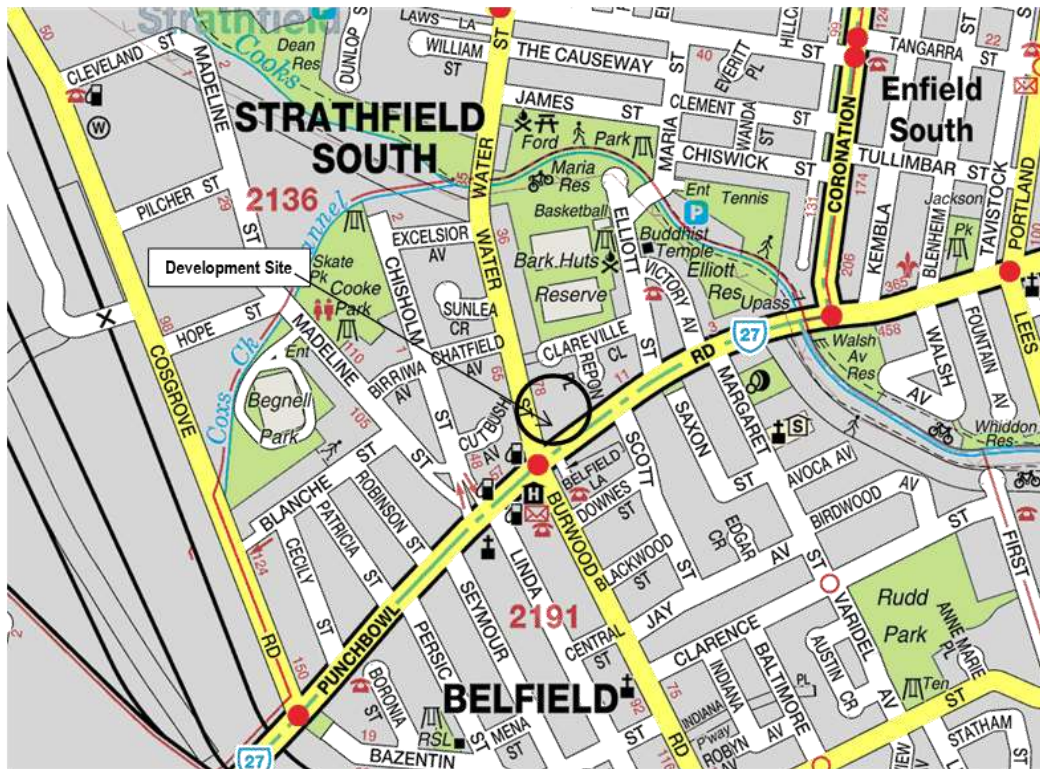


Figure 1

The site is located on the northern edge of the Belfield local business district with land immediately to the north being used for low density housing although is zoned to permit residential flat buildings.

Land to the south of the site (corner of Punchbowl Road and Burwood Road) forms the main business precinct of Belfield, inclusive of low to medium rise shops and commercial offices.

Land immediately to the east of the site is being used as a motor vehicle mechanical repair work shop. Beyond the works repair work shop is a large light industrial building.

Land on the north western corner of Punchbowl Road and Water Street is being used as a landscape and building supply centre. Beyond that to the west, includes another industrial building next to a large BP service station. Photos of the site and surrounds are provided at

Figures 3 - 14.



Figure 2
Source: Six Maps



Figure 3
View North Towards The Development Site
(North-Eastern Corner of Punchbowl Rd and Water Street – Former Pizza Hut Site)



Figure 4
View North Towards Rear of Development Site and Dwellings Adjoining Eastern Site of Water Street



Figure 5
View North-West Towards Corner Punchbowl Rd and Water Street

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Figure 6
View Towards Gateway into Main Retail Spine of Belfield Business Centre
(South-West Corner Punchbowl Rd and Burwood Road)



Figure 7
Distant View South Towards Gateway Entry to Belfield Business Centre
(Corner Punchbowl Rd and Burwood Road)

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Figure 8
View South Along Burwood Road - Belfield Business Centre



Figure 9
View West Towards Local BP Service Station at 53 Punchbowl Rd

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Figure 10
View North Towards Light Industrial Premises at 49-51 Punchbowl Rd



Figure 11
View West Towards Car Alarm Business - 81 Water Street

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Figure 12
View North Towards Adjoining Site – Mechanical Repair Premises - 27 -35 Punchbowl Rd



Figure 13
View North Towards Adjoining Light Industrial Building - 27-35 Punchbowl Rd



Figure 14
View East Along Streetscape of Punchbowl Rd

3.0 Site Description

The site is irregular in shape and consists of three (3) lots, legally described as Lot 5 and Lot 6 in DP 7675 and Lot 11 in DP 592982. The site contains a total site area of 1883m2 including that part of the site (338.28m2) that is proposed to be resumed for road widening. Developable site area excluding site area is 1544.72m2. See **Figure 15**.

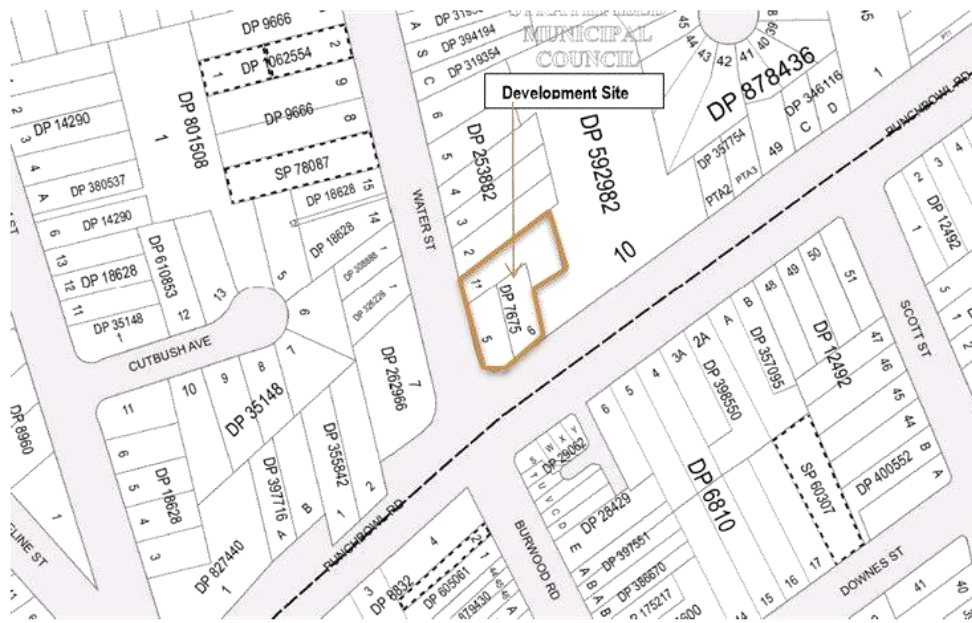


Figure 15
Source: NSW Land & Property Information

3.1 Town Planning History of Site

The project architects and the writer of this planning report met with Council officers on 28 April 2017 to discuss the proposal.

A number of issues were discussed, including the resumption of land on the corner of Punchbowl Rd and Water Street and Council's view that because it had been resumed it could no longer be included in the developments site area.

This issue has subsequently revealed that the land has not been resumed and remains in the applicant's ownership.

Other issues related to the departure from the building height standard and that the prescribed FSR of 3:1 was not achievable even when the permissible height was being exceeded. Council advised that any departure from the height standard would require the submission of a clause 4.6 Exception to the Building Height Standard.

A number of general technical issues were discussed and these are set out in the pre-DA meeting notes at Appendix 1.

Since lodgment of the DA with Council in June 2017, Council raised issues such as building separation and privacy, common circulation, correct street address, contamination, Façade treatment, stormwater drainage and wash bay.

It is noted that all of the abovementioned issues have been resolved through amendments to the drawings or additional information provided.

4.0 The Amended Proposal

The amended proposal involves the demolition of all existing structures on the land, removal of a number of existing trees and construct an eight (8) storey mixed use development comprising 61 residential apartments, 270m² of commercial/retail floor space at ground level (minor reduction of 20m² from original proposal) over three (3) levels of basement car parking that contain 104 car spaces.

The overall site area is 1883.00m² however because part of the corner of development site (338.28m² - Punchbowl Road and Water Street) is required by RMS for road widening, the developable site area is reduced to 1544.72m².

Gross Floor Area and Unit Mix

The building contains a total gross floor area of 5120.9m².

The break down in the apartment mix is set out under below:

1 bedroom = 22 x 1 bedroom;

2 bedroom = 32 x 2 bedroom;

3 bedroom = 7 x 3 bedroom

Total = 61 units

The permissible FSR is 3:1 whereby the proposed FSR is 2.7:1.

The retail/commercial GFA at ground level = 270m².

Basement 1 - 3

Bulk excavation works to create 3 levels of basement car parking. The basement levels provide the following number of car spaces:

- Basement 3 - 38 cars including 4 accessible spaces
 - Basement 2 - 36 cars including 5 accessible spaces
 - Basement 1 - 30 cars including 2 accessible spaces
- Total = 104 cars

7 commercial spaces and 12 visitor spaces are provided on Basement level 1.

Layout of Basements

- 1 Lift and 2 fire stairs;
- Two way circular driveways and ramps;
- Separate bicycle spaces;
- Lockable storage cabinets for each residential unit;
- Boom gates on Basement 1
- Plant room on Basement 1;
- Garbage room on Basement 1
- Commercial loading bay on Basement 1.

Ground Floor Plan – DA-104

- Vehicular ingress/egress is off Water Street over a 6m wide concrete driveway;
- 5 residential units consisting of 3 x 1 bedroom and 2 x 2 bedroom, including 3 adaptable units;
- Units have kitchen, living/dining rooms, bathrooms, laundry and terrace;
- Entry into the building for residents and their visitors is via a clear central security door off Water Street. Once through the main entry point of the building, residents/visitors will walk to a central common foyer, seats, planter boxes, 1 lift and 2 sets of stairs;
- Planter boxes are provided on the edge of each units terrace;
- A temporary garbage bin holding area is located on the northern side of the building next to the buildings garbage loading area;
- A deep soil and hard standing communal open space area is located on the north-eastern side of the site;
- Disabled access ramps are provided next to the secured communal and common open space areas. This includes seating, barbecue and landscaped areas;
- Fire stairs;
- 2 commercial office suites comprising of 270m² of office space is provided on the corner of Punchbowl Road and Water Street. Street access to both units is from Punchbowl Road. A rear security access to both units is from inside the building off the main central walkway.

Level 1 to Level 3 – DA-105

- 4 x 1 bedrooms;
- 4 x 2 bedroom;
- 1 x 3 bedroom;
- Living and dining rooms;
- Kitchen;
- Laundry;
- Bathroom/s
- Balcony;
- Corridors have been slightly amended to promote better access to natural light and airflow;
- lift
- Fire stairs;
- Landscaping;

Level 4 - DA-106

- 2 x 1 bedroom;
- 5 x 2 bedroom;
- 1 x 3 bedroom;
- Living and dining rooms;
- Kitchen;
- Laundry;
- Bathroom/s
- Balcony
- Lift;
- Fire stairs;
- Corridors have been slightly amended to promote better access to natural light and airflow;
- Floor plate of northern end wing of building modified to provide an increased setback (separation distance) from the northern side boundary. Further, balcony shapes and sizes modified to respond to separation distance control.

Level 5 - DA-107

- 2 x 1 bedroom;
- 5 x 2 bedroom;
- 1 x 3 bedroom;
- Living and dining rooms;
- Kitchen;
- Laundry;
- Bathroom/s
- Balcony
- Lift;
- Fire stairs;
- Corridors have been slightly amended to promote better access to natural light and airflow.

Level 6 - DA-108

- 2 x 1 bedroom;
- 4 x 2 bedroom;
- 1 x 3 bedroom;
- Living and dining rooms;
- Kitchen;
- Laundry;
- Bathroom/s
- Balcony;
- lift;
- Fire stairs
- Corridors have been slightly amended to promote better access to natural light and airflow;
- Floor plate of northern end wing of building modified to provide an increased setback (separation distance) from the northern side boundary. Further, balcony shapes and sizes and unit mix modified to respond to separation distance control.

Level 7 - DA-109

- 1 x 1 bedroom;
- 4 x 2 bedroom;
- 1 x 3 bedroom;
- Living and dining rooms;
- Kitchen;
- Laundry;
- Bathroom/s
- Balcony;
- lift;
- Fire stairs
- Corridors have been slightly amended to promote better access to natural light and airflow;
- Floor plate of northern end wing of building modified to provide an increased setback (separation distance) from the northern side boundary. Further, balcony shapes and sizes and unit mix modified to respond to separation distance control.

See Table 1 for general summary of numeric controls and compliance.

Amended Table 1

DEVELOPMENT SUMMARY

	<u>ALLOWABLE</u>	<u>PROPOSED</u>	<u>COMPLIES</u>
01.SITE AREA	-	1,544.72m ²	N/A
GROSS SITE AREA (include road widening)	-	1883.00m ²	N/A
02.ZONE	B2	-	YES
03.BUILDING HEIGHT	MAX. 22 m	22 m	YES
04.FSR (Gross Site Area)	3 : 1 5,649 m ²	2.7 : 1 5,120.9 m ²	YES
05.NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 22 2 BEDROOM = 32 3 BEDROOM = 7 <hr/> TOTAL = 61 = 270 m ²	-
COMMERCIAL AREA			
06.CAR SPACE			
- COMMERCIAL	1 per 40 m ² = 6.75		
- 1 BEDROOM / STUDIO	1 per UNIT 22 UNIT = 22		
- 2 BEDROOM	1.5 per UNIT 32 UNIT = 48		
- 3 BEDROOM	2 per UNIT 7 UNIT = 14		
- VISITOR	0.2 per UNIT 61 x 0.2 = 12.2		
- CAR WASH BAY	1		
	CAR SPACES REQUIRED = 104	CAR SPACE PROVIDED = 104	YES
07.SOLAR ACCESS	70 %	73.77 % (45 OF 61 UNITS)	YES
08.CROSS VENTILATION	60 %	62.3 % (38 OF 61 UNITS)	YES
09.ADAPTABLE UNIT	15% OF 61 UNITS = 10 UNIT	10 UNIT	YES
10.DEEP SOIL ZONE	108.1304 m ² (7 % OF SITE)	115 m ² (7.44 % OF SITE)	YES
11.LANDSCAPE	386.18 m ² (25 % OF SITE)	450 m ² (29.13 % OF SITE)	YES
12.COMMON OPEN SPACE	386.18 m ² (25 % OF SITE)	386.18 m ² (25 % OF SITE)	YES
13.SITE COVERAGE	772.36 m ² (50 % OF SITE)	748.3 m ² (48.44 % OF SITE)	YES

Materials

Considerable effort has gone into selecting a high quality palette of materials and finishes for the development, which will substantially raise the design bar on the edge of the Belfield business centre.

The proposed materials seek to achieve continuity and harmony in that they will enhance the corner façade elements of the building as they present to each street frontage. See schedule of colours and materials to be used are shown at **Figure 16**.

See perspective of building at **Figures 17 and 18** and photomontages at **Figures 19 and 20**.


- COLOUR & MATERIAL SCHEDULE
- 01.  FACE BRICK WALL
AUSTRAL - INDULGENCE
 - 02.  WALL - APPLIED TEXTURE PAINT FINISH - TYPE 1
PAINT - DULUX - LEXICON QUARTER
 - 03.  WALL - APPLIED TEXTURE PAINT FINISH - TYPE 2
PAINT - DULUX - DOMING
 - 04.  WALL - APPLIED TEXTURE PAINT FINISH - TYPE 3
PAINT - DULUX - RED BODY
 - 05.  FEATURE WALL - SKYON COMPOSITE
BOARD GLADDING - LIGHT GREY
 - 06.  FEATURE WALL
SANDSTONE GLADDING
 - 07.  WINDOW FRAME
DULUX POWDERCOAT - DARK GREY
 - 08.  WINDOWS
CLEAR GLASS
 - 09.  ROOF SCREEN
MANUFACTURED POWDERCOAT - DARK GREY
 - 10.  RAILING, POST & STRUCTURE
DULUX POWDERCOAT - SILVER GREY
 - 11.  GLASS BALUSTRADE
CLEAR GLASS PANEL



Figure 16
Source: Zhinar Architects



Figure 17
Source: Zhinar Architects



Figure 18
Source: Zhinar Architects



Figure 19
View East Towards Proposed Development from Water Street
Source: Zhinar Architects



Figure 20
View North Towards Development from Punchbowl Rd
Source: Zhinar Architects

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Building Height

The development site is subject to two (2) building height controls of 16m (rear portion of site abutting the northern boundary) and 22m (corner of Punchbowl Road and Water Street). See portion of building above height control at **Figures 21** and **22**.



Figure 21
Source: Zhinar Architects



Figure 22
Source: Zhinar Architects

Waste Management Plan

A waste management plan has been prepared by the Zhinar architects and accompanies the application.

The waste management plan (WMP) identifies what materials will be recycled off site and what materials will be taken to the nearest land fill site. The WMP also identifies how day to day waste will be managed on site.

Garbage Housing and Collection Areas

The garbage housing area is located at ground level next to the driveway and collection zone. A private waste contractor will be engaged to empty the garbage containers each week. The truck will reverse into the site off Water Street outside peak traffic flows, collect the waste and leave the site in a forward direction.

A caretaker will be engaged by the Body Corporate to ensure bins are collected on their correct days of the week, such bins are cleaned and this waste area is maintain in accordance with best practice guidelines.

5.0 Statutory Compliance Assessment

The following is a summary assessment of the proposed development under the heads of consideration pursuant to the provisions contained with Section 79C (1) of the Environmental Planning & Assessment Act 1979 as amended.

Section 79C (1) (a) (i)

The provisions of any environmental planning instrument.

State Environmental Planning Policies**State Environmental Planning Policy (SEPP) (Building Sustainability Index: BASIX) 2004 NSW****Comment**

The aim of this policy is to ensure there is consistency in the implementation of the BASIX Scheme throughout the State.

The policy overrides the provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligation to comply with this policy.

The application is accompanied by a BASIX Certificate (now amended as a result of the amendments) and accords with the standards set out in the SEPP.

State Environmental Planning Policy No. 55 – Remediation of Land**Comment**

SEPP 55 – Remediation of Land aims to provide a State wide planning approach to the remediation of contaminated land, in particular, it promotes the remediation of contaminated land for the purpose of reducing the risk of harm to human health or to the environment in general:

“by specifying when consent is required, and when it is not required, for a remediation work, and

by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work, in particular, and

by requiring that a remediation work meet certain standards and notification requirements."

Comment

Clause 7 of SEPP 55 requires the consent authority when assessing a development application to consider whether the subject land is contaminated. A consent authority, in this case Strathfield Municipal Council must be satisfied that the land is suitable for the purpose for which development consent is sought or whether remediation of the land needs to occur prior to such use commencing.

To address this clause within SEPP 55 the applicant engaged the services of GeoEnviro Consultancy Pty Ltd (GeoEnviro) to prepare a Phase 1 Contamination Assessment and Geotechnical Investigation report dated June 2017.

Comments by GeoEnviro in relation to borehole testing carried out on site are set out below and confirm that the subject site has the potential to be contaminated from the past land use associated with service station and workshop activities and they recommend that additional contamination investigation be carried. GeoEnviro comments are set out below:

7.1.1 Contamination Assessment

This report presents the results of a Phase 1 - Preliminary Contamination Assessment comprising of a site history appraisal, a visual site inspection, limited borehole sampling and laboratory analysis to provide preliminary comments on potential subsurface soil contamination of the site. The conclusions presented in this report are professional opinions based solely upon visual observations of the site and its vicinity and our interpretation of limited borehole information and documentation made available. The quantitative level and extent of any contamination present could not be determined from this limited scope of work and the assessment has not undertaken any independent validation of the advice provided.

We understand that the proposed development will include the construction of an eight-storey mixed commercial/Residential buildings with a three-level basement. The southern portion of the property is intended to be dedicated to Council for future road widening. We understand that proposed development will include excavation of up to about 10m for construction of the basement and surplus fill will be generated from the excavation. Based on our historical review and limited borehole and laboratory test results, the following are our comments and assessment;

- *The site was occupied by a commercial building as noted in the 1943 aerial photograph and this building could have been used as a hotel business with a possible canopy/drive through sales area. By 1956, there was a change in property ownership to Shell Company of Australia and this site was possibly used as a service station with a shed constructed to the north of the site possibly used as a workshop. Semi trailers and trucks were noted parked on the site in the 1961 photograph. Apex Garages Pty Ltd became the proprietor between 1967 and 1970. The neighbouring workshop building which currently exists on the adjoining eastern property was constructed in 1956.*

- *The 1970 aerial photograph indicate the commercial building to have been demolished and removed from the site. The existing restaurant building was constructed possibly in the late 1960's and this building remained till today.*

Despite the absence of records of previous licences to keep dangerous goods held by Workcover and there were no obvious signs of buried fuel tanks or waste traps visible from

the ground surface within the site, there is still a potential for the site to have underground storage tanks and/or waste traps from previous use of the site associated with Shell Company and Apex Garages.

- Our boreholes drilled at four locations for the geotechnical investigation encountered predominantly natural ground surface consisting of Silty Clay overlying shale/siltstone at depths varying from 5.5m to 6.0m. In view of the possible previous service station/workshop on the site, it is possible for fill associated with underground tank backfill material to exist and this fill is normally expected to depths of about 3m below existing ground surface.
- The boreholes were all found to be dry during augering with some minor seepage encountered in BH 1 at 7.8m depth. Subsequent monitoring of groundwater in BH 1 and BH 3 on 2nd June 2017 encountered groundwater at 3m and 1.6m respectively and it is likely that the groundwater is derived from seepage through the shale seams and trapped/perched groundwater water and not a permanent groundwater table. It is also common for trapped water to exist on known service station sites within the tank farm area or fuel line trenches.
- The limited sampling and laboratory analysis indicate concentrations of contaminants to be within the Site Criteria noting that the boreholes were drilled in the area underlain by natural ground.

Within the context of the scope of work carried out, we assessed that the subject site has the potential to be contaminated from the past land use associated with service station and workshop activities. We recommend for additional contamination investigation be carried out involving drilling of boreholes, soil sampling and chemical laboratory analysis to further assess and confirm the presence or otherwise of underground tank backfill material and trapped groundwater which commonly exist in service station sites. In the absence of any known underground tanks or records of storage of hazardous substance stored within the site by Workcover, a geophysical study using electromagnetic and/or ground penetrating radar (GPR) technology may be initially commissioned prior to undertaking of additional borehole investigation.

State Environmental Planning Policy (SEPP) No 65

Design Quality of Residential Flat Development

Comment

The provisions of SEPP 65 apply to the proposed development. SEPP 65 seeks to increase the design quality of residential flat development throughout NSW.

It is well accepted that good design is a creative process which, when applied to towns and cities, results in the development of good urban places: buildings, streets, squares and parks. Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges. These design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

Comment

The proposal provides a development that is a positive contribution to the built environment of the precinct and properly addresses the 9 Design Principles, which are listed as follows:

Principle 1: Context and neighbourhood character
Principle 2: Built Form and Scale
Principle 3: Built Form
Principle 4: Sustainability
Principle 5: Landscape
Principle 6: Amenity
Principle 7: Safety
Principle 8: Housing diversity and social interaction
Principle 9: Aesthetics

The project architect is Ian Conroy. Ian is a registered architect and has carried out a comprehensive assessment of the proposal against the 9 design principles. Ian has determined that the proposal is a responsive design approach that will ensure the proposed building form will comfortably fit within its surrounding transitional context.

A Design Verification Statement prepared by Ian Conroy accompanies the application.

State Environmental Planning Policy (SEPP) (Infrastructure) 2007

SEPP (Infrastructure) 2007 was gazetted on 21 December 2007 and aims to facilitate the effective delivery of infrastructure across the State by:

- *“improving regulatory certainty through efficiency through a consistent planning regime for infrastructure and the provisions of services;*
- *providing greater flexibility in the location of infrastructure and service facilities, and*
- *allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- *identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development, and*
- *identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- *providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.”*

Comment

The development site has a street frontage to Punchbowl Road, identified as a State Road, while Water Street is identified as a Regional Road.

The proposed development is provided with vehicular ingress/egress off Water Street, which is a classified road. The traffic signals at the intersection of Punchbowl Road and Water Street are located approximately 53m from the point of ingress/egress from the site off Water Street.

Traffic generated in both streets is quite high during morning and evening peak periods.

The application is accompanied by a traffic report prepared by Varga Traffic Planning Pty Ltd (Varga). The Varga report identifies the proposed development has a potential to generate approximately 16 vehicles trips per hour of a morning and 17 vehicle trips per hour during evening peak periods.

The Varga report identifies that the existing restaurant on the site has the potential to generate 14 vehicle trips of a morning and evening, which will result in a nominal change.

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Accordingly, Varga has indicated that the proposed change in traffic generated is statistically insignificant (ie: 2.2 vph additional of a morning and -1.3 vph trips of during the evening peak) and therefore would not be noticed.

The proposed mixed use development is not above the unit threshold numbers to trigger a need for concurrence by RMS. However, because the site is located on a State road (Punchbowl Road), the application needs to be referred onto RMS for comment.

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

Strathfield LEP 2012 was gazetted on 15 March 2013, coming into force on 29 March 2013, repealing Strathfield Planning Scheme Ordinance 1969. The development of the subject site is subject to the provisions contained within Strathfield LEP 2012.

The land is zoned B2 Local Centre under the provisions of Strathfield LEP 2012. The proposal is best defined as mixed use development and is permissible in the zone with consent of Council. See extract from Council's zoning map at **Figure 23**.

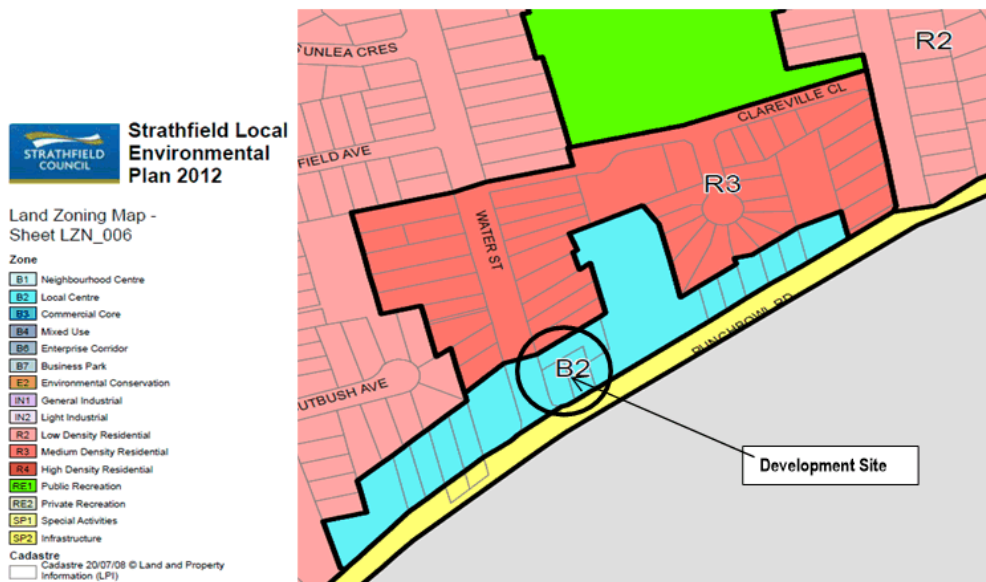


Figure 23
Source: Strathfield LEP 2012 – Zone Map

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries;

Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water treatment facilities; Wholesale supplies

Comment

The proposal provides 270m² of commercial/retail GFA at ground level on the corner of Punchbowl Road and Water Street.

The types of uses that will operate from these types of small corner business premises would include, cafes, restaurants, various types of retail premises, small offices and the like that require good advertising exposure.

The commercial/retail component of the use will provide employment opportunities for local residents to the extent that someone living in the building could run their business from the business premises on ground level or a resident within the residential component of the development could work on site.

The site is within a 5 minute walk of bus stops on both sides of Punchbowl Road, Water Street and Burwood Road.

Because of the sites location to quality public transport and local business centres, public transport opportunities are maximized and walking and cycling is promoted.

It is for the above reasons that the proposed mixed use development is in conformity with the sites B2 Local Centre zone objectives and therefore permissible.

Each development standard within Strathfield LEP 2012 is addressed as follows:

2.2 Zoning of land to which Plan applies

For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.

Comment

The development site is zoned B2 Local Centre under the provisions of Strathfield LEP 2012 and is therefore permissible with consent of Council.

2.3 Zone objectives and Land Use Table

(1) The Land Use Table at the end of this Part specifies for each zone:

(a) the objectives for development, and

(b) development that may be carried out without development consent, and

(c) development that may be carried out only with development consent, and

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(d) development that is prohibited.

(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

(3) In the Land Use Table at the end of this Part:

(a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and

(b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.

(4) This clause is subject to the other provisions of this Plan.

Notes.

1 Schedule 1 sets out additional permitted uses for particular land.

2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.

3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).

4 Clause 2.6 requires consent for subdivision of land.

5 Part 5 contains other provisions which require consent for particular

Comment

As mentioned previously, the proposed development is a permissible land use under the governing planning instrument and is consistent with the zone objectives.

2.4 Unzoned Land

Comment

The land is zoned B2 Local Centre zone. This clause is therefore not applicable to this application.

2.5 Additional Permitted Uses For Particular Land

Comment

Not applicable to this application.

2.6 Subdivision – Consent Requirements

Comment

Not applicable to this application.

2.7 Demolition Requires Development Consent

Comment

The proposal seeks development consent to demolish all existing buildings and other structures on the land. All demolition works will be carried out in accordance with best practice guidelines.

2.8 Temporary Use of Land

Comment

Not applicable to this application.

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Part 3 Exempt and Complying Development**Comment**

Not applicable to this application.

Part 4 Principal Development Standards**4.1 Minimum Subdivision Lot Size****Comment**

Not applicable to this application.

4.1AA Minimum Subdivision Lot Size for Community Title Schemes**Comment**

Not adopted

4.1A Minimum Lot Sizes for Dual Occupancies, Multi Dwelling Housing and Residential Flat Buildings

(1) The objective of this clause is to achieve planned residential density in certain zones.

(2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, only if the area of the lot is equal to or greater than the area specified for that purpose and shown opposite in Column 3 of the Table.

Column 1	Column 2	Column 3
Dual occupancy	Zone R3 Medium Density Residential	560 square metres
Multi dwelling housing	Zone R3 Medium Density Residential or Zone R4 High Density Residential	1,000 square metres
Residential flat building	Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use	1,000 square metres

Comment

This control is not applicable to this DA because the proposal involves the development of the land for mixed use development.

4.2 Rural Subdivision – Not Applicable

4.3 Height of Buildings

Comment

The site is subject to a 16m and 22m building height controls. See extract from height of buildings map at **Figure 24**.



Figure 24
Source: Strathfield LEP 2012 – Height of Buildings Map

4.3 Height of Buildings

- (1) The objectives of this clause are as follows:
- (a) to ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area,
 - (b) to encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area,
 - (c) to achieve a diversity of small and large development options.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Comment

The corner portion of the site is afforded a maximum building height of 22m, while the northern and north-eastern portions of the site are afforded a maximum building height of 16m.

The proposal seeks a departure from the two (2) building height controls, with level 7 of the building exceeding the 22m building height control by between 3.05m and 3.5m (approximately) while the building exceeds the 16m height control by between 4m and 9.3m.

The arrangement of heights and FSR controls within the precinct are intended to fulfil the environmental capacity usually afforded to local business centres however the resulting LEP height and FSR controls has resulted in a disparity between the two sets of controls. The FSR of 3:1 afforded to the site is unachievable with the two (2) suites of height controls for the development site. Even with the increased building height as that now proposed, the maximum FSR achievable is 2.7:1, still well below the maximum.

A variation to the LEP height standard will result in a better urban design and planning outcome because it will in this instance, allow for the delivery of the scale of development envisaged by Council's FSR control.

Accordingly, it is considered that the consent authority can be satisfied that the proposal meets the building height control objectives, in that allowing flexibility in relation to the building height, a superior urban design planning outcome for this site can be achieved and allowing for the orderly and economic use of land.

In view of the height departure sought, the application is accompanied by a Clause 4.6 Exception to Development Standards submission. See Appendix 2.

4.4 Floor Space Ratio Control

The development site is afforded a maximum FSR of 3:1. See extract from height map at **Figure 25**.

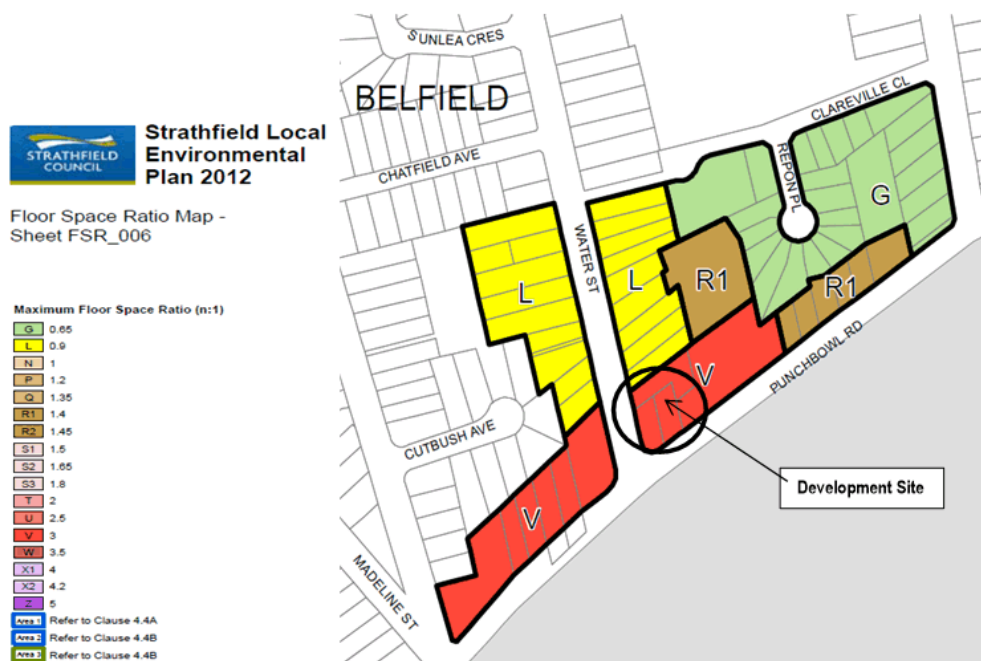


Figure 25
 Source: Strathfield LEP 2012 – Zone Map

4.4 Floor space ratio

- (1) The objectives of this clause are as follows:
 - (a) to ensure that dwellings are in keeping with the built form character of the local area,
 - (b) to provide consistency in the bulk and scale of new dwellings in residential areas,
 - (c) to minimise the impact of new development on the amenity of adjoining properties,
 - (d) to minimise the impact of development on heritage conservation areas and heritage items,
 - (e) in relation to Strathfield Town Centre:
 - (i) to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and
 - (ii) to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-orientated development,
 - (f) in relation to Parramatta Road Corridor—to encourage a sustainable consolidation pattern that optimises floor space capacity in the corridor.

- (2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

Comment

The provision of 61 residential apartments on this site is consistent with Council's strategic vision for this neighbourhood by promoting an increase in housing density to better utilize the quality public amenities and services that are available.

The FSR of 3:1 afforded to the site under Council's LEP is inconsistent with the height controls governing the site. The design of the proposed building even with the height variations sought, only generates an FSR of 2.7:1, still well below the maximum FSR for the site.

The buildings bulk and scale is therefore reasonable and will compliment other approved or proposed high rise mixed use developments within the visual catchment of the site.

The FSR proposed promotes fundamental town planning principles in that it allows for high density development around public transport nodes, infrastructure and business centres.

The public interest is well served by the proposal because it provides shops/offices at ground floor that promote employment opportunities, both short and long term, greater choice and size of housing stock and allows for the orderly and economic use of the land.

The urban consolidation initiatives in the amalgamation of the site and the type of housing proposed will be affordable, adaptable, and will assist to meet strategic housing targets for this region that will not be achievable as part of this DA should strict adherence with the height control not be relaxed.

It is considered that the objectives of this control have been met.

4.3A Exceptions to Height of Buildings (Parramatta Road Corridor)

Despite clause 4.3, the height of a building on land in "Area 1" identified on the Height of Buildings Map that comprises a key site shown in Column 1 of the Table to this clause and is identified as a key site on the Key Sites Map is not to exceed the maximum height shown opposite in Column 2.

Column 1 Key site number	Column 2 Maximum height
75	20 metres
4, 7, 9, part of 10, 12, part of 19, 23, 24, 38-41 or 53	22 metres
Part of 8, 14, 33, 46, or 56	26 metres
Part of 11, 17, part of 19, 25, 26, 30, part of 43, part of 44, part of 45, 47-49, 60, part of 62, part of 64, part of 65, part of 66, 67-69, part of 76, part of 77, 80-82, 85 or 86	29metre
27, 29, 52, part of 70, part of 78, part of 87 or 91-93	32 metres
18, 51, 57 or part of 71	35 metres
16, part of 31, part of 83 or part of 88	42 metres

Comment

This control is not a relevant consideration in the assessment of this DA because the development site is not located along the Parramatta Road Corridor.

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

Despite clause 4.4, the floor space ratio of a building on land in "Area 1" identified on the Floor Space Ratio Map that comprises a key site shown in Column 1 of the Table to this clause and is identified as a key site on the Key Sites Map is not to exceed the floor space ratio shown opposite in Column 2.

Column 1 Key site number	Column 2 Floor space ratio
1-4, 6, 34, 35, 38-41, 47-50, 53, 63 or 67-69	2:1
7, 9, 10, 28, 46, 52, 54, 58, 60, 61 or 72-74	2.25:1
12-14, 17, part of 19, 22-24, 36, 37, 51, 56 or 57	2.5:1
5, 8, 11, 27, 33, 43, 44, 75, 79-82, 84-86, 88-90, 92 or 93	2.7:1
15, 16, 18, part of 19, 59, 62, 64-66, 83, 87 or 91	2.95:1
45 or 55	3.1:1
20, 21, 25, 26, 29-32, 70, 71 or 76-78	3.15:1

Comment

The development site is not located along the Parramatta Road Corridor and as such this control is not applicable to this DA.

4.4B Exceptions to floor space ratio (Strathfield Town Centre)

(1) Despite clause 4.4, the maximum floor space ratio for a building on a lot in "Area 2" identified on the Floor Space Ratio Map may exceed 3:1 if the size of the lot exceeds 1,500 square metres but:

- a) must not exceed 5:1, or
- b) if the building will meet the design excellence criteria specified in clause 6.7— must not exceed 7.5:1.

(2) Despite clause 4.4, the maximum floor space ratio for a building on a lot in "Area 3" identified on the Floor Space Ratio Map may exceed 3:1 if the size of the lot exceeds 1,500 square metres, but must not exceed 5:1.

Comment

The subject site is not within the Strathfield Town Centre and as such this control is not applicable to this application.

4.4C Exceptions to floor space ratio (Zone R2)

Despite clause 4.4, the maximum floor space ratio for a building on a lot being land in Zone R2 Low Density Residential, with an area specified in Column 1 of the Table to this clause, is the floor space ratio specified opposite that lot in Column 2 of the Table.

Site Area	Maximum floor space ratio
≤ 950 square metres	1.5:1
> 950 ≤ 2,100 square metres	3.5:1
> 2,100 ≤ 3,200 square metres	4.5:1
> 3,200 square metres	6.0:1

Comment

This clause is not relevant to the subject DA as the land is zoned B2 Local Centre, not R2 Low Density Residential.

4.5 Calculation of floor space ratio and site area

(1) Objectives

The objectives of this clause are as follows:

- (a) to define floor space ratio,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.

Comment

The proposed mixed use development contains a total GFA of 5030m², generating 61 residential units consisting of 22 x 1 bedroom, 32 x 2 bedroom and 7 x 3 bedroom units and 270m² of commercial floor space.

The 5120.9m² of GFA proposed for the development has been calculated in accordance with the definition of GFA within the Dictionary of the Strathfield LEP 2012.

4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:
- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
- (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Director-General has been obtained.
- (5) In deciding whether to grant concurrence, the Director-General must consider:

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
- (b) the public benefit of maintaining the development standard, and
- (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
- (a) a development standard for complying development,
- (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,
- (c) clause 5.4.

Comment

The proposal seeks to vary the building height control from 16m and 22m to 25m and therefore a Clause 4.6 Exception to vary the Building Height standard accompanies this planning report at Appendix 2.

Part 5 Miscellaneous Provisions

5.1 Relevant Acquisition Authority

Comment

This clause is not relevant to the application before Council

5.1A Development on Land Intended To Be Acquired For Public Purposes

Comment

This clause is not relevant to the application before Council

5.2 Classification and Reclassification of Public Land

Comment

This clause is not relevant to the application before Council.

5.3 Development Near Zone Boundaries

Comment

This clause is not relevant to the application before Council.

5.4 Controls Relating to Miscellaneous Permissible Uses**Comment**

This clause is not relevant to the application before Council

5.5 Development Within The Coastal Zone**Comment**

Not applicable.

5.6 Architectural Roof Features**Comment**

The proposed development does not seek to provide an architectural roof feature.

5.7 Development Below Mean High Water Mark**Comment**

Not applicable

5.8 Conversion of Fire Alarms**Comment**

This clause is not relevant to the application before Council.

5.9 Preservation of Trees or Vegetation**Comment**

The proposed development also includes the removal and protection of existing trees on the land.

The applicant engaged the services of Redgum Horticultural, known hereafter as Redgum. Redgum's qualified Arborist attended the site and considered all trees on the land and has made the following comments and recommendations:

Summary

This report considers 10 trees, 6 trees within the site, 1 trees on a neighbouring property and 3 on the adjacent road reserve with Trees 1, 2 & 7 to be retained and protected and Trees 3, 4, 5, 6, 8, 9 & 10 are recommended to be removed. For Tree 1 & 2 the alignment of the development is sufficiently setback to not affect these specimens. Tree 7 this specimen is impacted by the proposed development with the section of the basement within the TPZ to be constructed using tree sensitive excavation and construction techniques such as a vertical cut with shotcrete and contiguous pilings to reduce any impact on its stability.

If associated infrastructure (pipe works) are to be installed within the Tree Protection Zone of any retained specimen, they are to be installed by hand with non-motorised machinery. If structural roots are found within the trench, they are to be left intact and dug around retaining this specimen's structural integrity. Works are to be undertaken in consultation with the project arborist.

There will be no impact to Tree 1 & 2 with a possible major encroachment for Tree 7 which are to be retained and protected as per AS 4970 (2009) Section 3. Any excavations within the Tree Protection Zone must be supervised and certified by the Project Arborist in accordance with AS4970 (2009).

RECOMMENDATIONS

Trees 1, 2 & 7 are to be retained in situ within the site and are to be protected as detailed in 7.5 – 7.7 & 7.10 and 14.1 - 14.22 of part B of this report. Tree protection fences, or works, to be situated in accordance with Site Plan B - Trees to be Retained and Tree Protection Zones (Appendix F). See Tree Protection Plan for additional protection measures for the management of retained specimens.

Trees 1, 3, 5, 6, 7, 8, 9 & 10 are to be removed which is to be undertaken in accordance with 7.9 - 7.11 of this report.

Each of the replacement are to be a vigorous specimen with a straight trunk, gradually tapering and continuous, crown excurrent, symmetrical, with roots established but not pot bound in a volume container or approved similar and be maintained by an appropriately qualified and experienced landscape contractor for up to one (1) year after planting, or as appropriate.

5.9AA Trees or Vegetation not Prescribed by Development Control Plan**Comment**

This clause is not relevant to the application before Council.

5.10 Heritage Conservation**Comment**

The building on the land is not listed as heritage items, nor is the site within the vicinity of a heritage item or within a conservation area. Accordingly, this control is not applicable to this application.

5.11 Bushfire Hazard Reduction**Comment**

This control is not relevant to the application before Council because the land is not identified as being bushfire prone.

5.12 Infrastructure Development and Use of Existing Buildings of the Crown**Comment**

This clause is not relevant to the application before Council.

5.13 Eco-tourist Facilities**Comment**

Not applicable

Part 6 Additional Local Provisions**6.1 Acid Sulfate soils**

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.

(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:

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(a) a preliminary assessment of the proposed works prepared in accordance with
 (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):

(a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,

(b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),

(c) minor work, being work that costs less than \$20,000 (other than drainage work).

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:

(a) the works involve the disturbance of less than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins), foundations or flood mitigation works, or

(b) the works are not likely to lower the water table.

See Acid Sulfate Soils map at **Figure 26**.



Figure 26
 Source: Strathfield LEP 2012 – Acid Sulfate Soils Map

Comment

The land is identified under Council’s Acid Sulfate Soils map as being located within Class 5 works. Because the site is not within 500m of Class 1, 2, 3 or 4 land that are below 5m Australian Height Datum and by which the water table is likely to be lowered below 1m

Australia Height Datum on adjacent Class 1,2,3 or 4 land, this control is not triggered by the proposed development.

6.2 Earthworks

(1) The objectives of this clause are as follows:

(a) to ensure that earthworks for which a development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land,

(b) to allow earthworks of a minor nature without separate development consent.

(2) Development consent is required for earthworks, unless:

(a) the work does not alter the ground level (existing) by more than 600 millimetres, or

(b) the work is exempt development under this Plan or another applicable environmental planning instrument, or

(c) the work is ancillary to other development for which development consent has been given.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters:

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

(b) the effect of the proposed development on the likely future use or redevelopment of the land,

(c) the quality of the fill or of the soil to be excavated, or both,

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally

Comment

This control is triggered and complied with because development consent is sought to carry out earth works to construct 3 levels of basement car parking associated with the proposed mixed use development.

Such excavated soil will be taken from the site in accordance with best practice methods while some soil will be used throughout the site for changing levels and to assist with future landscaping.

There are no heritage items in the area and the site is not identified as being of archaeological significance.

Existing drainage patterns will not be altered by the proposal. Overland flow of stormwater from the subject site will be enhanced because water will be captured on-site and recycled to allow for the watering of plants.

There are no natural watercourses or rivers that would be adversely impacted upon by the proposed development.

6.3 Flood Planning

Comment

The site is not subject to flooding and as such this control is not applicable to this application.

6.4 Essential services

(1) Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) the disposal and recycling of waste,
- (e) stormwater drainage or on-site conservation,
- (f) suitable vehicular access.

(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any essential service referred to in this clause.

Comment

In addressing this control the following should be noted:

- The site is located within a well-established mixed use neighbourhood that is serviced by water and sewer and will be augmented if required
- The site is provided with electricity;
- The proposal is able to dispose of and recycle waste;
- Provision is made for the provision of onsite detention and stormwater drainage facilities;
- Ingress/egress for the site is over a 6.1m wide concrete driveway off Water Street;

6.5 Converting serviced apartments to residential flat building

- (1) The objective of this clause is to prevent substandard residential accommodation occurring through the conversion of serviced apartments to a residential flat building.
- (2) Development consent must not be granted for the subdivision, under a strata scheme, of a building or a part of a building that is being, or has been, used for serviced apartments into a residential flat building unless the consent authority has considered the following in relation to the residential flat building:
- (a) the design quality principles set out in Schedule 1 to State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development,
 - (b) the design principles of the Apartment Design Guide (within the meaning of that Policy).

Comment

This clause is not applicable to the proposed high density mixed use development.

6.6 Erection or display of signage

Before granting development consent for development that involves the erection or display of signage, the consent authority must be satisfied that the signage:

- (a) is compatible with the desired amenity and visual character of the area, and
- (b) provides effective communication in suitable locations, and
- (c) is of a high quality design and finish.

Comment

Not applicable to this application.

6.7 Design excellence for Strathfield Town Centre**Comment**

The site is not located within the Strathfield City Centre and as such this clause is not relevant in the assessment of this application.

6.8 Additional provisions for development in Strathfield Town Centre**Comment**

The subject site is not within the Strathfield Town centre and as such this control is not relevant to this application.

6.9 Additional provisions for development in Parramatta Road Corridor**Comment**

The subject site is not within the Parramatta Road Corridor and as such this control is not a consideration in the assessment of this DA.

6.10 Location of sex services premises**Comment**

This control is not applicable to this application.

Section 79C (1) (a) (ii)**The provision of any draft environmental planning instrument.**

There are no draft environmental planning instruments associated with this site or the proposed form of development that would prohibit or require changes to the proposed design.

Section 79C (1) (a) (iii) Development Control Plans (DCPs)**Comment**

The Strathfield Consolidated DCP 2005 provides greater controls for all development in the Strathfield Municipality and those relevant parts of this DCP are set out and addressed as follows:

PART C of Strathfield Consolidated Development Control Plan Multiple-Unit Housing**Comment**

There are few parts of this DCP that are relevant to the proposed multi-level mixed use development. This DCP seems to focus on controls more relevant to multi-unit housing such as townhouse and villa developments or three (3) to four (4) storey residential flat buildings (RFB).

Those parts of this DCP that may have some relevance to the residential component of this proposed are achieved through the buildings compliance with the provisions contained within the ADG.

PART I**Strathfield Consolidated Development Control Plan Provision of Off-Street Parking Facilities****Comment**

The amended application is accompanied by a detailed amended Traffic and Parking assessment prepared by Varga Traffic Planning Pty Ltd (Varga).

The Varga report identifies and assesses the number of car spaces required for this form of development and confirms that the proposal meets the standard of 104 spaces, comprising 85 residential spaces, 12 visitor spaces and 7 commercial spaces.

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Varga has undertaken traffic counts and reviewed the basement car parking layout, including the manoeuvring of cars within the car park and consideration of on-site waste management collection by garbage trucks at ground level.

The Varga report demonstrates that the proposal complies with the numeric controls contained within this part of the DCP and from a general traffic viewpoint, having regards to the additional traffic movements and sight lines along Water Street, the proposed development will have no unreasonable impacts upon the local road network.

PART O of the Strathfield Consolidated DCP 2005

Tree Management

Comment

The controls relevant to tree preservation and removal of trees in this DCP are complied with having regards to the Redgum Arborist report that accompanies this application and commentary provided by Redgum under Part 5 of this report.

Part Q: Urban Design Controls

The purpose of Part Q of the Strathfield DCP 2005 seeks to establish urban design controls that encourage high quality urban design for all forms of development.

Part Q Urban Design Controls seek to facilitate design excellence in order to deliver the highest standard of architectural, urban and landscape design.

The proposed development responds to the controls and objectives set out in Part Q as follows:

- the proposal promotes a high quality and innovative design through the generation of design solutions that best respond to the dynamic opportunities afforded to this large, irregular shaped site;
- the proposal achieves a high level of urban, architectural and environmental design outcomes for the site and its integration with works proposed for the public domain;
- the podium provides visual interest to promote active interaction with the commercial/retail spaces at ground level;
- the sculptural quality of the building is derived from the curvilinear plan forms that address the corner, maximising solar access, cross ventilation, and view outlook;
- Building massing is articulated at transition points through form, colour and materials and gives a sculptural quality to the facades. The overall result produces a unique development befitting its high profile location as shown in the photomontages:
- the proposed building contributes positively to this Belfield business centre, providing a gateway statement that will exhibit an architectural form appropriate to its context;
- living rooms are orientated to prominent views;
- living rooms are generally oriented to the north and limited in depth for optimal natural lighting;
- bedrooms are typically separated from the living room, via hallways, although some bedrooms are accessible from the living rooms;
- bedrooms are designed as intimate spaces with smaller windows to increase the sense of privacy;
- the proposal will contribute towards the diversity of uses in the area through providing a mixed development that supports Council's aspirations for the precinct;
- the proposal will deliver a building that will positively respond to the streetscape

- the proposal will contribute towards the safety and security of the area by encouraging residential activity and informal surveillance and activation of the street;
- the proposal provides residential accommodation in close proximity to an area which is well served by public transport, other services and facilities.

Section 79C (1) (a) (iv)

Matters Prescribed by the Regulations

There are no prescribed matters pursuant to the Environmental Planning & Assessment Regulations 2000 that would relate to this application.

Section 79C (1) (a) (iii) (a)

Any Planning Agreement That Has Been Entered Into Under Section 93F, or any Draft Planning Agreement That a Developer Has Offered to Enter into Under Section 93F

Not Applicable to this application.

Section 79C (1) (b)

Likely Impacts of That Development

Noise

The Acoustic Report accompanying the DA was prepared by Sebastian Giglio. This report provides a summary of the relevant methodology and noise criteria relevant to the mixed use development proposed.

The report identifies the location of sensitive receptors as well as key noise generators within the vicinity of the site. The Noise Impact Assessment confirms that the noise intrusion within the residential components of the proposed development will comply with the relevant noise criteria through the use of 6mm glazing (minimum) on external windows. A combination of enclosed plant room and other acoustic barriers is recommended to minimise the noise impacts of building services on residential amenity.

The building will be designed to comply with these measures and the relevant noise criteria through the detailed design and construction certificate process. The recommended noise control measures and conclusions of the report are set out as follows:

Recommended Noise Control Measures

Note that the site is predominantly affected by traffic noise from Punchbowl Road. There was no audible industrial noise at the site during site visits.

The external building envelope – and any penetrations – must be designed and constructed so as to reduce the ingress of traffic noise sufficient to achieve the internal traffic noise goals for the NSW Department of Planning Guideline document. The weakest part of a façade – acoustically speaking – is usually the glazing. External walls that are masonry based are usually not a contributor to traffic noise ingress. If there are any lightweight clad walls (for example, “blue board” cladding) then these walls must have a sound insulation rating of at least $Rw+Ctr 45$.

4.1 Glazing Recommendations

Table 4-1 summarises the recommended glazing acoustic ratings. These are the sound insulation properties of the windows required in order to meet the NSW Department of Planning indoor noise goals. For reference purposes, the following glass thicknesses would be expected to achieve the nominated ratings:

- “Conventional”: This refers to weight-for-size glass that conforms to the Australian Standard and is only required to provide modest levels of sound insulation against external noise. Typically, these windows provide sound insulation around $Rw+Ctr 20$.
- $Rw+Ctr 22$: 4mm glass

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- Rw+Ctr 24-26: 5mm glass
- Rw+Ctr 28-30: 6.38mm laminated glass
- Rw+Ctr 31-33: 10.38mm laminated glass

Note that the windows provided for this project should have:

- Valid test certificates from a recognised acoustic laboratory or otherwise be accompanied by evidence that the windows and window frames can provide the required sound insulation rating.
- Typically, this means that window frames should be sturdy and windows fitted with acoustic seals equivalent to Schlegel.
- Mohair seals, brush seals, fin seals and the like, are not suitable acoustic seals for windows.
- The glazing installer should certify that the glazing systems have been constructed and installed in a manner that is consistent with achieving the required acoustic rating. For example, it is expected that the glazing framing will need to be sealed into the building opening using a flexible acoustic-rated sealant.

CONCLUSION

This Acoustic Report has been prepared in order to accompany the Development Application for the residential apartment building proposed at 37-39 Punchbowl Road, Belfield. It provides construction recommendations for sound insulation of the apartments from exterior noise. If the recommendations contained within this Report are correctly implemented, then the project will comply with the relevant NSW Department of Planning indoor traffic noise criteria.

Nuisance During Construction

Comment

All building works on site will be carried out in accordance with the State Governments statutory construction hours for building works.

Construction of the building will be undertaken in accordance with EPA and WorkCover guidelines to ensure minimal impacts occur to nearby premises and occupants and that the safety of workers is guaranteed.

Initial excavation work is to be carried out on site to prepare the proposed basement car park, which will require excavation machinery on site for a short period of time. The period would be less than 8 weeks depending upon prevailing weather at the time. Trucks leaving the site will be checked by a designated worker to ensure soil and other material does not spill onto the public road, however if this was to occur for some unforeseen circumstance, the matter will be quickly cleaned from the road surface by the designated worker.

While concrete and brick trucks will be servicing the site at various times, these will be supervised by an on-site foreman to ensure vehicles are able to unload and depart from the site as quickly and safely as is reasonably possible.

Overall, the amount of nuisance caused by the proposed development would not be unreasonable to cause undue loss of amenity to local residents or businesses.

Views and Vistas

Comment

There are no identified view corridors or vistas that dissect the site. As a consequence of such, the scale and form of the proposed development will not interrupt or unreasonably block views from the surrounding areas to and from the site.

Air Quality**Comment**

The proposed mixed use development will have no impact upon air quality in this neighbourhood.

Biodiversity**Comment**

The land is not located on the interface with urban bushland or any natural watercourse. The proposal seeks to provide generous landscaping for the site and control stormwater to best practice guidelines as well as Council's policy for stormwater management.

The proposed landscaping for this site can only enhance the surrounding built environment.

Ecologically Sustainable Management**Comment**

The proposal has been designed to minimize energy usage. Natural ventilation is provided to 60% of all apartments in accordance with fundamental planning and urban design principles prescribed within the ADG.

The appliances within the building include the following ESD features:

- use of high thermal mass materials;
- water efficient taps, shower heads, dual flush toilets;
- water recycling features for car washing and watering of the landscaping;
- energy efficient lighting and appliances;
- use of natural gas;

Soil Management**Comment**

Before any works are carried out on site, erosion and sedimentation control fencing will be erected around the site to ensure soil or silt is prevented from leaving the site.

Streetscape**Comment**

The proposal compliments Council's strategic planning vision for this neighbourhood by seeking to promote a dense urban population to better utilize the excellent infrastructure that is available.

As a consequence of Council's strategic planning vision and SLEP 2012, the existing streetscape character of this precinct is about to undergo substantial urban renewal.

Other land within the visual catchment of the site is also to undergo substantial change in building height and FSR.

The proposal will provide a high degree of residential amenity to both future residents within the proposed development, and respects the amenity of surrounding properties having regards to the new controls.

The proposed design addresses the street corner and provides good amenity through the physical, spatial and environmental quality of the development, including good aspect, solar access, natural ventilation, private open space and spacious living arrangements.

Landscaping**Comment**

Deep soil zones are located at the front, rear and parts of side boundaries of the site, which compliments the natural absorption of water and promotes quality areas for landscaping and communal open space.

A total landscaped area of 386.18m² or 25% of site area is provided for at ground level.

A total of 386.18m² or 25% of common open space is provided throughout the development. The landscaping provided throughout the site is shown on the accompanying landscape drawings. The native species selected provide a superior landscaping design outcome for the site and will enhance the streetscape.

Paul Scrivener Landscape Architecture was engaged by the applicant to prepare a landscape plan which provides details on the proposed landscaping of public and private areas within the subject site. The key themes the landscape strategy has for the site are:

- To provide an 'experiential thread', which creates opportunities for surprise, excitement and functional space for pedestrians coming to the site;
- To provide well advanced trees which create a focal element and establish character in the site;
- To create a flexible space that allows residents and their visitors to filter through the site logically and unimpeded;
- To promote activity and engagement for a diverse range of users;
- To promote a high degree of visual privacy, visual character to the surrounding streets, functional open space for residents living in the apartment building, and green breathing space through a large site.

Private and Communal Open Space**Comment**

Large private balconies and terraces/courtyards are of a size and orientated to maximize their use.

The main communal open space/deep soil zone is located in the north-eastern corner of the site and because it will receive good sunlight throughout the year, should be well used for amenity purposes.

Solar Access and Cross Ventilation**Comment**

The following information should be noted:

- 38 of the 61 units or 62.3% of units in the proposed development will be cross ventilated;
- 45 of the 61 units or 73.77% of units will receive 2 or more hours of sunlight on the winter solstice;
- Because of the orientation of the land and the building, most shadow cast by the proposed building falls onto either Water Street or Punchbowl Road or onto Commercial premises and therefore future development on adjoining properties will not be unreasonably affected by shadow cast by the proposed development;
- The design of windows, sliding doors off balconies and the depth of units ensures reasonable cross ventilation;

The proposed development will contribute positively to the local area by providing an well proportioned tower with high quality materials whilst having no unacceptable overshadowing impacts.

Hourly shadow diagrams (9am to 3pm) have been prepared and accompany the DA submission.

Traffic Assessment

Comment

A Traffic Impact Assessment has been prepared by Varga Traffic Planning Pty Ltd to accompany the DA.

The report addresses vehicular access arrangements, on-site car parking provision and layout, service vehicle requirements, and traffic impacts.

Overall the assessment has found that the development is satisfactory and should be approved from a traffic operations perspective, having no safety impacts with traffic generated by the restaurant (before its closure) on the site by increasing traffic movements by an additional 2 of a morning and 1 less of an evening during peak periods.

A total of 104 car parking spaces are proposed over 3 basement levels. The proposed development therefore meets the minimum parking requirements and strikes an appropriate balance between catering on-site for parking demand and encouraging alternative, more sustainable modes of travel in the form of the good bus services in this precinct.

In summary, the internal parking layout is efficient and legible and complies with the requirements of the Australian Standards. Any minor refinements considered necessary could reasonably be addressed at the detailed design stage, prior to the release of a CC.

Vehicular Access Arrangements

Comment

Vehicle access into and out of the site is proposed off Water Street next the proposed developments northern side boundary in order to maximise separation from Punchbowl Road.

The proposed driveway is consistent with the width and gradient requirements under the relevant Australian Standards from a traffic engineering perspective, subject to detailed design of the crossover in accordance with Council's Standard Drawings.

Accessibility

Comment

Vista Access Architects have prepared an Access Compliance Report to accompany the development application. This report includes an assessment of the proposal against the relevant provisions of the BCA, the Disability Discrimination Act 1992 (DDA), and the Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standard).

Vista Access Architects have determined in their assessment of the DA documentation that the design achieves the spatial requirements to provide access for people with a disability, and it is assumed that assessment of the detailed requirements related to internal fit-out, details of stairs, ramps and other features will occur at the Construction Certificate stage. Recommendations have been provided where relevant.

Stormwater Drainage**Comment**

The application is accompanied by a set of hydraulic drawings prepared by Mance Arraj, Stormwater and Flooding Engineers.

There plans set out ways in which onsite stormwater is to be managed, including the provision of an on-site detention within the north-eastern corner of the site that complies with best practice standards, ensuring neighbours are not affected by overland flow of stormwater during heavy rain.

Geotechnical**Comment**

The DA is accompanied by a Phase 1 Contamination Assessment and Geotechnical Investigation June 2017 prepared by GeoEnviro Consultancy Pty Ltd.

GeoEnviro report accompanies the DA and provides commentary on contamination and geotechnical issues relevant to the proposed development, including excavation and site preparing, excavation support, groundwater and foundations, and recommendations for further investigation prior to detailed design.

Water Efficiency**Comment**

Indigenous trees and shrubs have been selected over exotic species to ensure the long term survival of flora in this regions hot dry climate. Further, native trees and shrubs require less maintenance and their long term survival rate is higher than exotic species.

The proposed dual flush toilets, selected energy efficient shower roses that restrict the capacity of water flowing from the shower rose.

Prior to any works commencing on site, sediment control fencing will be erected around any part of the site that is to be disturbed so as to ensure siltation is not washed into stormwater systems, which would enter local water catchments effecting local fauna and flora.

The amended application is accompanied by an amended BASIX Certificate that demonstrates the buildings compliance with energy efficient practices.

The site is not located within a flood area or within a precinct that is deemed to have problems associated with stormwater drainage.

The deep soil zone is located in the north-eastern corner of the site, promoting natural drainage of stormwater into the soil.

Housing Diversity and Choice**Comment**

The proposal provides for:

- 22 x 1 bedroom;
- 32 x 2 bedroom
- 7 x 3 bedroom

Total 61

Of the 61, a total of 10 units are adaptable, which offers a choice of housing stock, which will meet the demands of residents in a diverse housing market.

Public Domain**Comment**

The proposal will increase housing stock and provide for a range of housing types for residents of Belfield.

As can be seen from the elevations and photomontages, the proposed mixed use development is attractively designed, incorporating a varied and modulated pattern of articulation with balconies carefully integrated into the overall architectural composition.

The design of the building presents itself to the streetscape as an example of appropriate, modern design (primary) residential design.

Whilst the proposed development involves an increase in bulk and scale on the site, it is considered that the impact on the public domain will be acceptable as the proposal represents a significant visual improvement for the site and its surrounds.

The provision of new street trees and vegetation as well as a comprehensive landscape concept for the site will also contribute to the proposal integrating well within the public domain and providing a more amenable pedestrian environment.

Air and Microclimate**Comment**

The development represents an intensification of use, albeit mostly residential in nature, which will generate an increase in traffic movements and increase in vehicle emissions. The proposal seeks to minimise any impact on local micro-climatic conditions although there may be a minor change to local air quality and micro-climate.

Whilst there will be substantial disturbance of the site during construction, upon completion of the development, the site will be landscaped with tree and other plant species thus reinstating the microclimatic conditions on the site.

Safety, Security and Crime Prevention

The proposal has been designed to incorporate principles of Crime Prevention Through Environmental Design (CPTED), with these design measures supplemented by future security management strategies.

The design of the residential apartments and their internal layout have addressed potential safety problems such as potential entrapment and hiding places.

The design responds to crime reduction and prevention issues through the use of the four principles for CPTED, which are required to be addressed in the assessment of developments under Section 79C of the Environmental Planning & Assessment Act 1979.

These principles are: surveillance, access control, territorial reinforcement and space management, which are set out and addressed below:

Surveillance

The proposed mixed use development encourages casual surveillance by providing appropriately designed entrances and creating a vibrant and active environment for residents and also the wider community.

Balconies and primary living spaces have been designed to overlook the street and the areas of common open space.

The landscaping strategy ensures a high level of amenity whilst maintaining clear sight lines and minimising potential hiding places.

The proposed access to the site will provide pedestrian access through a secured entry door to a generous sized lobby, where access to the upper floors will only be available to

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residents. Meaning visitors will not be allowed access to the building without being accompanied by a resident.

All access ways will be well lit and will feature CCTV to provide greater peace of mind to residents and users of the sites pedestrian links.

Access Control

The use of physical barriers to attract, channel or restrict the movement of people has been incorporated into the design. The pathways to the main lobby will be clearly visible from Water Street and well-lit of an evening.

Access to the building and basement car parking levels will be controlled through security controlled doors and intercom, limiting access to residents and their guests only.

These access control restrictions are proposed in order to minimise opportunities for crime and increase the effort required to commit crime.

The proposal incorporates clear sight lines between public and private open space, with external lighting throughout the site. All lighting will be carefully placed to further improve security.

Territorial Reinforcement

Territorial reinforcement will be focused on the open landscaped zone through shared ownership.

As shown on the architectural plans, boundaries between private and public spaces are clearly defined.

The proposed communal open space in the north-eastern corner of the site will consist of high quality landscaping, which will receive regular use, and in turn, promote the principle of 'territorial reinforcement'.

Space Management

The creation of well-kept and attractive spaces will help to attract more people, and thus reduce the likelihood of crime occurring.

Social and Economic Impacts On the Locality

The proposed development will create positive social and economic benefits for the Belfield community and the wider LGA of Strathfield.

The proposed development will provide high quality residential accommodation in a range of sizes and types to meet the housing needs of various people in the community.

The proposal will provide for short and long term employment, in tradesmen and workers within the commercial/retail premises.

Furthermore, the development is located in close proximity to a range of services and facilities as well as having easy access to both the Parramatta and Sydney CBD's.

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

The site is appropriately sized and is of a shape to permit a high rise mixed use development of this scale because:

- The sites B2 Local Centre zone and zone objectives support the proposed mixed use development;
- The site is located within a 5 minute walk of public transport (bus) services, which operate 7 days a week, supporting the State Government's aims of intensifying development around public transport nodes;
- An increase in residential population will improve public safety in the surrounding neighbourhood as greater passive surveillance will be provided for;
- All utility services will be augmented suitable to accommodate the proposed use;
- No views or vistas will be interrupted by the proposed building;
- The public domain will be upgraded and enhanced through the provision of street paving and tree planting that forms part of the development;
- No environmental constraints have been identified that would not allow the development as proposed to be approved.

In accordance with Council's strategic planning vision for this neighbourhood, this precinct is undergoing substantial change in residential density as that proposed.

The proposed development is considered to be consistent with the transitional height, bulk and scale of other new multi-storey mixed residential and commercial development that will occur in the future, particularly those sites within the visual catchment of the site.

Overall, the proposal will integrate well into its transitional environment.

79C (1) (d) Submissions Made in Accordance With The Act or The Regulations.

To be determined by Council after public consultation and receipt of referrals from other Council Departments and State Government agencies.

Section 79C (1) (e)**The Public Interest**

The public interest is well served by the proposed development as it assists in providing employment uses and residential apartments within walking distance of excellent public transport.

The overall building design has been well thought through and makes a positive architectural statement that will be to the betterment of Belfield and the Strathfield Municipality in terms of design quality and how the building functions.

Part C Strathfield Municipal Council's Urban Design Controls seek to promote quality mixed use development in this local centre business precinct to afford future residents with a quality living and working environment in order to meet the demands of a growing population and workforce in nearby business centres.

Pursuant to case law of *Ex Gratia P/L v Dungog Council (NSWLEC 148)*, the question that needs to be answered is "Whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development".

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This Statement, and the accompanying plans and technical reports demonstrate no unreasonable built form, environmental, social or economic impacts will result from the construction of the proposed mixed use development.

In summary, the public advantages of this development are:

- The proposal will provide short term employment for tradesmen and long term employment for workers in the shops or commercial units at ground floor;
- Increasing housing supply in an area which is free of any adverse natural or built constraints;
- Creating a design outcome that promotes the controls and design outcomes expected by the aims and objectives of Council's LEP and DCP and general staff guidelines provided to the applicant for the future development of this neighbourhood;
- Providing a high quality built form and presentation which will set a standard for future urban renewal.
- A building form that has been designed to relate to the characteristics of the site and to the existing and likely future development on adjoining properties.
- A building form that has been designed to minimise adverse impacts on surrounding properties and the public domain.
- A number of public domain improvements are proposed to enhance the local area.

On balance, the proposal is considered to be in the wider public interest as it will provide the local community with a form of high quality, diverse housing stock that takes advantage of its proximity to the full range of urban facilities and services in the locality.

6.0 Conclusion

The proposed high rise mixed use development is permissible within the B2 Local Centre zone with consent of Council.

The proposal responds well to its transitional neighbourhood context, which will provide the neighbourhood with new affordable housing stock that represents the Council's strategic vision to increase residential densities and employment opportunities to compliment the good public transport network, employment lands, schools, open space and the adjacent business centre.

While a variation to the maximum building height standard is proposed, this is considered reasonable on the basis that the proposal provides a more resolved and better urban design outcome than strict compliance with the underlying building height standard.

The proposed building provides a transition in height to the north through a reduction in the size of the building floor plates above level 5, creating a stepping building form to a medium density residential zone.

The maximum FSR allocated to the site of 3:1 however the proposed FSR of 2.7:1 is still unable to be achieved in a building having a maximum height of 8 storey's.

The proposal responds positively to the strategic and statutory planning framework which relates to the site. The project is consistent with the aims and objectives of a range of State and Metropolitan planning initiatives, and satisfies the local objectives and key development standards contained within Council's suite of planning controls.

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The plans and reports comprising the project application address key aspects of the development and implications of the proposed development, such as design, traffic, environmental, geotechnical, acoustic, drainage, accessibility, stormwater management, and landscaping. Collectively, these reports and the assessment of other issues in this report confirm that the proposed development will have no unreasonable impact upon the environment in which it is to be set.

We are satisfied that this proposal has properly responded to all relevant matters for consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979, and warrants approval by Council.

Appendix 1

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Contact: **Luke Perkins**

3 May 2017

Zhinar Achitects
 Suite 1, Level 2
 2 Rowe Street
 EASTWOOD NSW 2122

Dear Sir/Madam

RE: PRE-DEVELOPMENT APPLICATION MEETING – 37-39 Punchbowl Road, Belfield

This letter provides a record of the pre-development application meeting held at Strathfield Council on 28 April 2017 regarding a proposal for a mixed use development at 37-39 Punchbowl Road, Belfield.

Attendees for Applicant	Attendees for Council
Vince Bilorra – Architect (VB) Ian Conry – Architect (IC) Allan Caladine – Planner (AC)	Luke Perkins – Senior Planner (LP) Philippa Frecklington – Acting Manager Planning & Development (PF)

Points of Discussion

1. Introduction

LP introduced that Council’s pre-DA process did not provide an authoritative statement as to the likely outcome of an application. A decision can only be made following the lodgment of a Development Application (DA) and completion of the assessment process.

The pre-DA process does however seek to highlight any primary assessment issues so the applicant may have an opportunity to address them prior to the lodgment of a DA.

Council then invited IC to provide an introduction and overview of the proposal:

IC stated that the proposal includes the following: demolition of existing structures and construction of an eight (8) storey mixed use development comprised of one (1) ground floor commercial tenancy and 57 residential units above three (3) levels of basement car parking.

2. Road Widening

The subject site is affected by land acquisition for road widening relating to Punchbowl Road. It is noted that Council’s system indicates that the portion of the site affected by road widening

has been extracted from the allotments resulting in a reduced site area. This should be taken into consideration when undertaking site area/ ratio based calculations for any future development proposal.

3. Streetscape

While generally satisfactory the following streetscape considerations should be addressed within any future development application:

- Council has recently prepared a draft Urban Design Development Control Plan that establishes a number of urban design controls that should be addressed in any future development application;
- Any proposal should give consideration existing and likely future development within the streetscape. It is noted that adjoining and adjacent development proposals included tones of grey and face brick elements;
- The proposal should actively address both street frontages and provide a strong corner element; and
- The proposed nil setback to the site's eastern boundary at levels 6 and 7 is not supported and should be setback to form a clear tower element.

4. Floor Space Ratio (FSR)

Clause 4.4 of the Strathfield LEP 2012 provides a maximum floor space ratio (FSR) for the site of 3:1. Please note, GFA and thus FSR are calculated using the following definition:

"gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and*
- (b) habitable rooms in a basement or an attic, and*
- (c) any shop, auditorium, cinema, and the like, in a basement or attic.*

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and*
- (e) any basement:*
 - (i) storage, and*
 - (ii) vehicular access, loading areas, garbage and services, and*
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and*
- (h) any space used for the loading or unloading of goods (including access to it), and*
- (i) terraces and balconies with outer walls less than 1.4 metres high, and*
- (j) voids above a floor at the level of a storey or storey above."*

As previously noted the reduction in site area should be taken into consideration when making such a calculation as Council Officers are unlikely to support any additional FSR upon the site.

5. Height

Under Clause 4.3 and the associated maps of the SLEP 2012 the maximum permissible building height for the subject site is Part 22 Part 16m.

The proposed development in its current form exceeds both height controls, while it was discussed that such a breach was required to achieve the permissible FSR as the site area and associated FSR has subsequently been reduced such a breach is unlikely to be supported. Nonetheless, any future development application included a breach from the height control should be accompanied by a request to vary the development standard prepared in accordance with Clause 4.6 of the SLEP 2012.

6. Setbacks

While the proposed nil setbacks to the ground floor commercial tenancies is supported the setback to the ground floor residences should be increased to provide suitable amenity to future residents of the site.

7. Waste

In accordance with Part H "Waste Minimisation and Management Plan" of the Strathfield Consolidated Development Control Plan 2005 residential flat building are to make provision for onsite, underground collection of waste. Plans indicating the location and configuration of bins at the point of collection and demonstrating adequate collection vehicle maneuverability as to allow for forward entry and exit from the site are to accompany any future development application.

8. Stormwater

Stormwater Management Code requires for all development other than single dwelling houses that stormwater drainage connect directly to Council's drainage system.

9. Contamination

Council requires all development applications for residential flat buildings be accompanied by a Phase 1 – Preliminary Investigation prepared in accordance with the Contaminated Land Planning Guidelines and outlining the suitability of the subject site for the purposes of the proposed development.

10. Geo-Technical Report

As the proposed development involves significant excavation works to accommodate for the three (3) levels of proposed basement car parking Council requires any future development application be accompanied by a Geo-technical report (based upon site specific testing) identifying the potential impact of the development upon ground water within the locality.

11. WSUD

In accordance with Section 2.3 of Part N "Water Sensitive Urban Design (WSUD)" of the Strathfield Consolidated Development Control Plan 2005 any future development application is should be accompanied by a Water Sensitive Urban Design Strategy prepared in accordance with Part N "Water Sensitive Urban Design (WSUD)" of the Strathfield Consolidated Development Control Plan 2005 and the Strathfield Council WSUD Reference Guideline.

12. Additional Advice

The proposal must comply with the SEPP 55, SEPP 65, ADG, The Strathfield LEP 2012, Part C and Part H of the Strathfield Consolidated DCP 2005, the National Construction Code and Council's Stormwater Management Code.

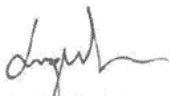
- Council's controls and policies may be viewed at:
<http://www.strathfield.nsw.gov.au/page/planning-and-development/controls-and-policies/>
- Plans shall be prepared to a scale of 1:100; 1:200 or 1:500 based on Australian Height Datum (AHD) and clearly identify natural ground level (NGL).
- Reference should be made to the checklist within the Development Application Form available from <http://www.strathfield.nsw.gov.au/page/planning-and-development/application-forms---planning---development/> in order to ensure that all plans and documentation required for submission have been prepared.

Please note that no Pre-DA meeting can provide an authoritative statement as to the likely outcome of an application. A determination can only be made following the lodgement of a Development Application and the completion of the assessment process.

Relevant documentation including Development Application forms are available from Council's website www.strathfield.nsw.gov.au or the Customer Service Unit on 9748 9999. Please provide a copy of this letter upon lodgement of a Development Application for the proposal.

Should you require further information prior to the lodgment of your Development Application, please do not hesitate to contact the undersigned on 9748 9918 during normal business hours.

Yours faithfully,



Luke Perkins
SENIOR PLANNER

Appendix 2

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Clause 4.6 Exception to Development Standards
Strathfield Local Environmental Plan 2012
Clause 4.3 - Height of Buildings Control
Multi-Level Mixed Residential/Commercial Development
37 – 39 Punchbowl Road and 90 Water Street Belfield

1.0 Introduction

This written request has been prepared by Allan Caladine, Consultant Town Planner on behalf of the applicant.

This written request is made pursuant to Clause 4.6 "Exceptions to Development Standards" under Strathfield Local Environmental Plan (SLEP) 2012 and seeks to vary the 16m and 22m building height control prescribed by Clause 4.3 of the SLEP 2012 that apply to the development site. The proposed building height varies between 3.05m to 3.5m in the 22m height zone, while the departures sought in the 16m height zone vary between 4m and 9.6m.

This submission seeks to provide written justification to contravene a development standard that applies to a DA lodged with Strathfield Municipal Council for the development of the subject site for an eight (8) storey mixed use development containing 61 residential apartments and 270m² of commercial/retail GFA at ground level.

This written request seeks to demonstrate that compliance with the two (2) maximum building height standards governing the subject site are unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental and economic planning grounds to justify contravening the development standard.

Clause 4.6 requires a consent authority to be satisfied of three matters before granting consent to a development that contravenes a development standard, these being:

- *that the applicant has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;*
- *that the applicant has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard;*
- *that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.*

The consent authority's satisfaction to those matters must be informed by the objective of providing flexibility in the application of the relevant control.

2.0 Definition of Development Standards

The definition of a development standard is set out as follows:

"Development Standards" has the following definition under Section 4(1) of the *Environmental Planning & Assessment Act 1979*:

"development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of:

- (a) the area, shape or frontage of any land, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,*
- (b) the proportion or percentage of the area of a site which a building or work may occupy,*
- (c) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,*
- (d) the cubic content or floor space of a building,*
- (e) the intensity or density of the use of any land, building or work,*
- (f) the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,*
- (g) the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,*
- (h) the volume, nature and type of traffic generated by the development,*
- (i) road patterns,*
- (j) drainage,*
- (k) the carrying out of earthworks,*
- (l) the effects of development on patterns of wind, sunlight, daylight or shadows,*
- (m) the provision of services, facilities and amenities demanded by development,*
- (n) the emission of pollution and means for its prevention or control or mitigation, and*
- (o) such other matters as may be prescribed.*

Comment

Clause 4.3 "Height of Buildings" control is the relevant planning development standard within SLEP 2012, which is a statutory planning instrument and as such can be varied by the use of Clause 4.6.

3.0 Varying Development Standards: A Guide August 2011

In accordance with the notification given under Clause 12 of Circular B1 states that:

"As numerical standards are often a crude reflection of intent, a development which departs from the standard may in some circumstances achieve the underlying purpose of the standard as much as one which complies. In many cases the variation will be numerically small and in other cases it may be numerically large, but nevertheless be consistent with the purpose of the standard..."

In deciding whether to consent to a development application the Council should test whether the proposed development is consistent with the State regional or local planning objectives for the locality; and in particular the underlying objective of the standard. If the development is not only consistent with the underlying purposes of the standard, but also with the broader planning objectives of the locality, strict compliance with the standard would be unreasonable and unnecessary"

Director General's Concurrence

The Director-General has notified metropolitan councils that arrangements for the Director-General's concurrence can be assumed in respect of any environmental planning instrument that adopts clause 4.6 of the Standard Instrument or a similar clause providing for exceptions to development standards. It is considered that Strathfield Council enjoys a similar delegation.

Planning Circular PS08 – 003 issued 9 May 2008 contains notification of assumed concurrence of the Director General pursuant to clause 64 of the Environmental Planning and Assessment Regulation 2000.

On demonstrating that the development standard is unreasonable or unnecessary in the circumstances of the case, the consent authority may assume the Director-General's concurrence to the objection pursuant to the provisions of Clause 4.6 Exceptions to Development Standards of SLEP 2012 in the circumstances of this objection.

4.0 Development Standards Within SLEP 2012 To Be Varied

Comment

The development standard to which this objection relates is Clause 4.3 Height of Buildings control. The objectives of this control and an extract of the Building Height map are set out below:

Clause 4.3 Height of Buildings

(1) *The objectives of this clause are as follows:*

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

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

See **Figure 1**.



Figure 1
Source: Height of Buildings Map
Strathfield LEP 2012

Comment

As shown on the Zinar Architectural Drawings accompanying this submission, the development site is subject to two (2) building height controls. That part of the building that is located on the corner of Punchbowl Road and Water Street is subject to a maximum building height control of 22m while that part of the site that is located towards the northern boundary and also has a frontage to Water Street is subject to a maximum building height of 16m. The proposed building height varies between 3.05m to 3.5m in the 22m height zone, while the departures sought in the 16m height zone vary between 4m and 9.6m within each height zone. See **Figures 2 and 3**.

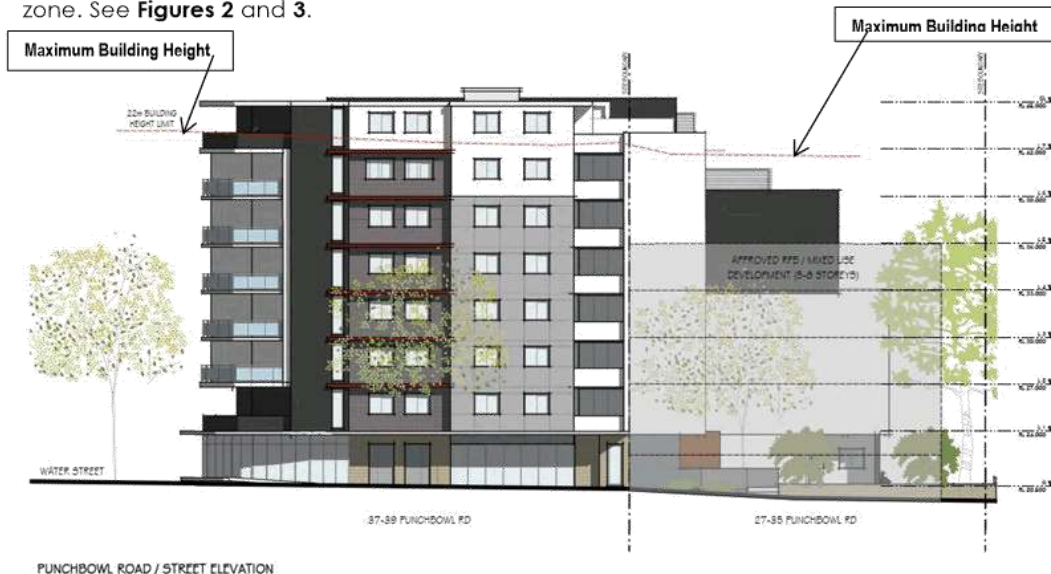


Figure 2
Source: Zinar Architects



Figure 3
Source: Zhinar Architects

This precinct has for some years been identified as having substantial development opportunities in terms of the desired future building bulk, scale, form, density and character envisaged by Council’s strategic vision and the Sydney Metropolitan Strategy, given its close proximity to public transport, services and amenities to meet Council’s/regions environmental capacity for development in this neighbourhood.

It needs to be recognized that the permissible FSR for the subject site of 3:1 is unable to be achieved under the sites governing height controls. The proposal, inclusive of the height variations sought only generates an FSR of 2.7:1, still well below the standard. Therefore, full compliance with the height control undermines the provision of increased density in this neighbourhood, which is inconsistent with the objects contained within Section 5 of the Environmental Planning and Assessment Act 1979 by not promoting and co-ordination of the orderly and economic use of land.

5.0 Clause 4.6 Exceptions to Development Standards of SLEP 2012

Clause 4.6 is set out below:

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause:*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Director-General has been obtained.
- (5) In deciding whether to grant concurrence, the Director-General must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.
- (6)
- (7)
- (8)

Comment

Clause 4.6 of SLEP 2012 replaces *State Environmental Planning Policy 1* (SEPP 1) in the Strathfield LGA. SEPP 1 previously gave the decision maker jurisdiction to grant development consent to a DA notwithstanding contravention of the development standard contained in an environmental planning instrument.

SEPP No 1 no longer applies to the land and Clause 4.6 now confers a similar planning discretion upon the consent authority.

The provisions of SEPP 1 differ from the provisions of clause 4.6. The decision in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009 now confirms that the decision of Preston CJ in *Wehbe v. Pittwater Council* [2007] NSWLEC 827 is only of indirect assistance in determining ways of establishing that compliance with a development standard in an environmental planning instrument might be seen as unreasonable or unnecessary.

In *Wehbe* [42] [46] Preston CJ did say however that a way of proving a well-founded objection under SEPP 1 is to establish that the development standard has been virtually abandoned or destroyed by the Council’s own actions in granting development consents departing from the standard and hence compliance with the standard is unnecessary or unreasonable. The principle should apply to Cl. 4.6 of the SLEP 2012 as well.

The Chief Judge referred to the decision in *North Shore Gas Company v North Sydney Municipal Council* (Land and Environment Court, New South Wales, 15 September 1986, unreported) in which Stein J similarly held that compliance with a development standard was not required where the standard had been virtually abandoned or destroyed by council’s own action.

In addressing the relevant objectives in Clause 4.6, to achieve a variation to the Building Height standard, the following specific clauses must be met:

- *compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;*
- *there are sufficient environmental planning grounds to justify contravening the development standard;*
- *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone.*

5.1 Relevant Environmental Planning Grounds

As mentioned previously, the subject site is zoned B2 Local Centre under the provisions of SLEP 2012 and is both subject to a FSR development standard and building height standard. The objectives contained within the SLEP 2012 relating to building height standards are to:

- control the bulk and scale of development;
- improve the appearance of the neighbourhood;
- promote consolidation of lots to optimize sustainable capacity of height;
- achieve diversity in small and large developments.

The development site is irregular in shape and located on the north-eastern corner of Punchbowl Road and Water Street. This land like others in the visual catchment of the site are undergoing urban renewal and revitalization as strategically envisioned by Council, the Department of Planning and the Minister in the making of SLEP 2012.

The proposed development will facilitate the redevelopment of a number of sites at the one time, will increase densities in accordance with the Council's strategic planning objectives and accentuate the corner of the Punchbowl Road and Water Street.

The requirement for consideration and justification of Clause 4.6 Exception to Development Standard necessitates an assessment of a number of criteria. It is recognized that it is not merely sufficient to demonstrate a minimization of environmental harm to justify a variation under Clause 4.6, although in the circumstance of this case, the absence of material impacts on adjacent properties is of considerable merit.

The buildings bulk and scale and flow on effects of increased overshadowing impacts do not substantially change to that of a fully complying building height scheme. The shadow cast by the proposed mixed use development during the Winter solstice is mostly over Punchbowl Road or Water Street.

The building is able to fit within a building envelope with no readily noticeable increase in bulk and scale when viewed from the street to that of a fully complying scheme.

This design response by having a taller building on the corner offers a clear gateway presentation to the Belfield business precinct, ensuring the proposed development is generally compatible with the bulk, scale and character of other envisaged mixed use development in this precinct, particularly a future building on the north-western corner of

Punchbowl Road and Water Street, which has the same controls as that of the subject site and is also affected by road widening.

In considering the transitional streetscape on the northern side of Punchbowl Road, the following is noted:

- the future development of sites in this precinct, particularly neighbouring sites to the west and east are afforded planning controls that promote mixed use buildings of similar bulk and scale to that of the proposal;
- the proposal will have no impact upon these buildings or the desired future character mooted by Council in up-zoning this precinct;
- the design of the proposed building is well articulated and will provide visual interest along both street frontages as it is well articulated and the reduction in floor plates from Level 5 upwards creates a stepping affect away from the medium density zone to the north;
- the proposed building exceeds the objectives and Design Guidance controls outlined in the Apartment Design Guide (ADG) so as to afford future residents in the building and those within future high rise developments with a level of amenity suitable for the scale of the development proposed;
- the design pays due regard to minimise view loss or impacts, such as overlooking into properties to the north and east of the site and
- the proposed development complies with the building separation distances between adjoining sites.

In response to ensuring the proposed development has been designed to enable sunlight access to surrounding streets, open space and nearby properties, the proposal demonstrates the ADG controls relevant to solar access can be adequately maintained. The ADG requires:

“Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter in the Sydney Metropolitan Area.

The shadow diagrams prepared demonstrate the development can achieve a minimum of 2 hours of direct solar access between 9am and 3pm in midwinter for approximately 45 of the 61 apartments or 73.77% of apartments within the development. As such, the design of the proposed development inclusive of the breach in height is consistent with this objective in that the development has been designed to ensure sunlight access to surrounding streets, open space and nearby properties is to be adequately maintained.

5.2 Consistency with Zone Objectives

The site is zoned B2 Local Centre zone under SLEP 2012. The zone objectives are set out and addressed as follows:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*

Response

The proposed development will facilitate the redevelopment of a site that is in a state of disrepair and visually detracts from the streetscape and character of the neighbourhood.

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The former Pizza Hut restaurant is vacant and is unable to be leased because of its poor internal and external conditions.

The proposal provides a well-considered solution for the site given the unique characteristics of the context as an area in transition from a traditionally low-medium density business precinct into a high density mixed residential and commercial/retail precinct that is complimentary to urban consolidation initiatives and regional planning strategies for this area.

The proposal activates the street by providing 270m² of commercial/retail floor space on the ground floor which wraps the corner, suitably addressing the street. The building will be highly visible to the passersby and will form a gateway building to the Belfield business district.

- *To encourage employment opportunities in accessible locations.*

Response

The proposal provides 270m² of commercial/retail floor space at ground level (corner of Punchbowl Road and Water Street) thereby promoting employment opportunities for persons living and working in the Belfield local business centre.

It is envisaged that the commercial/ retail component of the building will service the needs of future residents and visitors to the locality in the form of local service industries.

- *To maximise public transport patronage and encourage walking and cycling.*

Response

The proposed development is located on the edge of the Belfield business centre and is within a short 5 minute (level) walk of several bus stops on both sides of the road along Punchbowl Road and Water Street that have connections to Chiswick, Campsie, Belmore, Burwood, Strathfield and Hurstville.

The provision of on-site car parking has been provided to conform with the minimum Strathfield Council DCP requirements (ie: 104 spaces) to ensure residents and their visitors are encouraged to utilise the quality public transport that is offered in this precinct.

The proposal has allocated a significant volume of basement storage to allow for bicycle parking and encourage residents to utilise the several cycle routes located close to the site.

The predominantly residential area surrounding the site has good footpath provision, with footpaths generally present on both sides of the street. These local roads, on either side of Punchbowl Road and Water Street also provide an environment conducive to walking.

It is therefore considered that the variation sought to the height control is consistent with the B2 Local Centre zone objectives.

5.3 Consistency with Objectives of the Building Height Standard

The proposed development is consistent with the objectives of the building height standard for the following reasons:

- *To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area.*

Response

The proposed building design has been carefully considered with respect to the planning controls, the adjoining medium density residential zoned land to the north and the site's commercial land use context along Punchbowl Road.

It is considered that the proposal will deliver an urban design outcome that is conducive with the transitional and desired future character of development along Punchbowl Road, both within the immediate vicinity of the site, in particular both the north-east and north-west corners with Water Street.

The proposed building height varies between 3.05m to 3.5m in the 22m height zone, while the departures sought in the 16m height zone vary between 4m and 9.6m. The floor plates are reduced in size from level 5 upwards and as such the building heights vary and greater articulation in the buildings presentation to both streets is achieved.

Views to and from the site will not be impacted upon because the site has a total area of 1544.72m² (site area after road widening is complete), is irregular in shape, with the building design orientated in such a manner that respects the shape and size of the land.

The proposal is consistent with the B2 Zone objectives as it provides additional housing for the Strathfield LGA and is consistent with Council's strategic vision for high density development on this site, having regards to the sites FSR of 3:1, which is unable to be achieved in a lower scale building form. In this respect, the proposed FSR of 2.7:1 is still less than that prescribed under the maximum FSR for the site.

The proposed building is located on the north-eastern corner of Punchbowl Road and Water Street where Council's planning controls seek to create a gateway built form by promoting increased heights and density on the edge of the Belfield business centre. The proposal responds to this objective in that the proposed built form is taller on the corner with floor plates being reduced in size from level 4 upwards.

The proposal will provide a high density well sculptured built form that is compatible with the strategic vision Council has for the surrounding area and positively contributes to the streetscape and public domain.

The additional building height proposed has been designed to provide a positive visual relationship and transition in line with existing and future developments in the locality.

The proposed height, bulk and scale are commensurate to the site's opportunities of providing a tall contemporary building that is complimentary to the zone objectives and density sought by Council for this precinct.

The development has been designed to minimise additional impacts as most shadow is cast onto the roadway not onto neighbouring properties, which compliments the desired future character, as outlined by the governing planning controls.

- *To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area.*

Response

Having regards to the current planning controls for this precinct, the proposal seeks to revitalize the Belfield business centre by consolidating three (3) allotments and allowing RMS to resume 338.28m² of land on the corner of the site for road widening purposes.

The proposal provides a larger building on the corner with the floor plates of the building reduced in size from level 5 upwards, which is generally consistent with Council's controls of promoting a tall corner building at the intersection of Punchbowl Road and Water Street to form a gateway to the Town Centre.

- *To achieve a diversity of small and large development options.*

Response

As mentioned above, the proposed building is 8 storeys in height however to provide a transition of built form to the north and east, the floor plates of the building from level 5 upwards are reduced in size, achieving a transition in building height and setbacks, affording the building with good articulation.

The reduction in floor plate size at the rear addresses the issues of transitioning height from the development along Punchbowl Road and the strategically envisaged character by Council planning controls.

The development provides for 61 residential units, consisting of a good mix and variety in housing stock of 1, 2 and 3 bedrooms, varying in size and on site amenities offered. The proposal offers 270m² of commercial/retail floor space at ground level, which will offer employment opportunities to residents in the surrounding area.

A total of 10 adaptable units are provided, which offers greater choice and affordability to the market.

As has been mentioned previously, any reduction in height would equate to a substantial loss in floor area and as such a loss of unit numbers and choice for this Belfield precinct.

6.0 Land and Environment Courts Assessment

Winten Property Group Ltd v North Sydney Council (2001) NSWLEC 24

Justice Lloyd's Questions - Winten Property Group v North Sydney Council 2001

Justice Lloyd raised in this case, five questions that must be considered in the assessment of a SEPP 1 Objection, in the subject application, it relates to Clause 4.6 of SLEP 2012 because SEPP 1 does not apply to this new planning instrument.

Question 1

Is the Planning Control in Question a Development Standard?

Environmental Planning Instrument

Clause 4.3 Height of Buildings is contained within an Environmental Planning Instrument (SLEP 2012) that was prepared in accordance with the provisions contained within the Environmental Planning & Assessment Act 1979 and therefore is a development standard that controls building height.

Question 2**What is the Underlying Object or Purpose of The Standard?**

As mentioned in clause 3.0 of this c4.6 submission, the Department of Planning Circular B1, numerical requirements may be departed from, if the purpose behind the control is achieved and the locality objectives of the relevant planning instruments are satisfied.

The relevant objectives behind Clause 4.3 and 4.3A are set out as follows:

As can be seen from the submitted drawings, the proposed building design also allows for excellent opportunities for passive surveillance over the public and private domains and does not unreasonably reduce view loss because the design of the building responds to the sites corner location, shape and generous size.

Question 3

Is compliance with the development standard consistent with the aims of the policy, and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Environmental Planning & Assessment Act 1979.

Comment

Section 5(a)(i) and (ii) is set out as follows:

5 Objects

The objects of this Act are:

(a) to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land,

This issue in itself would hinder the attainment of the of the objects of Section 5 (ii) of the Environmental Planning & Assessment Act 1979 objective, which seeks to promote and co-ordinate the orderly and economic use and development of land. The reasons why the proposed new building will achieve the objects of the Act are set out below:

- The proposal for the reasons set out in this c4.6 submission, compliment the B2 Local Centre Zone objectives, in particular it promotes increased densities that could not be achieved in the existing building height controls for the site;
- The overall site area is reduced by 338.28m² and as a result of road widening on the corner of Punchbowl Road and Water Street, the increased height of the building is a response to the reduced site area;
- The increased bulk and scale does not substantially increase shadow to that cast by a fully compliant building with most shadow from the building being cast onto the road in front of the site;
- The 3:1 FSR afforded to the site by Council's planning controls is not achievable having regards to the building height controls governing the site. The proposed FSR of 2.7:1, contained within the proposed building height is also unachievable. While we

accept the FSR is a maximum standard the environmental capacity afforded to the site is not deliverable and is inconsistent with Council's and the State Governments strategic objectives of increased residential densities around public transport and business centres;

- The design responds to its eclectic context in that the proposed design is responsive to its corner location and will not impact upon the amenity of existing or future development in this precinct, in terms unreasonable levels of overlooking, view loss and overshadowing of the public and private domains;
- The proposal will have no impacts upon the transitional streetscape or strategic character envisage for this area.

Question 4: Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

Comment

Compliance with the development standard is deemed to be unreasonable and unnecessary under the circumstances because the departure sought does not create any unreasonable amenity impacts upon the built and natural environments.

The 3:1 FSR afforded to the site under Council's LEP cannot fit within the sites two (2) height of building controls of 16m and 22m. The proposed increases in building height can only achieve a maximum FSR of 2.7:1. The density and height controls do not align themselves with one another and therefore compliance with the height standard would unreasonably reduce the development capacity of the land, beyond the expectation of Council's strategic plans.

The proposed building provides for a high quality, environmentally and ecologically sustainable form of development that will make a positive contribution to the visual amenity and eclectic character of the streetscape;

The application before Council clearly demonstrates that the proposed building can readily fit within a neighbourhood that is undergoing substantial change in bulk, scale, height and building form to that which currently characterizes this neighbourhood precinct.

Question 5: Is the objection well founded?

In the decision (*Wehbe v Pittwater Council [2007] NSW LEC 827*) Chief Justice Preston expressed the view that there are 5 different ways in which an objection may be well founded and that approval of the objection may be consistent with the aims of the policy. These are:

- 1) *The objectives of the standard are achieved notwithstanding non-compliance with the standard;*
- 2) *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
- 3) *The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
- 4) *The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable; or*

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- 5) *The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.*

We are of the view that the objection is well founded because:

- The objective of the standard is met because the building has been designed so that it does not substantially increase overshadowing or reflect a greater bulk and scale to that of a fully compliant development;
- The proposed two (2) building heights governing the site do not allow the prescribed FSR of 3:1 to be achieved, impacting upon residential densities expected by Council and the State government in the adoption of Council's LEP;
- Council has not been consistent in applying the height control in this precinct;
- The departure sought will have no unreasonable impacts upon the amenity of neighbours in this precinct or create an undesirable precedent;
- The proposal has been designed to respond to opportunities and constraints of the site and is considered to provide an appropriate environmental outcome having regard to the context of the site;
- A reduction in the height would not result in any meaningful difference in relation to the impact of the proposal or its fit within its context, but would harm the capacity to fulfil the environmental capacity of the site;
- The arrangement of heights within the precinct are intended to fulfil the development capacity of the precinct, to provide a hierarchy of building types.

7.0 Conclusion

It is considered that the objection to the strict application of the development standard in this instance has been demonstrated to be unreasonable and unnecessary under the circumstances because:

- The proposed building height varies between 3.05m to 3.5m in the 22m height zone, while the departures sought in the 16m height zone vary between 4m and 9.6m and does not unreasonably increase the buildings bulk and scale to that of other development approved in this precinct ;
- The 3:1 FSR afforded to the site under Council's LEP cannot fit within the sites two (2) height of building controls of 16m and 22m. The proposed increases in building height can only achieve a maximum FSR of 2.7:1. The density and height controls do not align themselves with one another and therefore compliance with the height standard would be an under development of the land;
- The car parking demand generated by the proposed density is fully compliant with Council's controls and it has been demonstrated that the traffic generated by the proposed development will have no impact upon the local road network or safety to that of traffic generated by the existing restaurant (if used for a restaurant use) that sits on the land;
- The proposal promotes the orderly and economic development of land;
- The proposal does not increase the building footprint to that of a complying scheme and the provision of landscaping and open space are enhanced by the provision of large/generous setbacks;

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- The design does not create overlooking, or general loss of amenity issues to arise;
- The design is consistent with the underlying objectives of the Height of Buildings development standard and the control contained within Clause 4.3A;
- There is no public benefit in maintaining the development standard in terms of State and regional planning objectives. As noted in the preceding sections, the additional height proposed generally reflects the height of buildings intended for the site and the Belfield Town Centre, and the proposed variation would not give rise to any adverse environmental impacts.
There would be no any public benefit achieved if the height of the proposed building was reduced, particularly where key planning issues deriving from height, privacy and overshadowing, have been resolved through architectural design.
- The design satisfies the Land and Environment Court's test judgments for a well-founded objection to depart from a development standard;
- The change to the building height control does not undermine the objects contained in Section 5 (a) (i) & (ii) of the Environmental Planning & Assessment Act 1979.

The variation to the building height development standard that is contained within the SLEP 2012 will not raise any matter which could be deemed to have State or Regional significance.

The variance of this development standard will not contravene any overarching State or Regional objectives or standard, rather it will contribute to the achievement of unit choice and population targets.

Accordingly, Council as the consent authority can be satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6 (3) and that the proposed development will be in the public interest because it is consistent with:

- the objectives of the particular standard;
- the objectives for development within the zone in which the development is proposed to be carried out;
- the orderly and economic redevelopment of an underused site for the purposes of new residential accommodation, contributing to accommodation choice in the Strathfield LGA and the achievement of the strategic objectives set out in "A Plan for Growing Sydney" and the "draft Inner-West Subregional Strategy".
- Any other matters required to be taken into consideration by the Director-General before granting concurrence.



Allan Caladine
Town Planning Consultant
Caladines Town Planning Pty Ltd

27 November 2017

Appendix 3

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SEPP 65 DESIGN VERIFICATION STATEMENT CHECKLIST – ADG OBJECTIVES
37 – 39 Punchbowl Road and 90 Water Street Belfield

OBJECTIVES		
<p>Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	✓	
<p>Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	✓	
<p>Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter</p>	✓	Majority of shadow cast throughout the day is onto Punchbowl Rd and Water Street or commercial properties to the south.
<p>Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security</p>	✓	
<p>Objective 3C-2 Amenity of the public domain is retained and enhanced</p>	✓	
<p>Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p> <p>Design criteria</p> <ol style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) 	<p>✓</p> <p>✓</p>	<p>Control = 386.18m² or 25% Proposed = 386.18m² or 25%</p> <p>Primary communal open space is located in the north-eastern corner of the site.</p>
<p>Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p>	✓	Located in north-eastern corner of the site.
<p>Objective 3D-3 Communal open space is designed to maximise safety</p>	✓	Located in north-eastern corner of the site. Not accessible from the street because of the gate enclosing the garbage area. Also, area is highly visible from units living areas at ground floor and balconies above.
<p>Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	N/A	

<p>Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</p> <p>Design criteria</p> <p>1. Deep soil zones are to meet the following minimum requirements:</p> <table border="1" data-bbox="339 506 711 719"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	✓	<p>Deep soil proposed = 115m² or 7.44%</p> <p>Deep soil control = 108.13m² or 7%</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													
<p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Design criteria</p> <p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1" data-bbox="355 1032 703 1173"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	✓	
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
up to 25m (5-8 storeys)	9m	4.5m												
over 25m (9+ storeys)	12m	6m												
<p>Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>	✓													
<p>Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain</p>	✓	<p>Main point of pedestrian access into the building is off Water Street. Proposal addresses the public domain.</p>												
<p>Objective 3G-2 Access, entries and pathways are accessible and easy to identify</p>	✓													
<p>Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations</p>	✓													

<p>Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</p>	<p>✓</p>	<p>Vehicular access is off Water Street</p>
<p>Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p> <p>Design criteria</p> <p>1. For development in the following locations:</p> <ul style="list-style-type: none"> • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</p> <p>The car parking needs for a development must be provided off street</p>	<p>✓</p>	<p>The provision of on-site car parking (104 spaces) complies with Council's DCP.</p>
<p>Objective 3J-2 Parking and facilities are provided for other modes of transport</p>	<p>N/A</p>	
<p>Objective 3J-3 Car park design and access is safe and secure</p>	<p>✓</p>	
<p>Objective 3J-4 Visual and environmental impacts of underground car parking are minimised</p>	<p>✓</p>	
<p>Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised</p>	<p>N/A</p>	
<p>Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised</p>	<p>✓</p>	<p>Not visible from the street, all within basement carpark</p>

<p>Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p> <p>Design criteria</p> <ol style="list-style-type: none"> Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter 	<p>✓</p> <p>✓</p> <p>✓</p>	<p>45 of 61 or 73.77% of units receive 2 or more hours of solar access</p>
<p>Objective 4A-2 Daylight access is maximised where sunlight is limited</p>	<p>✓</p>	
<p>Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months</p>	<p>✓</p>	<p>Subject to further detailed design.</p>
<p>Objective 4B-1 All habitable rooms are naturally ventilated</p>	<p>✓</p>	
<p>Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation</p>	<p>✓</p>	
<p>Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p> <p>Design criteria</p> <ol style="list-style-type: none"> At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line 	<p>✓</p> <p>N/A</p>	<p>38 of 61 or 62.3% of units are cross ventilated</p>

<p>Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access</p> <p>Design criteria</p> <p>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1" data-bbox="341 465 705 745"> <thead> <tr> <th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed used areas</td> <td>3.3m for ground and first floor to promote future flexibility of use</td> </tr> </tbody> </table> <p>These minimums do not preclude higher ceilings if desired</p>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	✓	
Minimum ceiling height for apartment and mixed use buildings														
Habitable rooms	2.7m													
Non-habitable	2.4m													
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope													
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use													
<p>Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</p>	✓													
<p>Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building</p>	✓													
<p>Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p> <p>Design criteria</p> <p>1. Apartments are required to have the following minimum internal areas:</p> <table border="1" data-bbox="341 1261 705 1413"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each</p> <p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms</p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	✓			
Apartment type	Minimum internal area													
Studio	35m ²													
1 bedroom	50m ²													
2 bedroom	70m ²													
3 bedroom	90m ²													

<p>Objective 4D-2 Environmental performance of the apartment is maximised</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window 	<p>✓ ✓</p>																
<p>Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> 3.8m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts 	<p>✓ ✓ ✓ N/A</p>																
<p>Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> All apartments are required to have primary balconies as follows: <table border="1" data-bbox="359 1245 715 1417"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m 	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	<p>✓ ✓</p>	
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
2 bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															
<p>Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents</p>	<p>✓</p>																
<p>Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>	<p>✓</p>																

<p>Objective 4E-4 Private open space and balcony design maximises safety</p>	<p>✓</p>											
<p>Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 	<p>✓ N/A</p>	<p>Slots provided at both ends to promote natural light into corridor.</p>										
<p>Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>✓</p>											
<p>Objective 4G-1 Adequate, well designed storage is provided in each apartment</p> <p><i>Design criteria</i></p> <ol style="list-style-type: none"> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1" data-bbox="360 920 708 1081"> <thead> <tr> <th>Dwelling type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m³</td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	<p>✓</p>	
Dwelling type	Storage size volume											
Studio apartments	4m ³											
1 bedroom apartments	6m ³											
2 bedroom apartments	8m ³											
3+ bedroom apartments	10m ³											
<p>Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments</p>	<p>✓</p>											
<p>Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout</p>	<p>✓</p>											
<p>Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments</p>	<p>✓</p>											
<p>Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>	<p>✓</p>	<p>To be designed and built to best practice standards. Also, the design will respond to the recommendations contained within the submitted acoustic report.</p>										
<p>Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>	<p>✓</p>											

<p>Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future</p>	✓	Full compliance with minimum ADG standards.
<p>Objective 4K-2 The apartment mix is distributed to suitable locations within the building</p>	✓	
<p>Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located</p>	✓	
<p>Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents</p>	✓	
<p>Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area</p>	✓	
<p>Objective 4M-2 Building functions are expressed by the facade</p>	✓	
<p>Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street</p>	✓	
<p>Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised</p>	N/A	
<p>Objective 4N-3 Roof design incorporates sustainability features</p>	N/A	
<p>Objective 4O-1 Landscape design is viable and sustainable</p>	✓	
<p>Objective 4O-2 Landscape design contributes to the streetscape and amenity</p>	✓	
<p>Objective 4P-1 Appropriate soil profiles are provided</p>	N/A	
<p>Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance</p>	✓	
<p>Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces</p>	✓	
<p>Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members</p>	✓	

<p>Objective 4Q-2 A variety of apartments with adaptable designs are provided</p>	✓	
<p>Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs</p>	✓	
<p>Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</p>	N/A	
<p>Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse</p>	N/A	
<p>Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</p>	✓	
<p>Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</p>	✓	Promotes views over the public domain.
<p>Objective 4T-1 Awnings are well located and complement and integrate with the building design</p>	✓	
<p>Objective 4T-2 Signage responds to the context and desired streetscape character</p>	N/A	
<p>Objective 4U-1 Development incorporates passive environmental design</p>	✓	
<p>Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</p>	✓	
<p>Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation</p>	✓	
<p>Objective 4V-1 Potable water use is minimised</p>	N/A	
<p>Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters</p>	N/A	
<p>Objective 4V-3 Flood management systems are integrated into site design</p>	N/A	

<p><i>Objective 4W-1</i> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p>	<p>✓</p>	
<p><i>Objective 4W-2</i> Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<p>✓</p>	
<p><i>Objective 4X-1</i> Building design detail provides protection from weathering</p>	<p>✓</p>	
<p><i>Objective 4X-2</i> Systems and access enable ease of maintenance</p>	<p>✓</p>	
<p><i>Objective 4X-3</i> Material selection reduces ongoing maintenance costs</p>	<p>✓</p>	

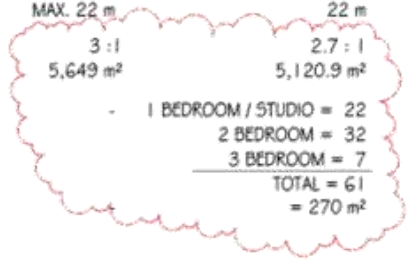
STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017



8507
37-39 PUNCHBOWL ROAD &
90 WATER ST
BELFIELD NSW, 2191
PROPOSED RESIDENTIAL DEVELOPMENT

DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01.SITE AREA	-	1,544.72m ²	N/A
GROSS SITE AREA (include road widening)	-	1,883.00m ²	N/A
02.ZONE	B2	-	YES
03.BUILDING HEIGHT	MAX. 22 m	22 m	YES
04.FSR (Gross Site Area)	3 : 1 5,649 m ²	2.7 : 1 5,120.9 m ²	YES
05.NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 22 2 BEDROOM = 32 3 BEDROOM = 7 TOTAL = 61 = 270 m ²	-
COMMERCIAL AREA			
06.CAR SPACE			
- COMMERCIAL	1 per 40 m ² = 6.75		
- 1 BEDROOM / STUDIO	1 per UNIT 22 UNIT = 22		
- 2 BEDROOM	1.5 per UNIT 32 UNIT = 48		
- 3 BEDROOM	2 per UNIT 7 UNIT = 14		
- VISITOR	0.2 per UNIT 61 x 0.2 = 12.2		
- CAR WASH BAY	1		
	CAR SPACES REQUIRED = 104	CAR SPACE PROVIDED = 104	YES
07.SOLAR ACCESS	70 %	73.77 % (45 OF 61 UNITS)	YES
08.CROSS VENTILATION	60 %	62.3 % (38 OF 61 UNITS)	YES
09.ADAPTABLE UNIT	15% OF 61 UNITS = 10 UNIT	10 UNIT	YES
10.DEEP SOIL ZONE	108.1304 m ² (7 % OF SITE)	115 m ² (7.44 % OF SITE)	YES
11.LANDSCAPE	386.18 m ² (25 % OF SITE)	450 m ² (29.13 % OF SITE)	YES
12.COMMON OPEN SPACE	386.18 m ² (25 % OF SITE)	386.18 m ² (25 % OF SITE)	YES
13.SITE COVERAGE	772.36 m ² (50 % OF SITE)	748.3 m ² (48.44 % OF SITE)	YES



SITE LOCATION

C AMENDED RESPONSE TO COUNCIL 26/05/18 JL
 B ADDITIONAL INFORMATION FOR COUNCIL 18/09/17 JL
 A SUBMITTED FOR SUBMISSION 28/04/17 JL
 TITLE AMENDMENT DATE 08/04/18

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Ruthie Wai Chung Kuoilhar Wai (reg. #576) - Nominated Architect

PROJECT STATUS:
 Development Application

PROJECT NAME:
 PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST

BELFIELD NSW, 2191

LGA:
 TRUE NORTH

SHEET TITLE:
 LOCATION ANALYSIS

1 : 3300 @ A1 sheet
 SCALE

JSR No. DA-001
 DRAWING NO.

BASIX Specifications

37 - 39 Punchbowl Road & 90 Water Street
 Belfield NSW 2191

BASIX Certificate:
 R29246M_02

The below specifications refer to all 61 Dwellings in the project

Water Commitments

Shower Heads:	3 Star (+4.5 lpd => 6 Litres)
Toilets:	3 Star
Kitchen and Bathroom Taps:	3 Star
Dishwasher:	4 Star

Energy Commitments

Hot Water System:	Central Gas
Bathroom, Kitchen, Laundry Ventilation:	Individual Fans ducted
Air Conditioning (Heating & Cooling):	1 phase cooling 2.5 Stars heating 2 Stars
Cooktop and Oven:	Gas Cooktop Gas Oven

Please refer to BASIX report dated 31/10/2017 for detailed commitment requirements

Specifications - All 61 Dwellings

Building Elements	Material	Insulation Details
External Walls	Various refer to plans	R1
Internal Walls	Plasterboard on studs	N/A
Ceiling	Plasterboard	R 2.5 Bulk Insulation top floor units.
Roof	Concrete - Medium Colour	
Floors	Concrete slab on ground	
Windows	Improved Aluminum Frame Single Glazed	Uval 5.91 SHOC 0.73



**STRATHFIELD COUNCIL
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 30 November 2017



ZONING: B2 (LOCAL CENTRE)



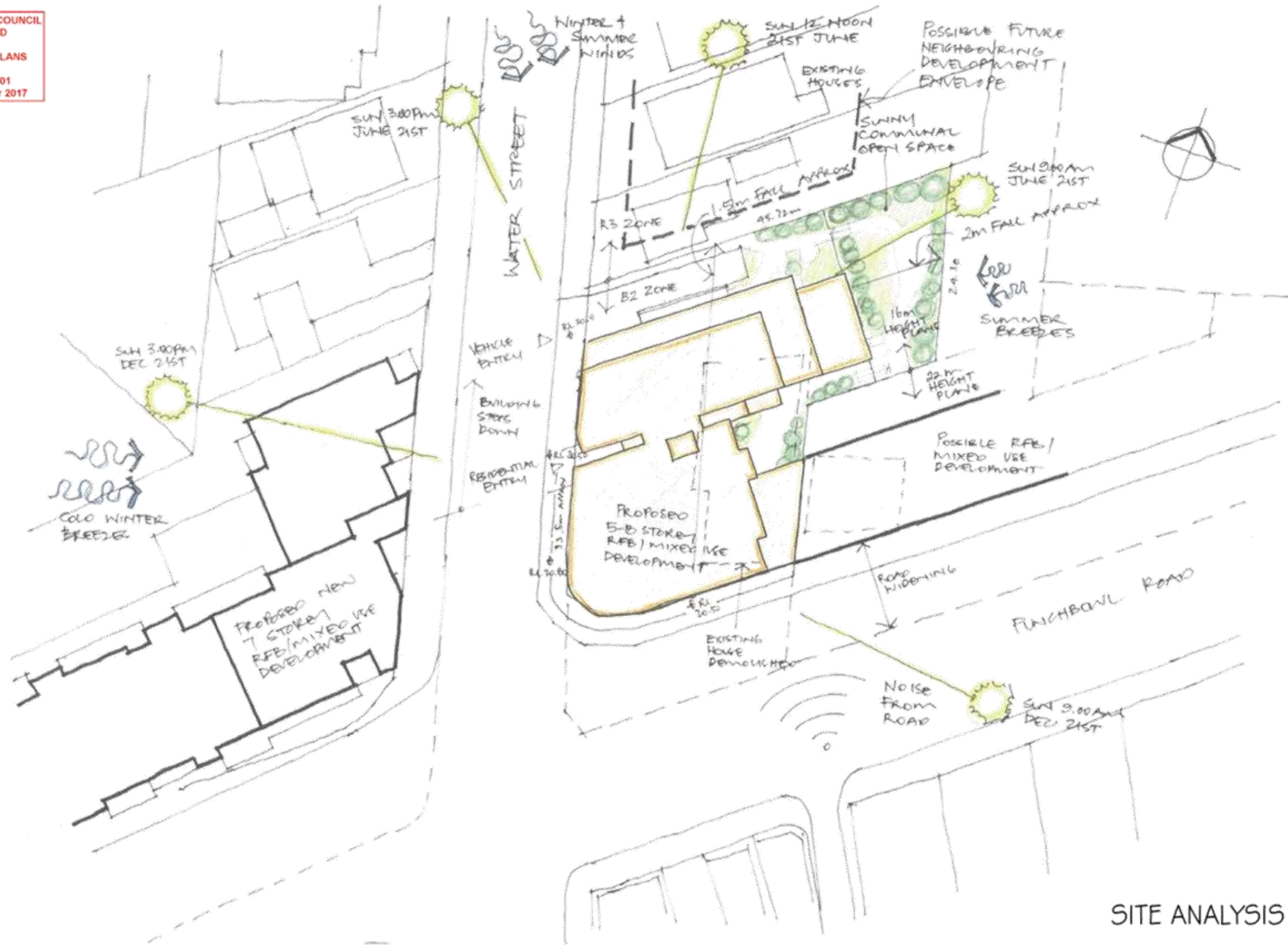
BUILDING HEIGHT: 16/22 m



FSR: 3:1

KEY SITES

STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017



SITE ANALYSIS



VIEW SOUTH FROM WATER ST



VIEW NORTH TOWARDS DEVELOPMENT SITE



VIEW WEST FROM PUNCHBOWL ROAD



C AMENDED RESPONSE TO COUNCIL 26/05/18 R.
B ADDITIONAL INFORMATION FOR COUNCIL 18/09/17 R.
A SUBMITTED SUBMISSION 28/04/17 R.
DATE 08/04/18
SHEET AMENDMENT DATE 08/04/18
DRAWING NUMBER 2017-101-01-001-01

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Ruthie Wai Chung Kuoilhar (reg. 4578) - Registered Architect

PROJECT NAME:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST

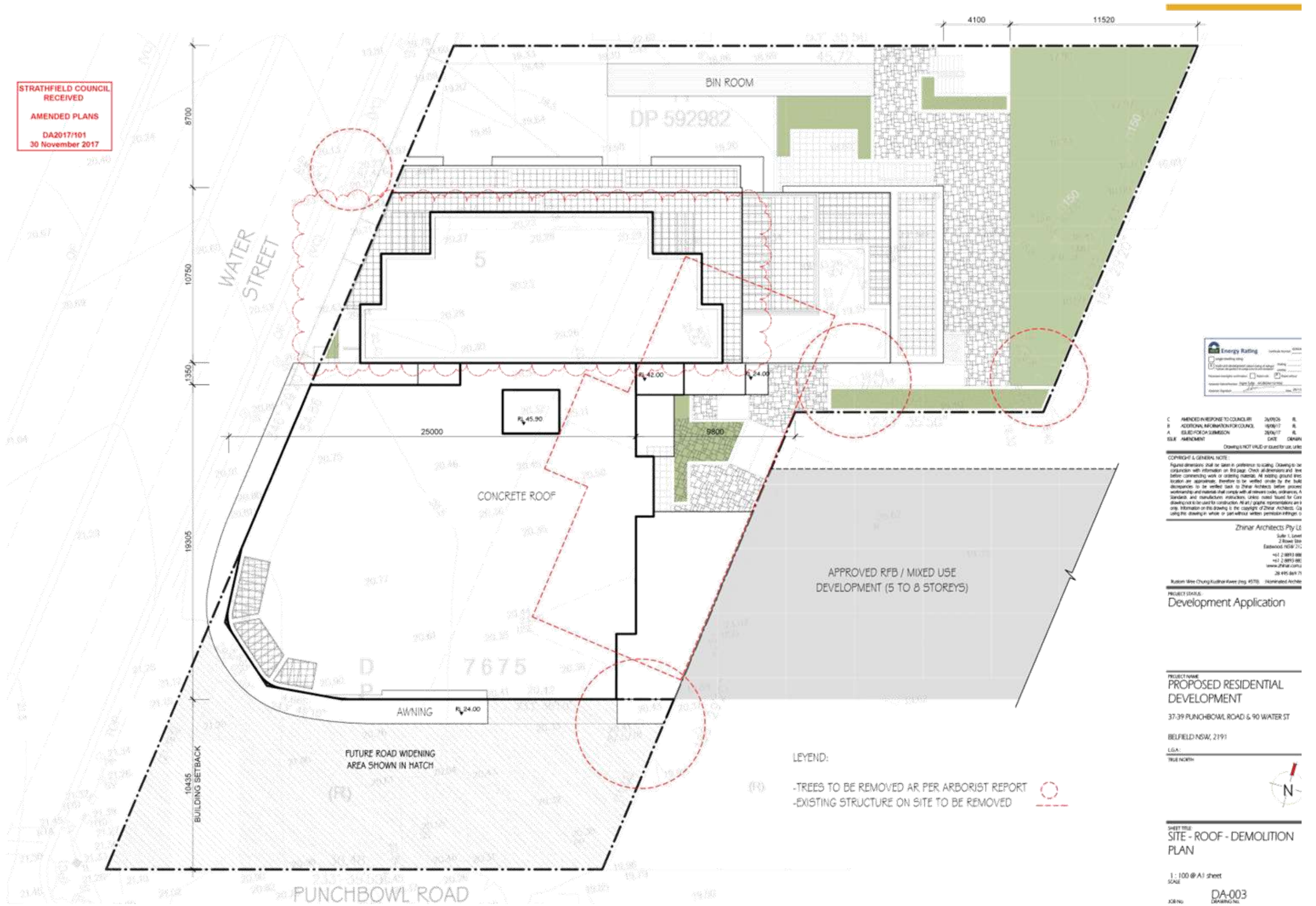
BELFIELD NSW, 2191

LGA:
TRUE NORTH



SHEET TITLE:
SITE ANALYSIS

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SCALE
JOB NO: DA-002
DRAWING NO:



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AMENDED PLANS
DA2017/101
30 November 2017



Energy Rating

Energy Rating: 6

Energy Rating Legend:

- Energy Rating: 6
- Energy Rating: 5
- Energy Rating: 4
- Energy Rating: 3
- Energy Rating: 2
- Energy Rating: 1

Energy Rating Legend Description:

- Energy Rating: 6: Energy consumption $100 \text{ kWh/m}^2 \text{ per year}$
- Energy Rating: 5: Energy consumption $100 \text{ kWh/m}^2 \text{ per year}$
- Energy Rating: 4: Energy consumption $100 \text{ kWh/m}^2 \text{ per year}$
- Energy Rating: 3: Energy consumption $100 \text{ kWh/m}^2 \text{ per year}$
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Energy Rating Legend Reference:

- Energy Rating: 6: Energy consumption $100 \text{ kWh/m}^2 \text{ per year}$
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C. AMENDED RESPONSE TO COUNCIL	26/05/17	IL
B. ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	IL
A. SUBMITTED FOR SUBMISSION	28/04/17	IL
DATE	DATE	DATE
ISSUE	ASSESSMENT	DRAWING/NOT VALID or used for use, Unit

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Ruthie Wai Chung Kochariwaee (reg. 4576) - Nominated Architect

PROJECT TYPE: Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
 37-39 PUNCHBOWL ROAD & 90 WATER ST
 BELFIELD NSW, 2191
 LGA:
 TRUE NORTH



SHEET TITLE: BASEMENT 3

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 DA-101
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STRATHFIELD COUNCIL RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017



C AMENDED RESPONSE TO COUNCIL: 26/06/18 RL
 B ADDITIONAL INFORMATION FOR COUNCIL: 18/09/17 RL
 A SUBMITTED FOR SUBMISSION: 28/04/17 RL
 S/E AMENDMENT DATE: 30/11/17

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 contractor to be verified back to Zhar Architects before ground
 work commences and materials that comply with all relevant codes, ordinances, A
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Rutton-Woo Chung Kuo-han-River (reg. 4578) - Nominated Architect

Development Application

PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST

BELFIELD NSW, 2191

LGA:
TRUE NORTH



SHEET TITLE: BASEMENT 2

1 : 100 @ A1 sheet
SCALE
DA-102
DRAWING NO.

STRATHFIELD COUNCIL RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017



Energy Rating

Energy Rating: Single dwelling only
 Single residential building (other than a house)
 Multi-residential building (other than a house)
 Commercial building (other than a house)

Minimum Energy Requirement: None Standard
 Maximum Energy Use: None Standard

Assessment Date: 28/02/17

C	AMENDED RESPONSE TO COUNCIL	26/02/18	RL
B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A	ESSENTIAL SUBMISSION	28/02/17	RL
FILE	ASSESSMENT	DATE	STATUS

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Ruthie Wai Chung Kuochar (Reg 4576) - Nominated Architect

Development Application

PROJECT NAME:
 PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST
 BELFIELD NSW, 2191

LGA:
 TRUE NORTH



SHEET TITLE:
BASEMENT 1

1 : 100 @ A1 sheet
 SCALE

DA-103
 DRAWING NO.

STRATHFIELD COUNCIL
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AMENDED PLANS
DA2017/101
30 November 2017



Energy Rating

Star Rating: 4.5

Energy Use: 10.5 kWh/m²/yr

Greenhouse Gas Emissions: 1.5 tCO₂e/m²/yr

Water Use: 10.5 kL/m²/yr

Energy Star: 4.5

C	AMENDED IN RESPONSE TO COUNCIL	26/05/17	RL
B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A	SCHEMATIC SUBMISSION	28/04/17	RL
1	ASSESSMENT	DATE	STATUS

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Ruthie-Mae Chung-Kuohar-Kwee (reg. 4576) - Nominated Architect

Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRUE NORTH



SHEET TITLE:
GROUND FLOOR PLAN

1 : 100 @ A1 sheet
SCALE
DA-104
DRAWING NO.

STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017



Energy Rating

Energy Rating: 4.5

Energy Rating Legend:

- Energy Rating: 4.5
- Energy Rating: 4.0
- Energy Rating: 3.5
- Energy Rating: 3.0
- Energy Rating: 2.5
- Energy Rating: 2.0
- Energy Rating: 1.5
- Energy Rating: 1.0
- Energy Rating: 0.5
- Energy Rating: 0.0

C. AMENDED IN RESPONSE TO COUNCIL	26/05/17	RL
B. ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A. SUBMITTED FOR SUBMISSION	28/04/17	RL
DATE	DATE	DATE
DATE	DATE	DATE

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Robert Woon Chung Kuochariwee (reg. 4576) - Homestead Archt

Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST
 BELFIELD NSW, 2191

LGA:
 TRIBE NORTH



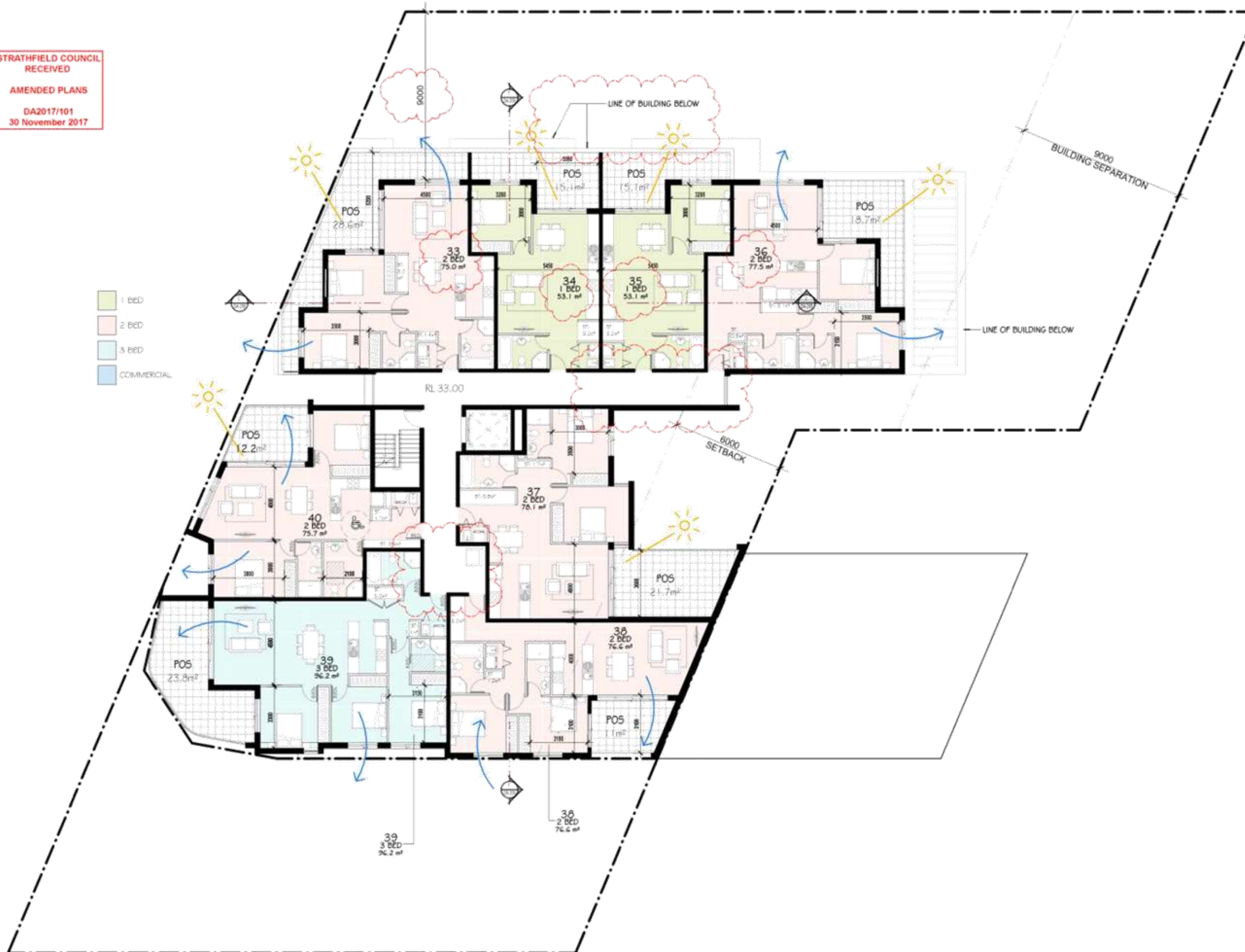
SHEET TITLE:
TYPICAL FLOOR PLAN L1-L3

1 : 100 @ A1 sheet
 SCALE

DA-105
 DRAWING NO.

STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017

- 1 BED
- 2 BED
- 3 BED
- COMMERCIAL



C. AMENDED RESPONSE TO COUNCIL	26/05/17	RL
D. ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A. SUBMITTED FOR SUBMISSION	28/04/17	RL
DATE	DATE	DATE

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Ruthie Wai Chung Koohar Kwee (reg. 4578) - Nominated Architect

Development Application

PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST

BELFIELD NSW, 2191

LGA:
TRUE NORTH



SHEET TITLE
FLOOR PLAN L4

1 : 100 @ A1 sheet
SCALE
DA-106
DRAWING NO.

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DA2017/101
30 November 2017



C. AMENDED RESPONSE TO COUNCIL	26/05/17	RL
D. ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A. SUBMITTED FOR SUBMISSION	28/04/17	RL
DATE	DATE	DATE

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Ruthie Wai Chung Kuoilwa (reg. 4576) - Homestead Archite

Development Application

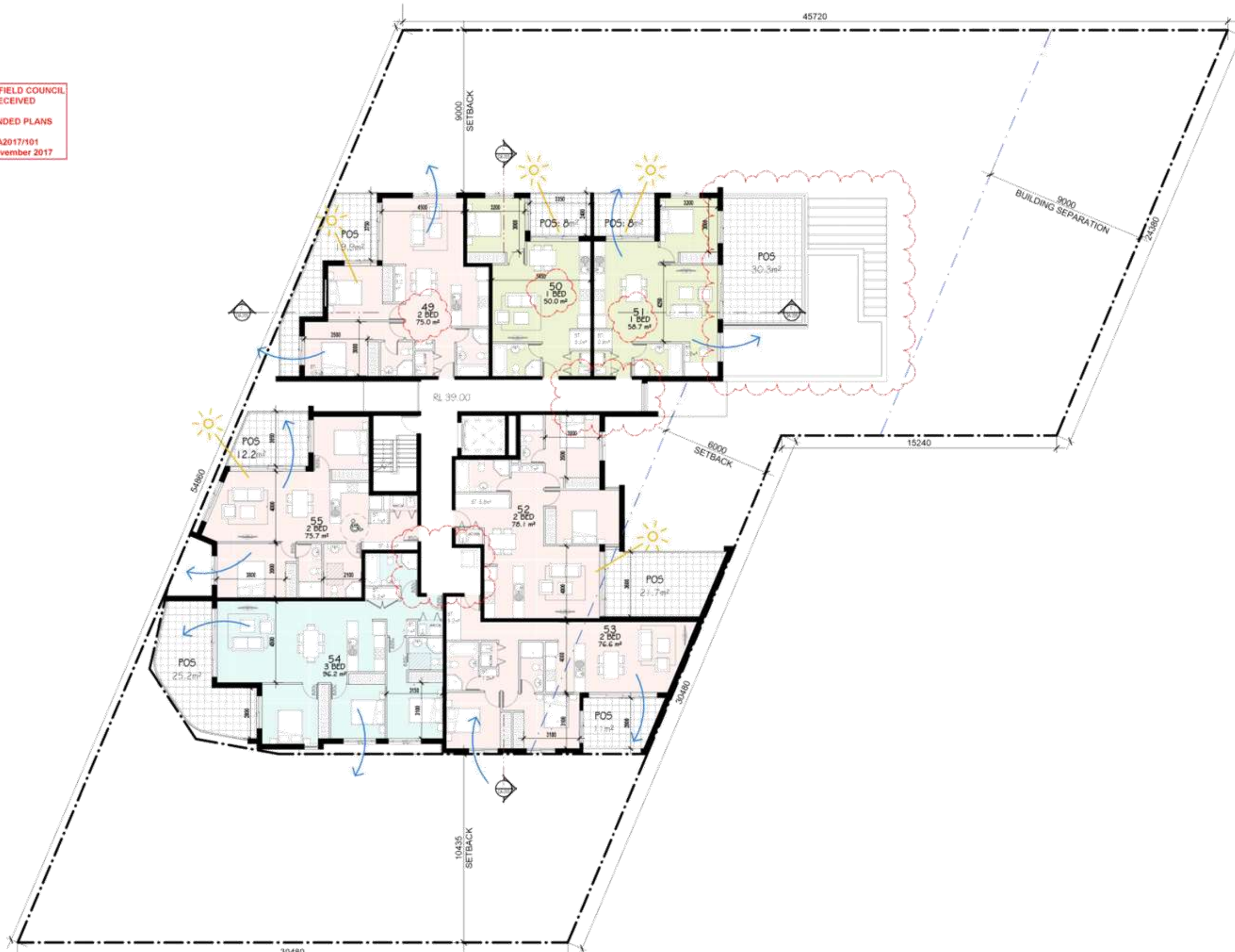
PROJECT NAME
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRIBE NORTH



SHEET TITLE
FLOOR PLAN L5

1 : 100 @ A1 sheet
SCALE
JOB No. DA-107
DRAWING No.

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DA2017/101
30 November 2017



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B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A	SUBMITTED FOR SUBMISSION	28/04/17	RL
DATE	DATE	DATE	DATE

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Rustom Wase Chung Kunalhar Wase (reg. 4576) - Nominated Architect

Development Application

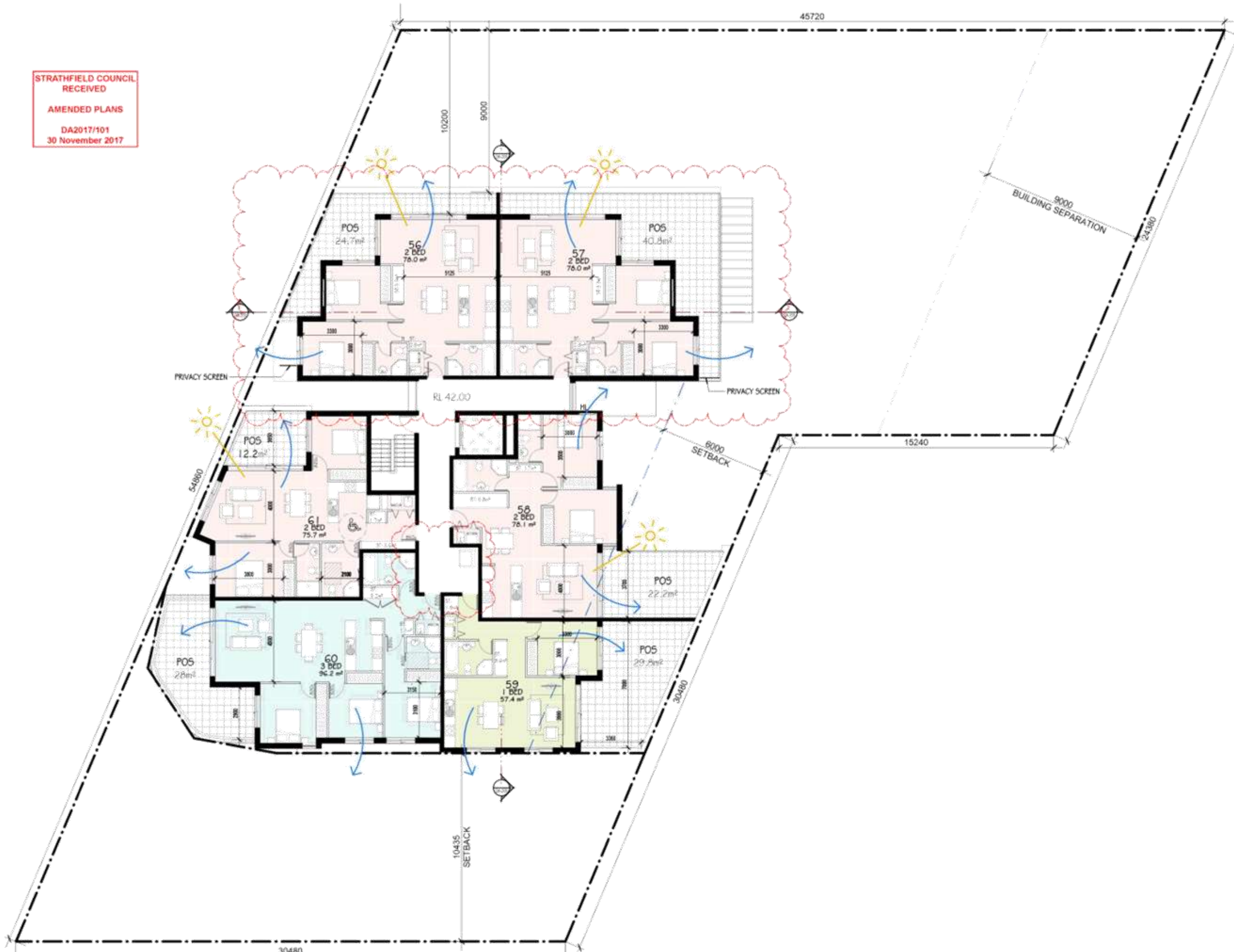
PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRUE NORTH



SHEET TITLE:
FLOOR PLAN L6

1 : 100 @ A1 sheet
SCALE
JOB No. **DA-108**
DRAWING No.

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30 November 2017



C	AMENDED RESPONSE TO COUNCIL	26/05/18	RL
B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A	SUBMITTED FOR SUBMISSION	28/04/17	RL
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

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Ruthie Wai Chung Kuoilhar Wai (reg. 4576) - Nominated Architect

PROJECT NAME:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
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SHEET TITLE:
FLOOR PLAN L7

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SCALE
JOB NO. **DA-109**
DRAWING NO.

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30 November 2017



WATER STREET ELEVATION
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



REVISION	DATE	BY	DESCRIPTION
C	26/05/18	RL	AMENDED IN RESPONSE TO COUNCIL
B	18/09/17	RL	ADDITIONAL INFORMATION FOR COUNCIL
A	28/04/17	RL	AS PER FOR SUBMISSION
DATE	DATE	DATE	DATE

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Ruthie Mae Chung (Licence No. 4576) - Registered Architect

PROJECT NAME:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRUE NORTH

SHEET TITLE:
WEST ELEVATION - STREETScape
1 : 100 @ A1 sheet
SCALE
JOB No. DA-201
DEPARTMENTAL

STRATHFIELD COUNCIL
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DA2017/101
30 November 2017



East Elevation
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



C	AMENDED RESPONSE TO COUNCIL	26/05/18	RL
B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A	SEAL FOR SUBMISSION	28/04/17	RL
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

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Development Application

PROJECT NAME
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRUE NORTH

SHEET TITLE
EAST ELEVATION

1 : 100 @ A1 sheet
SCALE
DA-202
JOB No

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DA2017/101
30 November 2017



PUNCHBOWL ROAD / STREET ELEVATION

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



C AMENDED IN RESPONSE TO COUNCIL 26/05/18 RL
B ADDITIONAL INFORMATION FOR COUNCIL 18/09/17 RL
A SUBMITTED FOR SUBMISSION 28/04/17 RL
DATE 08/04/18
DRAWING NUMBER 2017-04-0000000000

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Ruthie Wai Chung Kuoilhar Wai (reg. 4576) - Registered Architect

PROJECT NAME:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST

BELFIELD NSW, 2191

LGA:
TRUE NORTH

SHEET TITLE:
SOUTH ELEVATION - STREETScape

1 : 100 @ A1 sheet
SCALE
JOB No: DA-203
DRAWING No:

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30 November 2017



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A SUBMITTED FOR SUBMISSION 28/04/17 RL
DATE 08/04/17

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Ruthie Mae Chung Kuochar-Kwee (reg. 4576) - Nominated Architect

PROJECT NAME:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191

LGA:
TRUE NORTH

SHEET TITLE:
NORTH ELEVATION

1 : 100 @ A1 sheet
SCALE
DA-204
JOB No

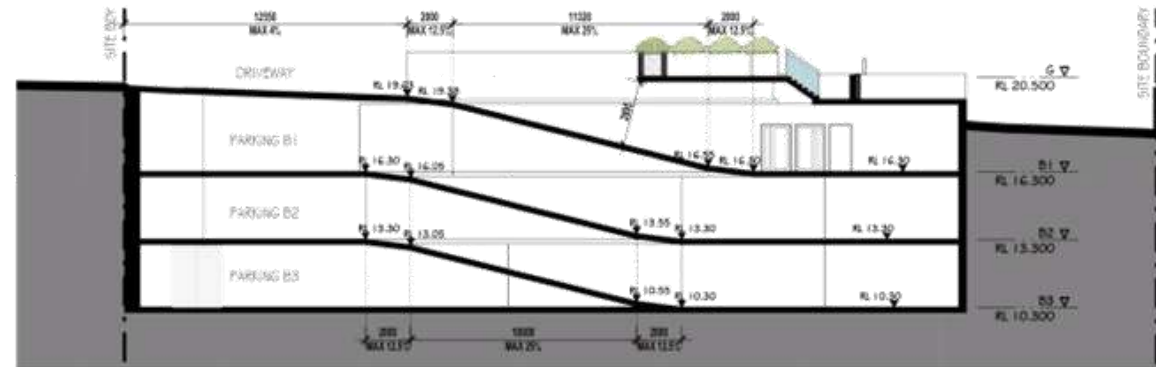
North Elevation
1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



Section 1
1 : 150 @ A1 sheet
1 : 200 @ A3 sheet

Section 2
1 : 150 @ A1 sheet
1 : 200 @ A3 sheet

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DA2017/101
30 November 2017



Section 3
1 : 150 @ A1 sheet
1 : 200 @ A3 sheet



C AMENDED RESPONSE TO COUNCIL 26/05/17
B ADDITIONAL INFORMATION FOR COUNCIL 18/09/17
A SUBMITTED FOR SUBMISSION 28/04/17
DATE SUBMITTED 28/04/17

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Ruthie-Mee Chung (Licence No. 4576) - Nominated Architect
PROJECT NAME:
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRUE NORTH

SHEET TITLE:
SECTIONS

1 : 150 @ A1 sheet
SCALE
JOB NO. DA-205
DRAWING NO.



COLOUR & MATERIAL SCHEDULE

- 01. FACE BRICK WALL
AUSTRAL - INDULGENCE
- 02. WALL - APPLIED TEXTURE PAINT FINISH - TYPE 1
PAINT - DULUX - LEXICON QUARTER
- 03. WALL - APPLIED TEXTURE PAINT FINISH - TYPE 2
PAINT - DULUX - DOMINO
- 04. WALL - APPLIED TEXTURE PAINT FINISH - TYPE 3
PAINT - DULUX - RED BOX
- 05. FEATURE WALL - SKYON COMPOSITE
BOARD CLADDING - LIGHT GREY
- 06. FEATURE WALL
SANDSTONE CLADDING
- 07. WINDOWS FRAME
DULUX POWDERCOATED - DARK GREY
- 08. WINDOWS
CLEAR GLASS
- 09. ROOF SCREEN
MANUFACTURED POWDERCOAT - DARK
GREY
- 10. RAILING, POST & STRUCTURE
DULUX POWDERCOAT - SILVER GREY
- 11. GLASS BALUSTRADE
CLEAR GLASS PANEL



C	AMENDED RESPONSE TO COUNCIL	20/05/17	RL
B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	RL
A	EXEUTIVE SUBMISSION	28/04/17	RL
FILE	ASSESSMENT	DATE	STATUS

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Ruthie Wai Chung Koohar (reg. 4576) - Nominated Architect

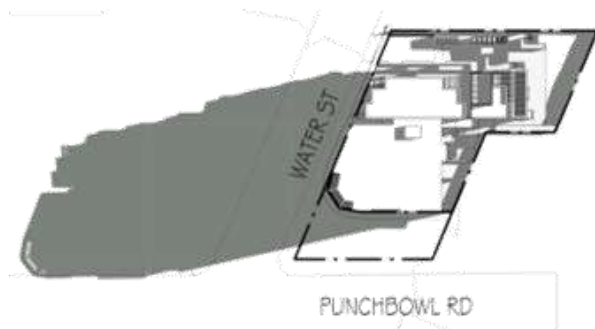
Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL
DEVELOPMENT
37-39 PUNCHBOWL ROAD & 90 WATER ST
BELFIELD NSW, 2191
LGA:
TRUE NORTH

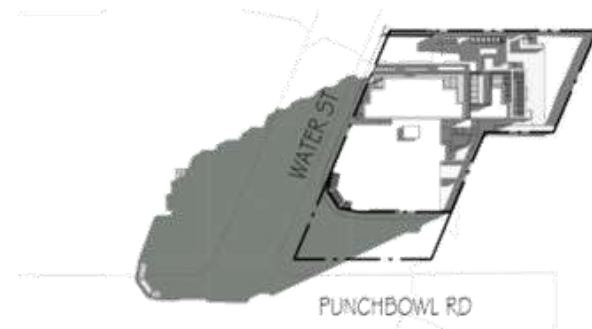
SHEET TITLE:
MATERIAL SCHEDULE

As indicated @ A1 sheet
SCALE
JOB NO: DA-301
DRAWING NO:

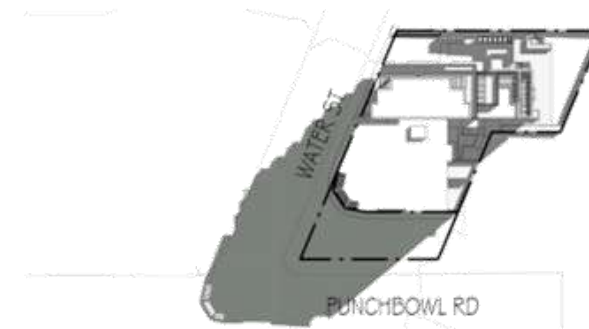
STRATHFIELD COUNCIL
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AMENDED PLANS
DA2017/101
30 November 2017



22 June - 9am



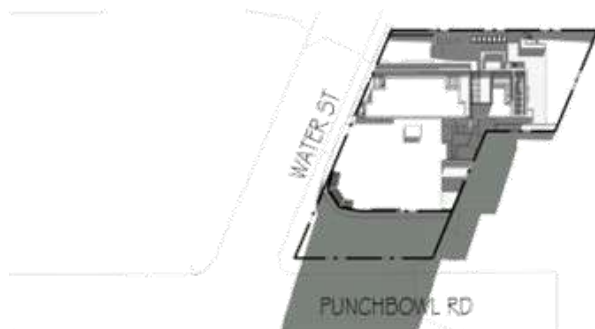
22 June - 10am



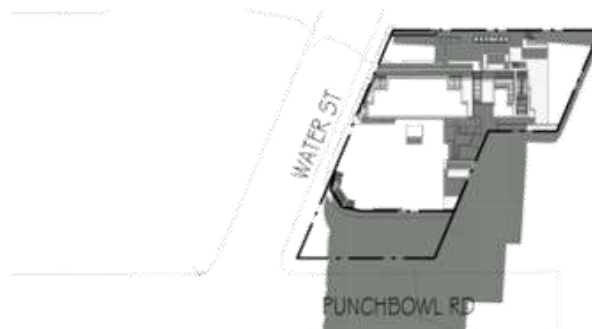
22 June - 11am



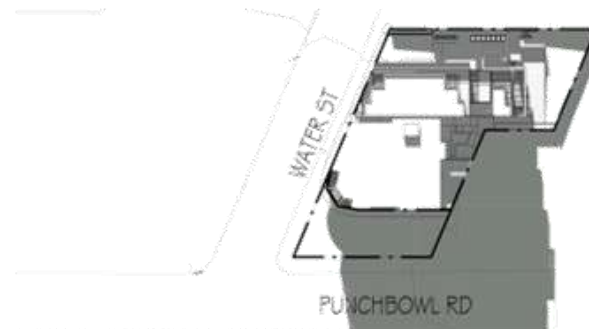
22 June - 12 noon



22 June - 1 pm



22 June - 2 pm



22 June - 3 pm



C	AMENDED IN RESPONSE TO COUNCIL	20/06/17	RL
B	ADDITIONAL INFORMATION FOR COUNCIL	18/06/17	RL
A	SKETCH FOR SUBMISSION	28/04/17	RL
FILE	AMENDMENT	DATE	STATUS

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Author: Miao Chung Kuo/ArchiWare (reg. #578) - Nominated Architect
 PROJECT STATUS: Development Application

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT
 37-39 PUNCHBOWL ROAD & 90 WATER ST
 BELFIELD NSW, 2191
 LGA:
 TRUE NORTH



SHEET TITLE:
SHADOW DIAGRAMS

1 : 750 @ A1 sheet
 SCALE
 JOB No: **DA-302**
 DRAWING No:

STRATHFIELD COUNCIL RECEIVED
 AMENDED PLANS
 DA2017/101
 30 November 2017



PERSPECTIVE 1

**STRATHFIELD COUNCIL
RECEIVED**

AMENDED PLANS

DA2017/101
30 November 2017

Energy Rating Certificate Number: 201800001

Single dwelling rating Rating: 4.5/6

Multi-unit development (other rating of energy) Rating: 4.5/6
How do we measure energy use in multi-unit developments?

Approved energy conservation: None As per plan

Minimum household energy target: 1.0000000000000000

Approved system: Date: 28/11/2017

C AMENDED IN RESPONSE TO COUNCIL 28/09/17 RL
 B ADDITIONAL INFORMATION FOR COUNCIL 18/09/17 RL
 A ISSUED FOR DA SUBMISSION 28/09/17 RL
 DATE: 28/09/17
 DATE: 28/09/17
 DATE: 28/09/17

Copyright & General Notes:
 Figured dimensions shall be taken in preference to scaling. Drawing to be a contractor with information on site. Check all dimensions and levels before commencing work or ordering materials. All works around trees & locations are approximate. Drawings to be used on site by the builder at their own risk. To be referred back to Zhinar Architects before proceeds workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers' instructions. Unless noted, based for Council drawing not to be used for construction. All art/ graphic representations are not only information on the drawing is the copyright of Zhinar Architects. Copy using this drawing in whole or part without written permission is illegal. csg

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 Suite 1, Level 2
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 Eastwood NSW 2122
 +61 2 8893 8888
 +61 2 8893 8833
 www.zhinar.com.au
 28 495 849 790
 Ruslan Vite Chung, Ruslan Kover (reg. 4570) : Nominated Architect

PROJECT STATUS:
 Development Application

PROJECT NAME:
 PROPOSED RESIDENTIAL DEVELOPMENT
 37-39 PUNO-BOWL ROAD & 90 WATER ST
 BELFIELD NSW, 2191
 LGA:
 BLUE MOUNTAIN



SHEET TITLE:
 PERSPECTIVE 1

@ A1 sheet
 SCALE: DA-401
 JOB No. 28/09/17



Energy Rating		Qualification Number: 10000499
<input type="checkbox"/> Single building rating	Number of buildings: 1	Rating: 1.5
<input type="checkbox"/> Multiple buildings rating (only for multi-unit residential buildings)	Number of buildings: 1	Rating: 1.5
Proposed developer contribution:	<input type="checkbox"/> None	<input type="checkbox"/> 1000000
Assessor Name/Number: Angela Taylor / 100004999	Assessor Signature: <i>[Signature]</i>	Date: 28/11/17

C	AMENDED IN RESPONSE TO COUNCIL	26/09/16	R
B	ADDITIONAL INFORMATION FOR COUNCIL	18/09/17	R
A	ISSUED FOR DA SUBMISSION	26/09/17	R
DATE	DATE	DATE	DATE

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PROJECT STATUS:
 Development Application

PROJECT NAME:
 PROPOSED RESIDENTIAL DEVELOPMENT
 37-39 PUNO-BOWL ROAD & 90 WATER ST
 BELFIELD NSW, 2191
 LGA:
 BLUE MOUNTAIN



SHEET TITLE:
 PERSPECTIVE 2

@ A1 sheet
 SCALE
 JOB No. **DA-402**
 DRAWING No.

STRATHFIELD COUNCIL RECEIVED
AMENDED PLANS
DA2017/101

PERSPECTIVE 2



- Existing trees to be removed (Refer to sheet 2)
- Proposed evergreen trees
- Proposed Deciduous tree
- Palm
- Shady leaved plants
- Low shrubs / ornaments of grasses
- Larger shrubs
- Steps up
- Private lease paving
- Common open space paving
- Gravel drives
- Lawn areas
- Timber seating benches
- Balustrading / screen
- Footpath paving
- Walls
- Proposed levels
- Survey layer under

Drawing schedule
 Sheet 1: Landscape site plan
 Sheet 2: Planting plan /
 Soil calculations



PAUL SCRIVENER
 LANDSCAPE ARCHITECTS

40 Daley Street, MARRICKVILLE NSW
 1511 St Albans Place
 Phone: 9550 9191
 Fax: 9550 9277
 www.paulscrivener.com.au
 email: paul@paulscrivener.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 3-19 PUNCHBOWL RD & WILKINSON ST,
 MARRICKVILLE, NSW

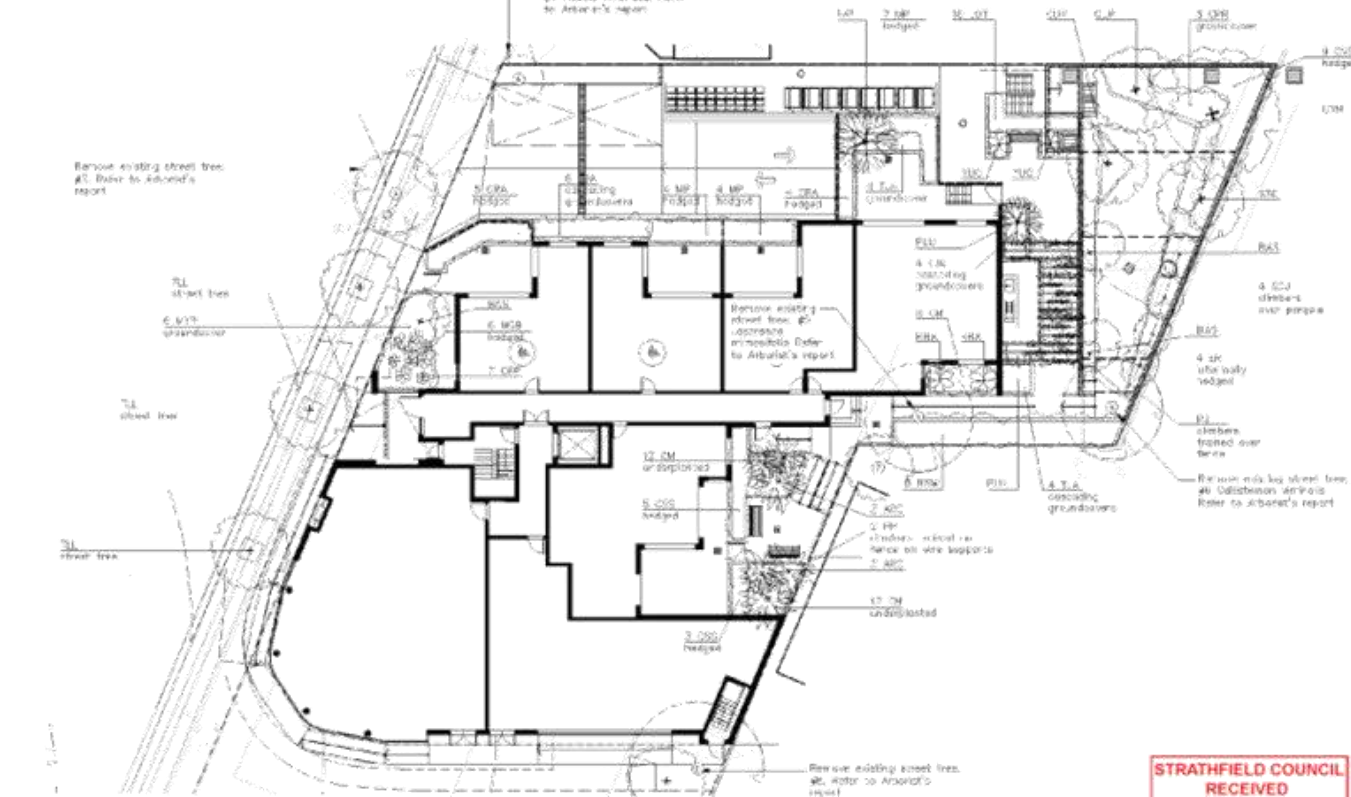
DATE: Landscape Site Plan

DATE: 3.10.17 SCALE: 1:100 @ A1
 JOB NO: 101979 SHEET NO: 1 OF 2
 DRAWN: E

APPROVED: [Signature]



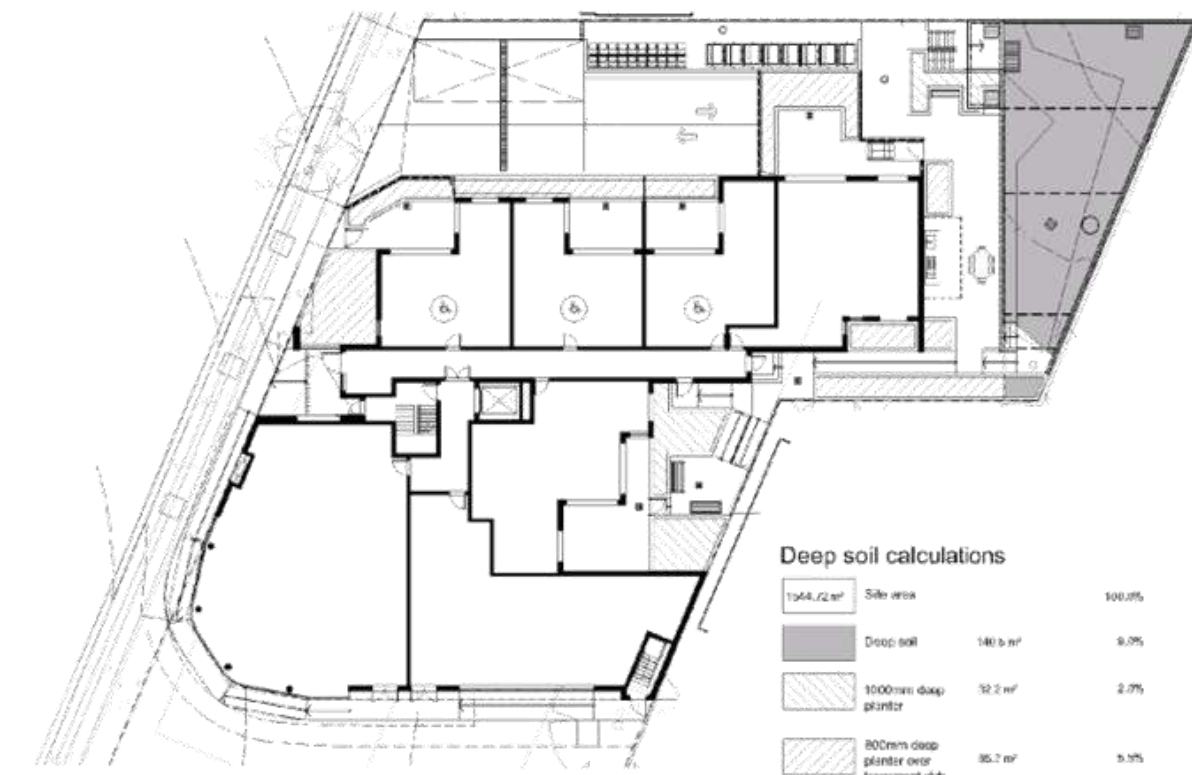
Planting plan 1:200 @ A1



Arborist:
Redgum Horticultural
Ph: 8824 8314

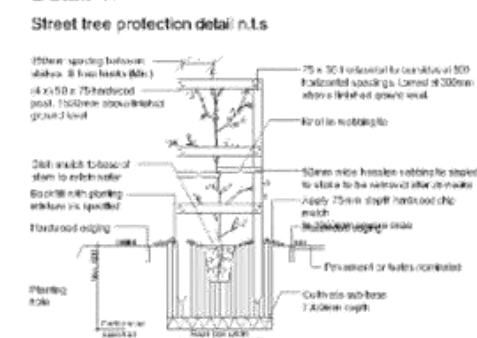
STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/101
30 November 2017

Soil areas calculations 1:200 @ A1

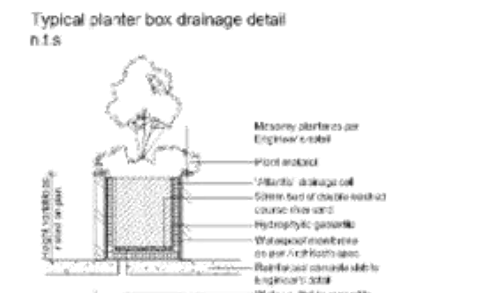


Symbol	Botanical Name	Common Name	Cont. Size	Staking	Mature height
Canopy trees					
NAC	<i>Parishia viminalis</i>	Old Man Bank-sydney native tree	750L	3x30x20H80	4-6.0M
CLP	<i>Corymbia maculata</i>	Blackbutt gum	750L	3x30x20H80	5-7.0M
CHM	<i>Corymbia maculata</i>	Blackbutt gum	750L	3x30x20H80	5-7.0M
BR	<i>Elaeagnus reticulata</i>	Bladderbush	400L	3x30x20H80	3-5.0M
LAI	<i>Lagerströmia hirsuta</i>	China tree	400L	3x30x20H80	5-6.0M
STE	<i>Stenocarpus robustus</i>	Fire wheel tree	700L	3x30x20H80	10-20.0M
TLL	<i>Tetradlea hirsuta</i>	Water Gum	700L	3x30x20H80	5-7.0M
Shrubs / standards / semi feature trees					
CPS	<i>Callitriche saxatilis</i>	Camellia	200mm	2x30x20H80	2.2-2.0M
CRA	<i>Ceanothus laevis</i>	Blueberry	200mm	hedge	2.0M
MAP	<i>Moroneja peruviana</i>	Orange lemon	200mm	hedge	1.5-2.0M
FLC	<i>Ficus religiosa</i>	Fig	200mm	hedge	3-5.0M
WFF	<i>Westringia frutescens</i>	Wattle	200mm	hedge	1.1-1.5M
WFA	<i>Westringia frutescens</i>	Wattle	200mm	hedge	2.75-1.2M
Ferns / Palms / Rare plants / ornamental bamboos					
ARC	<i>Arundinella donax</i>	Bamboo	200mm	hedge	8-12M
BOR	<i>Burmannia maritima</i>	Burmannia	200mm	hedge	5-7.0M
RHA	<i>Rhoeo variegata</i>	Wax plant	200mm	hedge	2-2.5M
YAC	<i>Yucca alopecurus</i>	Spiky Yucca	200mm	hedge	1.5M
Groundcover / Climbers					
DR	<i>Dichondra repens</i>	Kidney weed	80mm	hedge	2.1M
GFR	<i>Grewia lutea</i>	Grewia	100mm	hedge	2.2M
HR	<i>Hesperis matronalis</i>	Maryland poppy	200mm	hedge	2.0M
PH	<i>Panicum polyanthemum</i>	Coastal panicum	200mm	hedge	2.5M
PE	<i>Pennisetum polyanthemum</i>	Coastal panicum	200mm	hedge	2.5M
SCU	<i>Solanum elaeagnifolium</i>	Blackberry	200mm	hedge	2.5M
TLA	<i>Trochilostegium laetevirens</i>	Floral Star	100mm	hedge	2.0M
T	<i>Trochilostegium laetevirens</i>	Floral Star	200mm	hedge	2.0M
Ornamental grasses / strappy leaved plants					
CM	<i>Cymbopogon</i>	Strappy grass	200mm	hedge	2.5M
CLP	<i>Cymbopogon</i>	Strappy grass	200mm	hedge	2.5M
ULP	<i>Urochloa</i>	Strappy grass	100mm	hedge	2.0M
LOT	<i>Lycopodium obscurum</i>	Clubmoss	150mm	hedge	2.5M
UB	<i>Utricularia</i>	Bladderwort	200mm	hedge	2.5M

Detail 1.



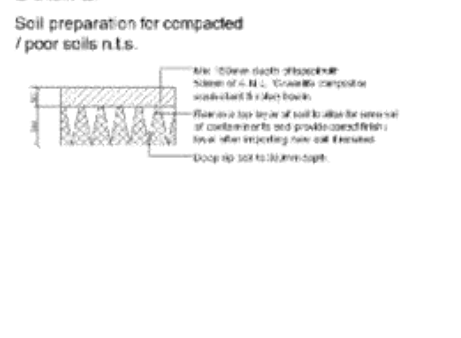
Detail 3.



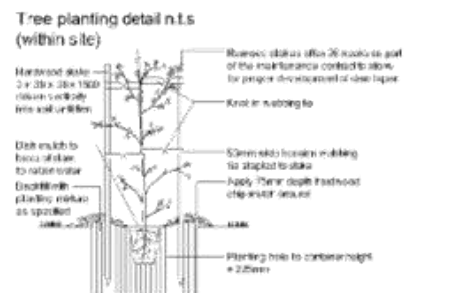
Detail 5.



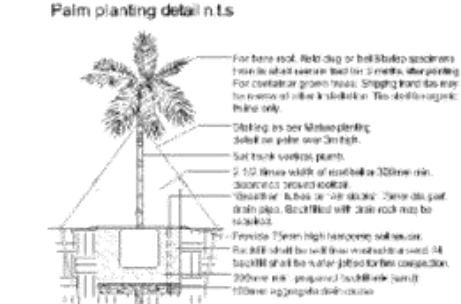
Detail 2.



Detail 4.



Detail 6.



General construction notes

1. Site preparation: Any existing trees and structures to be retained shall be protected... [text continues]
2. Site preparation: All site preparation work shall be completed prior to... [text continues]
3. Site preparation: All site preparation work shall be completed prior to... [text continues]
4. Site preparation: All site preparation work shall be completed prior to... [text continues]
5. Site preparation: All site preparation work shall be completed prior to... [text continues]
6. Site preparation: All site preparation work shall be completed prior to... [text continues]
7. Site preparation: All site preparation work shall be completed prior to... [text continues]
8. Site preparation: All site preparation work shall be completed prior to... [text continues]
9. Site preparation: All site preparation work shall be completed prior to... [text continues]
10. Site preparation: All site preparation work shall be completed prior to... [text continues]

PAUL SCRIVENES
LANDSCAPE ARCHITECTS

40 RIVERVIEW ROAD
RIVERVIEW NSW

Phone: 9820 0811
Fax: 9820 0812
www.paulscrivenes.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
25-27 PUNCHBOWL, TO 5 WATSON ST,
RIVERVIEW, NSW

DATE: 17/01/2017
DRAWN: J. H. B. 1/2017
SCALE: 1:200 @ A1
JOB No: 10/17/01
SHEET No: 7 of 7

APPROVED: [Signature]
DATE: [Date]

PROPOSED MIXED USE DEVELOPMENT

37-39 PUNCHBOWL ROAD & 90 WATER STREET, BELFIELD

NOTES

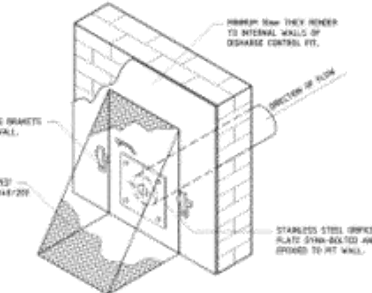
1. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
2. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
3. SLOTTED INLET IS TO BE INSTALLED PRIOR TO COMMENCING WORK. SLOTTED INLET IS TO BE MAINTAINED IN WORKING ORDER DURING THE CONSTRUCTION.
4. N.E.C. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO IDENTIFICATION OF DRAINAGE.
5. ALL THE CLEANING EYES OR INSPECTION EYES FOR THE UNDER GROUND PIPES SHALL BE KEPT OPEN UP TO THE FINISHED GRADING LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
6. ALL TERRACE FLOOR & PLANTER GRATES TO HAVE THE COLLARS NOTED.
7. ALL SITE HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.8m SHALL BE PROVIDED WITH GALVANIZED STEEL WALK OR IRON GRATES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS SHOWN.
8. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
9. THE BENCH OF ALL DRAINAGE PITS SHALL BE DENOTES TO THE WARD OF THE OUTLET PIPE.
10. ALL DUTTERS SHALL BE NUMBERED & THEY AND DIMENSIONS SHALL BE NUMBERED TO 3mm UNLESS NOTED OTHERWISE.
11. ALL STORMWATER DRAINAGE PIPES SHALL BE 150mm UNLESS NOTED OTHERWISE AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS SHOWN.
12. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL NOTIFY THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
13. ALL WALKING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-SLIPABLE MATERIAL SUCH AS DEPRESSIVE INSET GRAVEL, PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
14. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE 'DEFINITELY' BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A STRATHFIELD MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND AISA ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS SHOWN ABOVE.
15. ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS AS DETAIL PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF PRECAST/PREFAB CONSTRUCTION AND SHALL BE WATER TIGHT.
16. ALL SUB-GROUND DRAINAGE SHALL BE A MINIMUM OF 150mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE GRABER DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
17. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE PROTECTIVE COVER OF THE SITE STORMWATER SYSTEM CORRECTLY INTO THE COUNCIL'S SUB-DRAINAGE SYSTEM MATCHES THE DESIGN DETAILS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

LEGEND

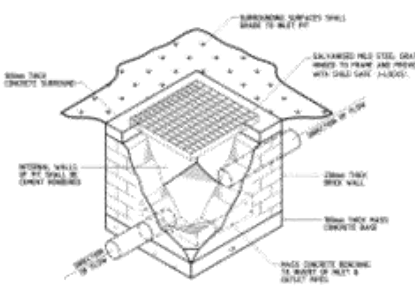
DRAINAGE LINE	---	300mm HDPE	[Symbol]
AL. LINE	—	150mm HDPE	[Symbol]
300mm HDPE	[Symbol]	SEALANT JOINTING PIT	[Symbol]
150mm HDPE	[Symbol]	CLEANING EYE OR INSPECTION EYES	[Symbol]
EXISTING LEVEL	[Symbol]	150mm HDPE	[Symbol]
DESIGN LEVEL	[Symbol]	GRABER	[Symbol]
SILT BARRETT ARROUND PIT	[Symbol]	150mm HDPE	[Symbol]
TOP OF WALL A.L. NUMBER	[Symbol]	GRABER	[Symbol]
COLOUR BOLD	[Symbol]	150mm HDPE	[Symbol]
150mm HDPE	[Symbol]	150mm HDPE	[Symbol]

SHEET INDEX

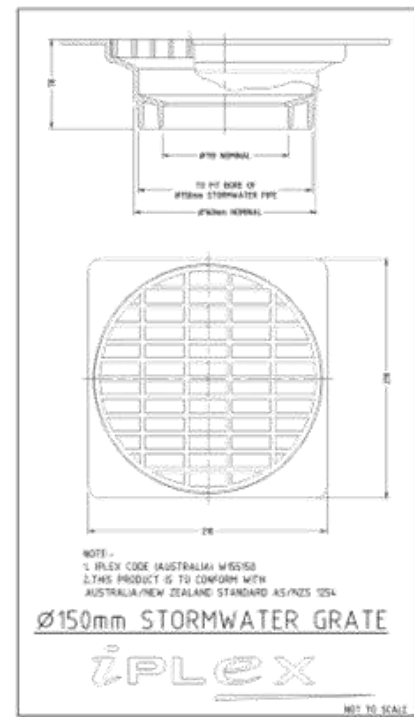
2293-DA-SW001	TITLE PAGE, NOTES AND DETAILS DRAWING
2293-DA-SW010	STORMWATER DRAINAGE LAYOUT DRAWING BASEMENT LEVEL 3 AND PUMP OUT TANK PLAN AND SECTION DETAILS AND NOTES
2293-DA-SW020	STORMWATER DRAINAGE LAYOUT DRAWING BASEMENT LEVEL 2
2293-DA-SW030	STORMWATER DRAINAGE LAYOUT DRAWING BASEMENT LEVEL 1
2293-DA-SW040	STORMWATER DRAINAGE LAYOUT DRAWING GROUND LEVEL
2293-DA-SW041	STORMWATER DRAINAGE LAYOUT DRAWING STORMFILTER TANK AND OSD PLAN AND SECTION DETAILS



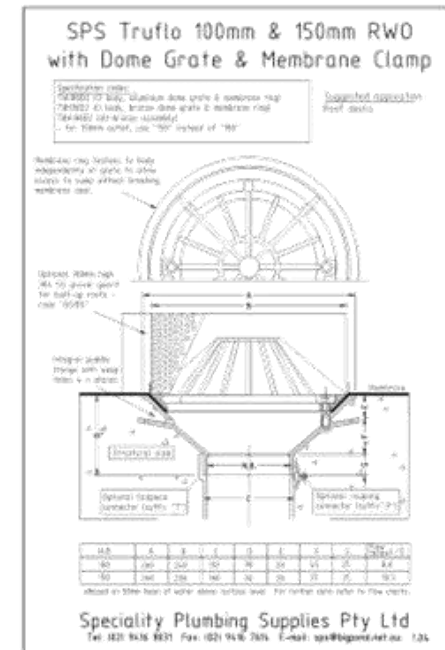
TRASH RACK INSTALLATION DETAIL
NOT TO SCALE



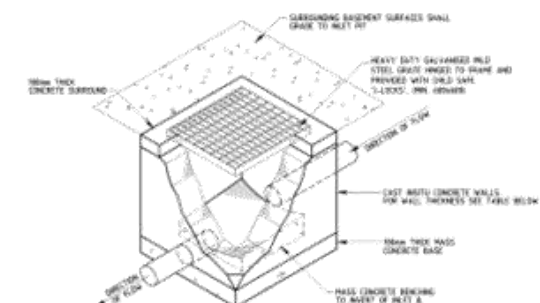
TYPICAL GRATED INLET PIT DETAIL
NOT TO SCALE



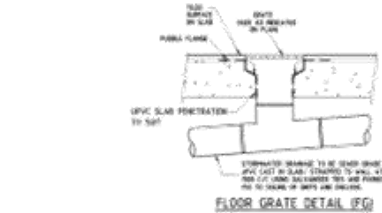
NOTE: 1. PLY CODE AUSTRALIAN W55/S1 2. THIS PRODUCT IS TO CONFORM WITH AUSTRALIA/NEW ZEALAND STANDARD AS/NZS 1534
150mm STORMWATER GRATE
IPLEX



Speciality Plumbing Supplies Pty Ltd
Tel: 021 943 8531 Fax: 021 943 7674 E-mail: sps@spespeciality.com.au



TYPICAL GRATED INLET PIT DETAIL FOR BASEMENTS
NOT TO SCALE



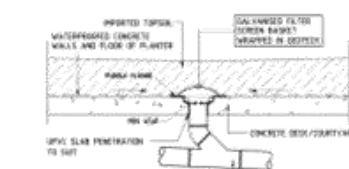
FLOOR GRATE DETAIL (PG)



GRATED DRAIN DETAIL

TABLE FOR PIT WALL THICKNESS

PIT DEPTH (mm)	WALL THICKNESS (mm)	REINFORCEMENT
0-400	75	-
401-800	75	50 x 500
801-1200	100	50 x 500



PLANTER GRATE DETAIL (PG)

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE "www.1100.com.au"

WARNING

BASEMENT PUMP OUT FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

NOTE:-

1. SIGN SHALL BE PLACED IN A CLEAR AND HIGH LOCATION WHERE VISIBLES ENTER THE BASEMENT.

2. SIGN SHALL BE PLACED IN A CLEAR AND HIGH LOCATION WHERE VISIBLES ENTER THE BASEMENT.

DANGER

CONFINED SPACE NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

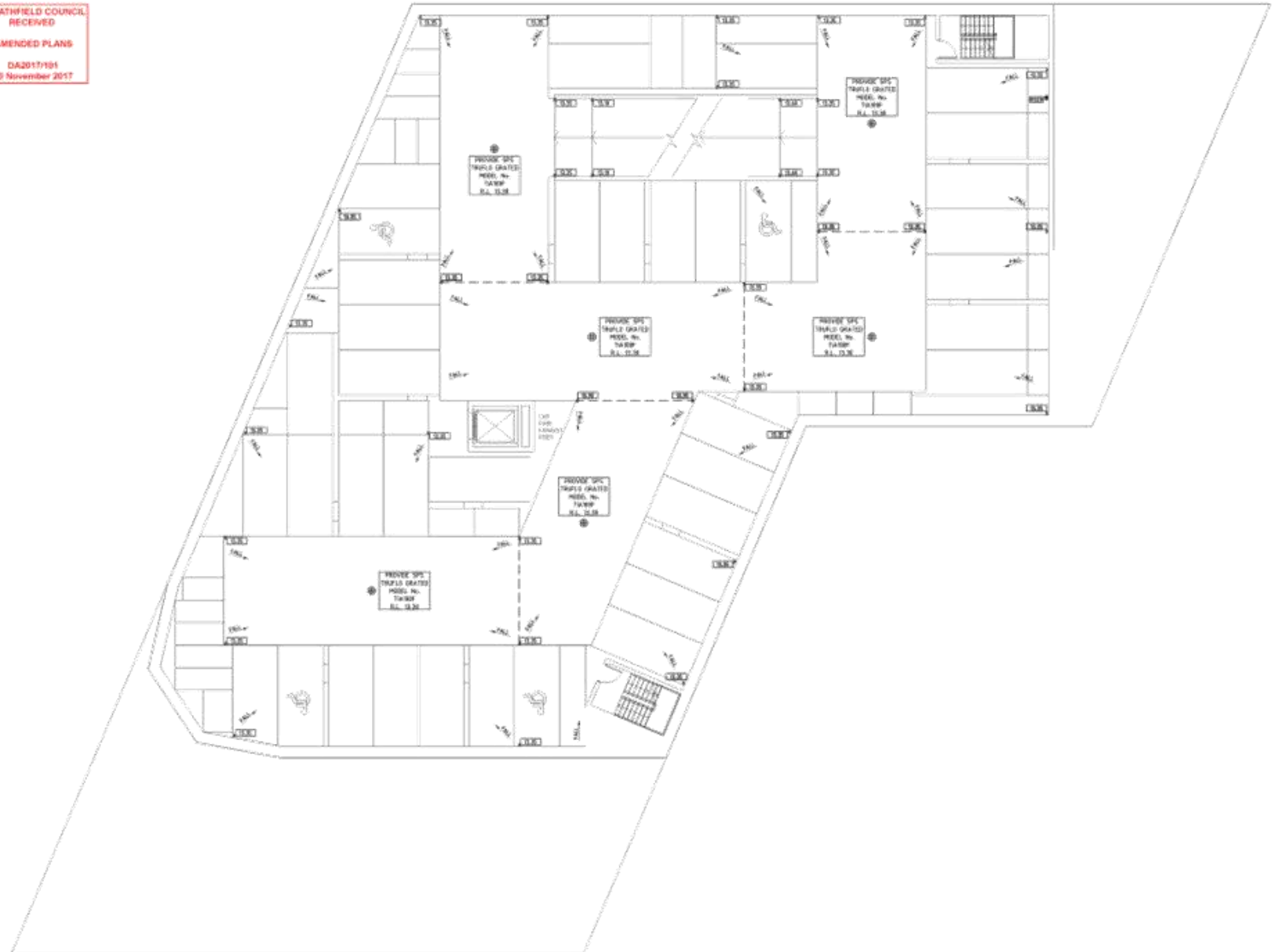
NOTE:-

1. SIGN SHALL BE PLACED IN A CLEAR AND HIGH LOCATION WHERE VISIBLES ENTER THE BASEMENT.

2. SIGN SHALL BE PLACED IN A CLEAR AND HIGH LOCATION WHERE VISIBLES ENTER THE BASEMENT.

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02/03/2018
30 November 2017

STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/001
30 November 2017



STORMWATER LAYOUT PLAN
BASEMENT 2
SCALE 1:100

SPS Truflo with Class C Heavy-Duty Flat Grate (1-Piece Grate, No Membrane Clamp)

INSTALLATION NOTES:
 - NEVER install in any aggressive acids
 - NEVER install in any aggressive alkalis
 - NEVER install in any aggressive oils
 - NEVER install in any aggressive solvents
 - NEVER install in any aggressive detergents
 - NEVER install in any aggressive cleaning agents

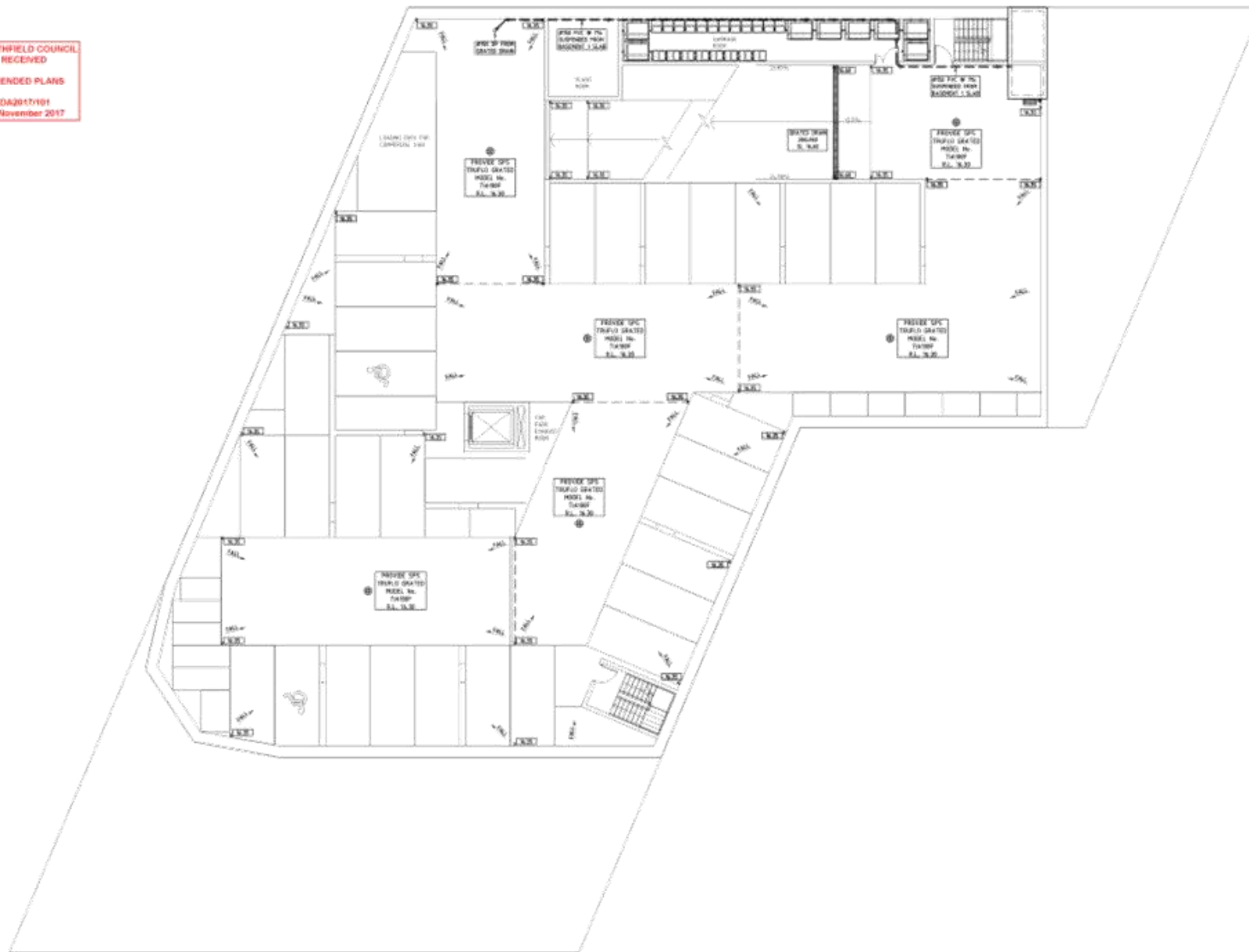
Suggested applications:
 - For pits
 - For manholes
 - For floor drains

SPS Truflo with Class C Heavy-Duty Flat Grate (1-Piece Grate, No Membrane Clamp)

Speciality Plumbing Supplies Pty Ltd
 Tel: (02) 9436 8028 Fax: (02) 9436 7676 E-mail: sales@spplumbing.com.au 102

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STRATHFIELD COUNCIL
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DA2017/101
20 November 2017



STORMWATER LAYOUT PLAN
BASEMENT 1
SCALE 1:100

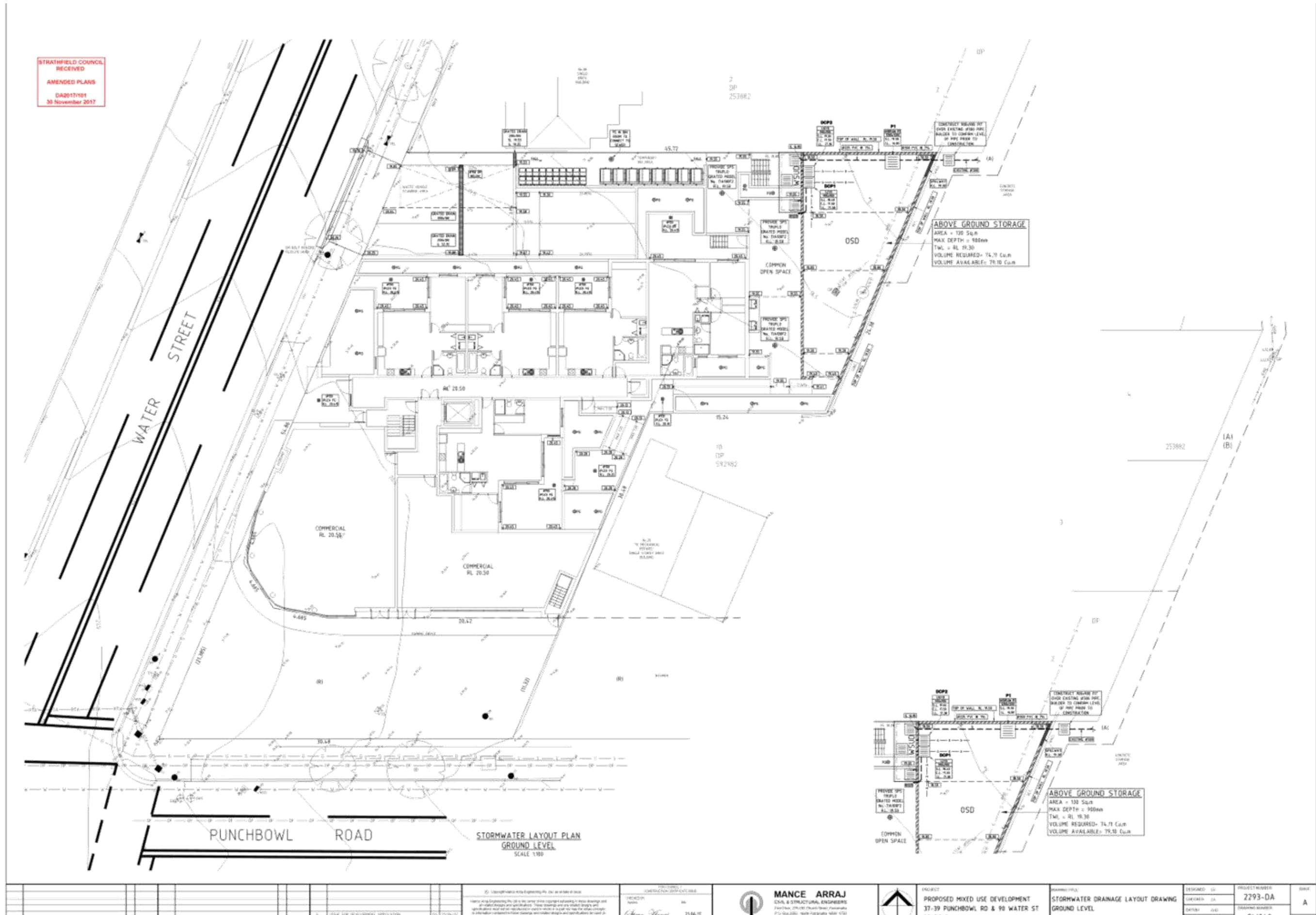
SPS Trufla with Class C Heavy-Duty Flat Grate
(1-Piece Grate, No Membrane Clamp)

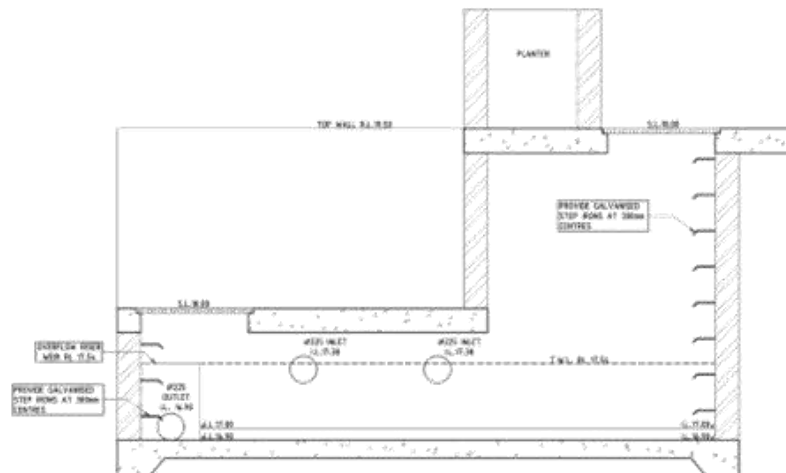
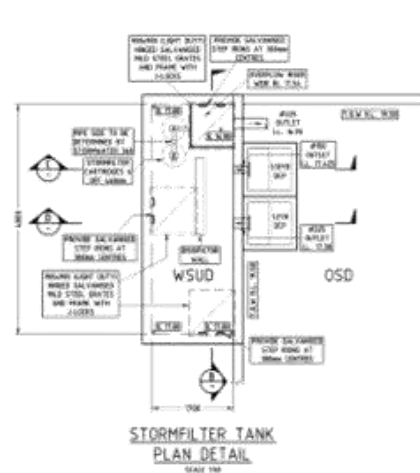
Technical notes:
 1. Trufla must be installed on a bed of compacted gravel.
 2. Trufla must be installed on a bed of compacted gravel.
 3. Trufla must be installed on a bed of compacted gravel.
 4. Trufla must be installed on a bed of compacted gravel.

Suggested applications:
 Car park drains
 Foot paths

Speciality Plumbing Supplies Pty Ltd
 Tel: 021 916 8831 Fax: 021 916 7874 E-mail: sps@spgsupplies.com.au

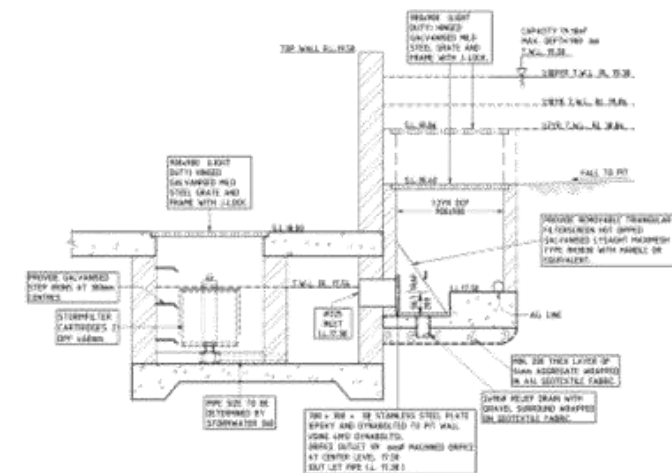
<p>© Copyright Mance Arraj Engineering Pty Ltd. All rights reserved. Mance Arraj Engineering Pty Ltd is a company limited by guarantee. It is a company limited by guarantee. It is a company limited by guarantee. It is a company limited by guarantee.</p>		<p>PROJECT: PROPOSED MIXED USE DEVELOPMENT 37-39 PUNCHBOWL RD & 90 WATER ST</p>	<p>DESIGNED BY: [Name] CHECKED BY: [Name] DATE: [Date]</p>	<p>PROJECT NUMBER: 2793-DA DRAWING NUMBER: [Number]</p>	<p>SCALE: A</p>
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STORMFILTER TANK SECTION B

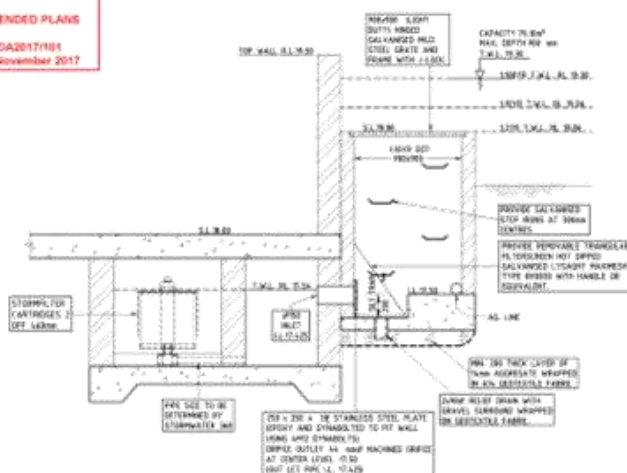
NOTE:- FOR WSUD TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS.



STORMFILTER TANK AND 1:2YR DCP SECTION C

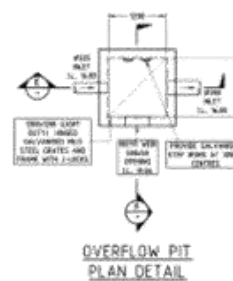
NOTE:- FOR WSUD TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS.

STRATHFIELD COUNCIL RECEIVED
AMENDED PLANS
DATE: 17/11/17
30 November 2017

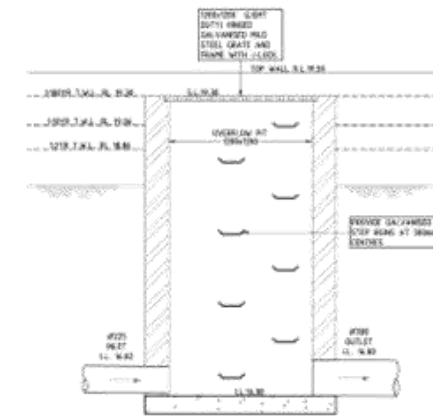


WSUD AND 1:10YR DCP SECTION D

NOTE:- FOR WSUD TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS.

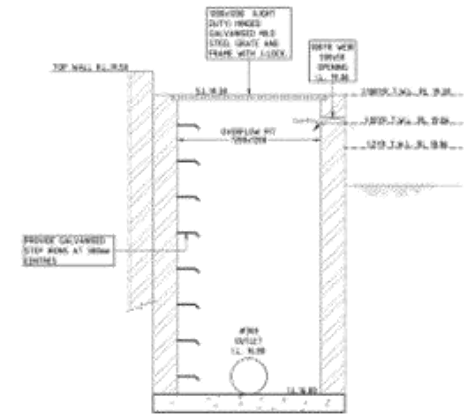


OVERFLOW PIT PLAN DETAIL



OVERFLOW PIT SECTION E

NOTE:- FOR OVERFLOW PIT STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS.



OVERFLOW PIT SECTION F

NOTE:- FOR OVERFLOW PIT STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS.

DANGER
WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.
CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE "www.1100.com.au"

DANGER
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

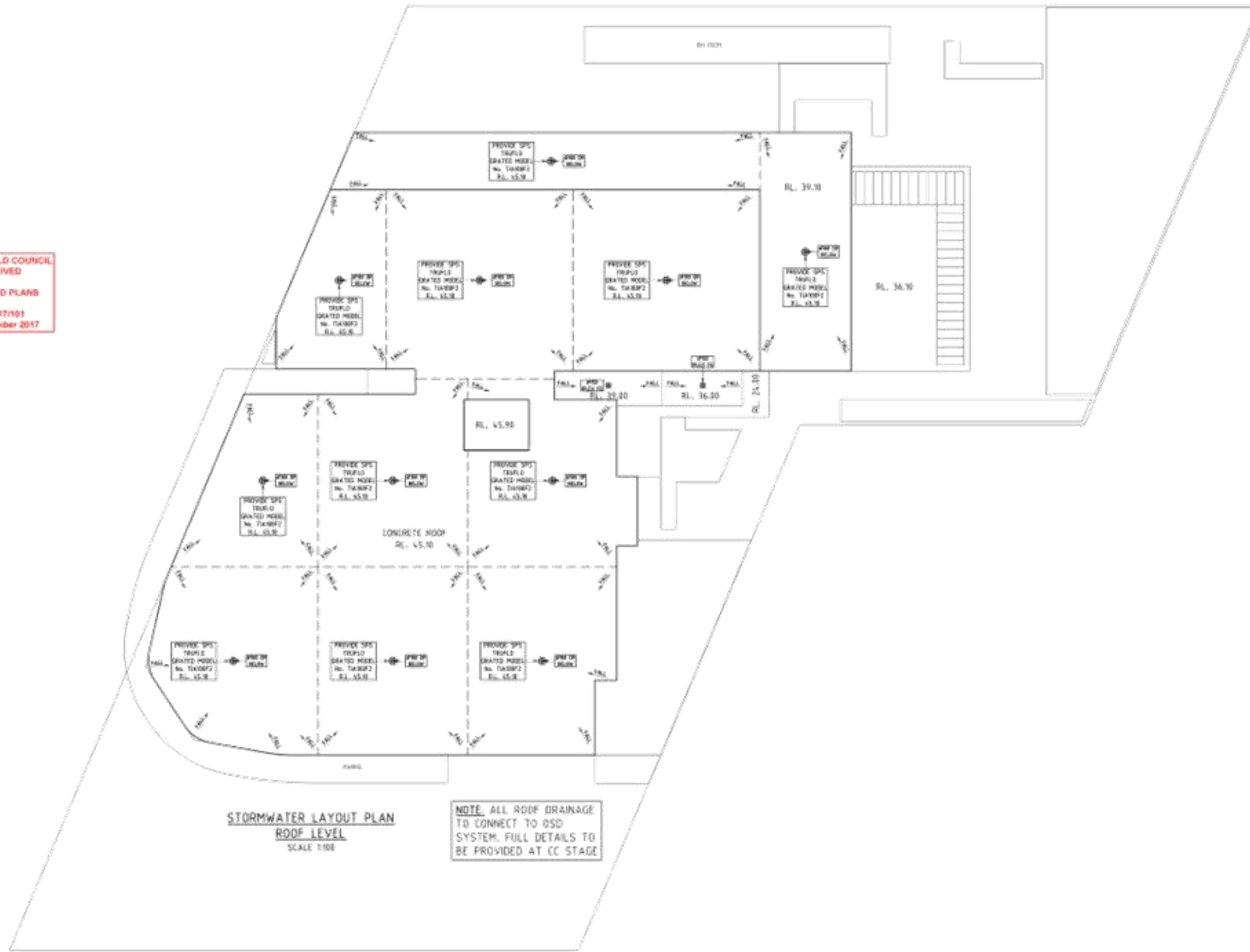
CONFINED SPACE DANGER SIGN

CLASSIC - STANDARD (NON-ILLUMINATED) - WHITE
ILLUMINATED AREA - RED
REFLECTIVE CONFINED SPACE - BLACK
VARIABLE MESSAGE BOARD - BLACK

- 1. A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS CONSIDERING ENTERING THE BEING DESIGNATED AS CONFINED SPACE.
- 2. SIGNIFYING DIMENSIONS OF THE SIGN - SIGNA - 1000mm (MINIMUM) HEIGHT, 500mm (MINIMUM) WIDTH.
- 3. THE SIGN SHALL BE MANUFACTURED FROM COLOUR RESISTANT ALUMINIUM OR POLYPROPYLENE.
- 4. THE SIGN SHALL BE POSITIONED AT EACH CORNER OF THE SIGN.

<p>30 Strathfield Road Engineering Pty. Ltd. as an agent of MACE</p> <p>MACE ARRAB CIVIL & STRUCTURAL ENGINEERS PO BOX 27000 CHERRY BLOSSOM VIC 3048 www.macearrab.com.au</p>		<p>PROJECT PROPOSED MIXED USE DEVELOPMENT 37-39 PUNCHBOWL RD & 90 WATER ST</p>	<p>DRAWING TITLE STORMWATER DRAINAGE LAYOUT DRAWING GROUND LEVEL</p>	<p>DESIGNED BY CHECKED BY DATE</p>	<p>PROJECT NUMBER 2793-DA DRAWING NUMBER</p>	<p>DATE A</p>
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STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017101
20 November 2017



SPS Truflo 100mm & 150mm RWO with Flat Grate & Membrane Clamp

Specification codes:
 TRAMP - 100mm, 150mm, 200mm, 250mm, 300mm, 350mm, 400mm, 450mm, 500mm, 550mm, 600mm, 650mm, 700mm, 750mm, 800mm, 850mm, 900mm, 950mm, 1000mm
 TRAMP - 100mm, 150mm, 200mm, 250mm, 300mm, 350mm, 400mm, 450mm, 500mm, 550mm, 600mm, 650mm, 700mm, 750mm, 800mm, 850mm, 900mm, 950mm, 1000mm
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 TRAMP - 100mm, 150mm, 200mm, 250mm, 300mm, 350mm, 400mm, 450mm, 500mm, 550mm, 600mm, 650mm, 700mm, 750mm, 800mm, 850mm, 900mm, 950mm, 1000mm

Suggested application:
 Flat roofs, flat roofs with no further topping, as gullies, drains, blind roofs, roof drains.

Membrane ring features to body components of grate to allow drainage to body without breaking membrane seal.

TABLE

AS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z																						
100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300	1350	1400	1450	1500	1550	1600	1650	1700	1750	1800	1850	1900	1950	2000	2050	2100	2150	2200	2250	2300	2350	2400	2450	2500

Speciality Plumbing Supplies Pty Ltd
 Tel: (02) 9436 8821 Fax: (02) 9436 7616 E-mail: sps@spssupplies.com.au 183

NOTE:
 1. IPLEX CODE (AUSTRALIAN WEIGHTS)
 2. THIS PRODUCT IS TO CONFORM WITH AUSTRALIA/NEW ZEALAND STANDARD AS/NZS 1254

Ø150mm STORMWATER GRATE

Iplex

NOT TO SCALE

<p>© Copyright Mance Arraj Engineering Pty Ltd. All rights reserved.</p> <p>Mance Arraj Engineering Pty Ltd is a company whose registered business is civil engineering and all other design and construction. These drawings are prepared by Mance Arraj Engineering Pty Ltd and are not to be used for any other purpose without the written consent of Mance Arraj Engineering Pty Ltd.</p>		<p>PROJECT: 2793-DA</p> <p>DATE: 16.08.17</p>	<p>MANCE ARRAJ CIVIL & STRUCTURAL ENGINEERS PO BOX 21000 CHERRY BLOSSOM, AUSTRALIA PO BOX 280, NEW ZEALAND 1041</p>	<p>PROJECT: PROPOSED MIXED USE DEVELOPMENT 37-39 PUNCHBOWL RD & 90 WATER ST</p>	<p>DRAWING NO: STORMWATER DRAINAGE LAYOUT DRAWING ROOF LEVEL</p>	<p>DESIGNED BY: DA</p> <p>CHECKED BY: DA</p> <p>DRAWN BY: DA</p>	<p>PROJECT NUMBER: 2793-DA</p> <p>DRAWING NUMBER: 2793-DA-01</p>	<p>SCALE: A</p>
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TO: Strathfield Local Planning Panel Meeting - 1 March 2018
REPORT: SLPP – Report No. 2
SUBJECT: (S82A)
DA2017/070/01- 88 HOMEBUSH ROAD, STRATHFIELD
LOT 1 DP 309287

DA NO. DA2017/070/01

SUMMARY

Proposal: Section 82A Review – Demolition of existing structures and construction of two (2) storey boarding house with basement car parking.

Applicant: Anthony James

Owner: C.T and S.S Suh

Date of lodgement: 12 December 2017

Notification period: 9 January 2018 to 25 January 2018

Submissions received: 8

Assessment officer: KL

Estimated cost of works: \$725,000.00

Zoning: R2 Low Density Residential - SLEP 2012

Heritage: **Adjoining Heritage Item (I155)**

Flood affected: No

RECOMMENDATION OF OFFICER: REFUSAL

EXECUTIVE SUMMARY

- 1.0 The current application seeks a review of determination of DA2017/070 pursuant to Section 82A of the EP&A Act 1979. The application for demolition of existing structures and construction of a two (2) storey boarding house with basement car parking was originally refused by Strathfield Independent Hearing and Assessment Panel Meeting held on 7 September 2017.
- 2.0 The subject application was notified from 9 January 2018 to 25 January 2018 in accordance with the requirements of Part L “Public Notification of Development Applications” of the Strathfield Consolidated Development Control Plan 2005. Nine (9) written submissions were received including one (1) submission containing (18) signatures. These submissions raised concern in relation to streetscape compatibility, loss of amenity, traffic impacts, site suitability, heritage conservation, parking, and compatibility with the site’s R2 Low Density Residential zone.
- 3.0 While the proposed development is generally consistent with the development standards of the Strathfield Local Environmental Plan 2012, the proposed two (2) storey structure is of a considerable bulk and scale and fails to integrate with existing development within the streetscape which consists predominantly of original housing stock including a number of local heritage items. As such, the proposed development fails to satisfy the character test of State Environmental Planning Policy (Affordable Rental Housing) 2009.

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(Cont'd)

- 4.0 The proposal represents a poor planning outcome for the site and as the numerous departures from the relevant statutory provisions cannot be supported, the proposal is recommended for refusal.

BACKGROUND

- 9 June 2016 Pre-lodgment meeting held between Council officers and the applicant. Council officers raised concerns over the visual presentation of the structure, FSR, flooding and heritage compatibility.
- 18 May 2017 Subject application lodged.
- 30 June 2017 Request for additional information issued to Applicant raising concern over the compatibility of the development with adjoining heritage items and the broader streetscape.
- 27 July 2017 Heritage Impact Statement and amended plans received including minor changes to streetscape elevation and material finishes.
- 7 September 2017 Strathfield Independent Hearing and Assessment Panel Meeting held on 7 September 2017 refused the proposed Development Application for the following reasons:
- The proposal fails to satisfy the character test requirement under Clause 30A of the ARHSEPP in that the design is not compatible with the character of the local area due to the unacceptable likely impacts on the adjoining heritage item to the north, the lack of articulation to the northern side elevation; the height of the finished ground floor levels which are raised well above natural ground level; the very high post and beam structure over the basement driveway and the lack of the contribution to the streetscape (Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979).*
 - The proposal is considered to be unsatisfactory having regard to the dominance of the rear carparking area, inconsistent with the location of onsite carparking for residential development in the locality. (Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979).*
 - The proposal fails to satisfy the objectives of Clause 1.2 (2) (a) of the Strathfield Local Environmental Plan 2012 which seeks to ensure a high quality built form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of the Homebush Road streetscape. (Section 79C(a)(i) of the Environmental Planning and Assessment Act 1979).*
 - The proposal fails to satisfy the objectives of Clause 1.2 (2) (f) and provisions under Clause 5.10 of the Strathfield Local Environmental Plan 2012 which requires heritage items including associated fabric, settings and views to be conserved. The proposal is incompatible with the prevailing height, bulk and scale of surrounding heritage dwellings (item I115 in particular). The proposed development impinges upon the curtilage established around the northern adjoining heritage dwelling and is of direct contrast to the traditional-style dwellings in the streetscape which are predominantly single storey (Section 79C(a)(i) of the Environmental Planning and Assessment Act 1979).*
 - The proposed development makes insufficient provision for the onsite storage and management of waste in accordance with the requirements of Part H of the Strathfield*

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(Cont'd)

Consolidated Development Control plan 2005 (Section 79C(a)(iii) of the Environmental Planning and Assessment Act 1979).

6. *The proposed new units are undersized and would result in poor amenity for future residents (Section 79C(b) of the Environmental Planning and Assessment Act 1979).*

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 1 DP 309287 and is commonly known as 88 Homebush Road, Strathfield. The site is located on the eastern side of Homebush Road and has an area of 719.9m².

The site is rectangular in shape and has a frontage of 18.89m to the west, rear boundary of 18.95m to the east, and side boundaries of 38.1m. The site slopes from north-west to south east and has a cross-fall of 1.62m.

Existing development on the site comprises a single storey face brick and tile roof dwelling that appears to be original housing stock. The current streetscape is characterised predominantly by single storey dwellings including a number of local heritage items.

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Lot 1 DP 309287
(Cont'd)

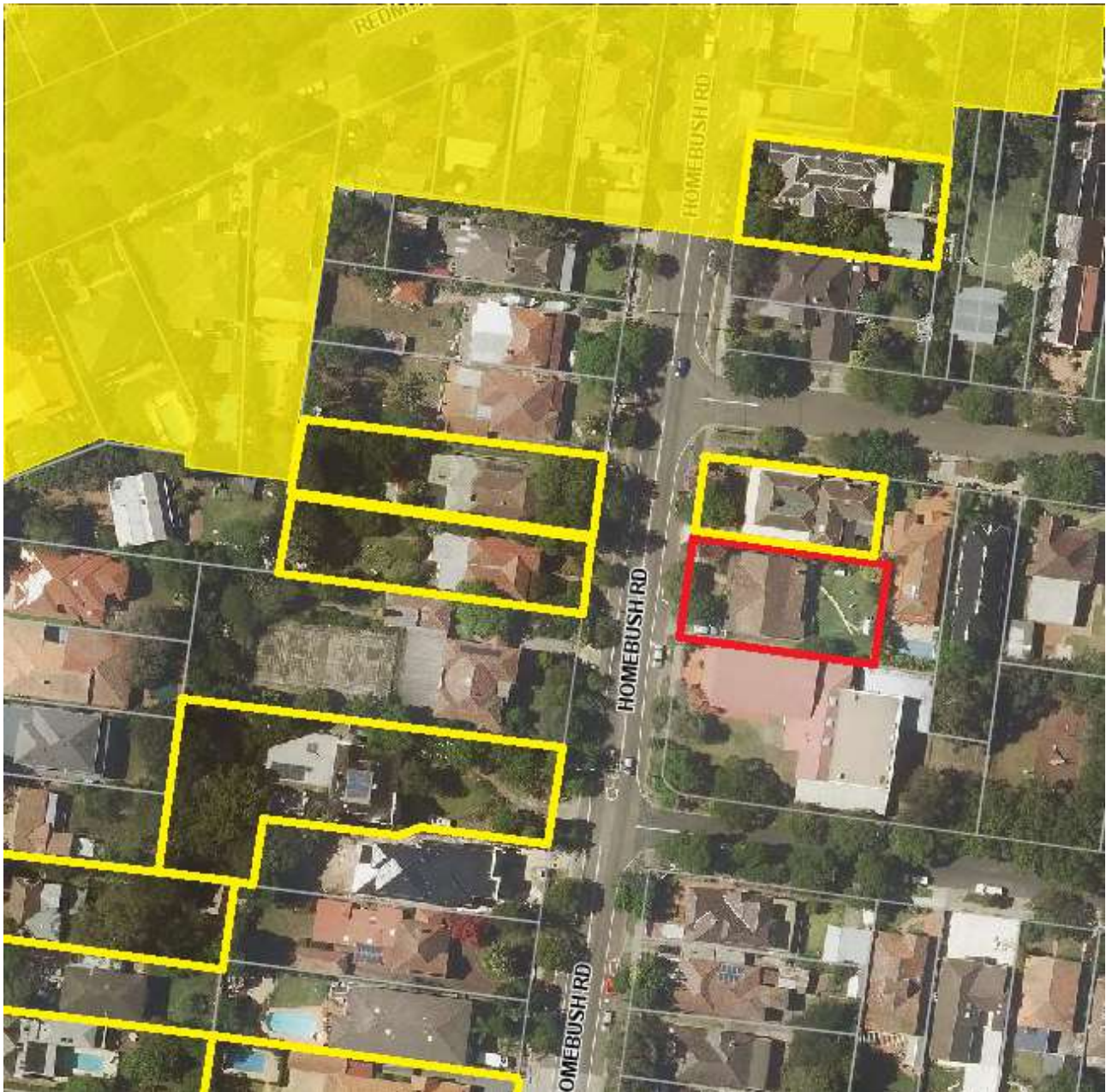


Figure 1: Locality plan (Subject site in red, Heritage items in yellow and heritage conservation area shaded yellow).

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(Cont'd)



Figure 2: Existing dwelling upon subject site.

PROPERTY BURDENS AND CONSTRAINTS

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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for demolition of existing structures and construction of a two (2) storey boarding house with a basement level.

The specific elements of the proposal are:

Basement level:

- Bicycle storage room, three (3) motorcycle parking spaces, waste bin storage, one (1) car parking space and an undercover recreational area.

Ground floor level:

- Four (4) single lodger rooms, caretaker unit, communal living room and communal laundry.

First floor level:

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Lot 1 DP 309287
(Cont'd)

- Six (6) single lodger rooms and communal laundry

REFERRALS

INTERNAL REFERRALS

Engineering Comments

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

"While the subject site was affected by overland flow under Council's former flood prone land mapping, under Council's updated mapping the site is no longer flood affected, as such the proposed freeboard is unnecessary. In relation to the proposed stormwater drainage measures, no objection is raised to the proposal subject to an easement being obtained over the downstream property (86 Homebush Road, Strathfield)."

Waste Comments

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

"The proposed development makes insufficient provision for the onsite storage and management of waste in accordance with Part H "Waste Minimisation and Management" of the Strathfield Consolidated Development Control Plan 2005 and cannot be supported"

Traffic Comments

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

- "Blind aisle space for P1 has not been provided. This is non-compliant;
- It is understood that the disabled parking space is provided in the open;
- Separate swept path diagrams are required for P3 and P4;
- Vehicles should be able to enter and exit the site in a forward direction only. The turning path for the vehicles entering the site needs to be demonstrated;
- There is a shortfall of parking spaces and the proposed development's parking arrangements do not comply with "PART I of the Strathfield Consolidated Development Control Plan - Provision of Off-street Parking Facilities; and
- Traffic Generation from the development needs to form part of the report".

In the event that the subject application is approved, the abovementioned concerns can be addressed by way of conditions of consent to ensure compliance with the relevant Australian Standards. Accordingly, the proposed aisle widths, parking spaces and vehicle swept paths appear to be non-compliant and are unable to be supported.

With regard to the abovementioned concerns relating to compliance with Part I of the SCDP 2005, the proposed development is for the purposes of a "Boarding House" which is assessed under the provisions of the Affordable Rental Housing SEPP. Accordingly, the parking provisions under the SEPP (which are less than the DCP provisions) take precedence over Council's DCP parking requirements.

Environmental Health Comments

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

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(Cont'd)

Landscaping Comments

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

Heritage Comments

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

"The amended plans submitted with the 82A involve minor alterations to the front elevation including the deletion of a ground floor level privacy screen and amendments to the centrally located first floor level window openings, and deletion of the southern side post and beam structure. A landscape plan provides some softening of the front elevation ramp. The overall height of the proposed building is unaltered and the elevated nature of the development remain.

The amendments are an improvement on the presentation of the building to the street, however concern is still raised with the development's compatibility with the streetscape and the concerns raised in the previous heritage advice remain, particularly as the presentation to the adjoining heritage item to the north of the site is unchanged and cannot be supported"

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:

(i) any environmental planning instrument

S.82A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979: REVIEW OF DETERMINATION

In accordance with Section 82A(4) of the EP&A Act, the council may review an application and may confirm or change its previous determination.

An application made under s82A of the EP&A Act must be notified in accordance with the regulations (if they so require) or a development control plan. In this respect, in accordance with Part L of the Strathfield Consolidated DCP 2005, the proposed development was not required for public notification.

In accordance with Section 82A(4)(c) of the EP&A Act, the Council may review the determination in the event that the applicant has made amendments to the development described in the original application, is substantially the same development as the development described in the original application. In this regard, the application indicated minor changes to the original development application addressing the issues raised for refusal, yet remains substantially the same development as the original application.

The application has been made and will be determined within six (6) months from the date of the previous determination (7 September 2017) in accordance with s82A(2a) of the EP&A Act.

PREVIOUS REASONS FOR REFUSAL

- 1. The proposal fails to satisfy the character test requirement under Clause 30A of the ARHSEPP in that the design is not compatible with the character of the local area due to the unacceptable likely impacts on the adjoining heritage item to the north, the lack of articulation*

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(Cont'd)

to the northern side elevation; the height of the finished ground floor levels which are raised well above natural ground level; the very high post and beam structure over the basement driveway and the lack of the contribution to the streetscape (Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979).

Comment: The first floor level boarding rooms 6 and 10 on the southern side have been amended to provide an east-west orientation. The upper level aligns with the ground floor resulting in a solid building line along the southern side elevation of the development. The previously proposed roofing over the driveway has been eliminated to reduce the bulk and scale of the design, however, this adversely impacts upon the adjoining heritage item to the north as minimal articulation is provided to the northern side elevation of the building.

2. *The proposal is considered to be unsatisfactory having regard to the dominance of the rear carparking area, inconsistent with the location of onsite carparking for residential development in the locality. (Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979).*

Comment: The concerns raised for the previously proposed location and number of car parking spaces at the rear of the subject site has not been addressed. Accordingly, the rear car park is still of concern and is considered to be unsatisfactory having regard to the dominance of the rear carparking area.

3. *The proposal fails to satisfy the objectives of Clause 1.2 (2) (a) of the Strathfield Local Environmental Plan 2012 which seeks to ensure a high quality built form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of the Homebush Road streetscape. (Section 79C(a)(i) of the Environmental Planning and Assessment Act 1979).*

Comment: Whilst minor amendments have been made to reduce the overall size and bulk of the design, the proposal is still not considered as exhibiting design excellence to reflect the existing character of the Homebush Road streetscape. Refer to 'Likely Impacts' section for further discussion.

4. *The proposal fails to satisfy the objectives of Clause 1.2 (2) (f) and provisions under Clause 5.10 of the Strathfield Local Environmental Plan 2012 which requires heritage items including associated fabric, settings and views to be conserved. The proposal is incompatible with the prevailing height, bulk and scale of surrounding heritage dwellings (item I115 in particular). The proposed development impinges upon the curtilage established around the northern adjoining heritage dwelling and is of direct contrast to the traditional-style dwellings in the streetscape which are predominantly single storey (Section 79C(a)(i) of the Environmental Planning and Assessment Act 1979).*

Comment: As mentioned by Council's Heritage Advisor, the amendments are an improvement to the presentation of the building to the street, however concern is still raised with the development's compatibility with the streetscape. Particular concern is still raised for the adverse impact upon the presentation to the adjoining heritage item to the north. As such, the proposed development cannot be supported.

5. *The proposed development makes insufficient provision for the onsite storage and management of waste in accordance with the requirements of Part H of the Strathfield Consolidated Development Control Plan 2005 (Section 79C(a)(iii) of the Environmental Planning and Assessment Act 1979).*

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 (Cont'd)

Comment: As previously mentioned by Council’s Waste Officer, the proposed development makes insufficient provision for onsite storage and management of waste in accordance with Council’s Part H requirements. Whilst the amended basement floor plan indicates an on-site bin holding area has been provided on the site, an additional area for bulky goods of 4m² per lodger room has not been provided. In the event of a recommendation of approval, a bulky goods storage area may have been conditioned to be provided in accordance with the requirements of Part H of the Strathfield Consolidated Development Control Plan 2005.

6. The proposed new units are undersized and would result in poor amenity for future residents (Section 79C(b) of the *Environmental Planning and Assessment Act 1979*).

Comment: Amended plans indicate that the minimum unit size has been increased to 12.12m², in accordance with SEPP (Affordable Rental Housing) 2009 requirement. Therefore, the proposal is considered satisfactory in this regard.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

An assessment of the development against the development standards for boarding houses under the ARH SEPP is provided in the table below.

It is relevant to note that the ARH SEPP stipulates that Council is unable to refuse an application where it complies with the minimum standards provided by Clause 29 (refer to shaded section of table).

Clause	Development Control	Required	Proposal	Compliance
26	Permissibility	Permissible in the following zones: <ul style="list-style-type: none"> • R2 Low Density Residential • R3 Medium Density Residential • R4 High Density Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use 	The subject site is located within the R2 – Low Density Residential zone under the SLEP, 2012.	Yes
27(2)	Location and access to facilities	If it is located in R2 – must be within an ‘accessible area’ accessible area means land that is within: 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both	The subject site is located within 400m walking distance of a bus stop used by frequent bus service (Route 480 and 483)	Yes.

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 (Cont'd)

Clause	Development Control	Required	Proposal	Compliance	
		<i>days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday</i>			
29 Note: Unable to refuse based on compliance these standards	FSR	Max as per SLEP 2012: 0.575:1 (414.28m ²)	0.461:1(331.45m ²)	Yes.	
	Height	Max as per SLEP: 9.5m	8.2m	Yes.	
	Landscaping	Front setback is compatible with streetscape	The proposal seeks to provide an 8.2m front setback which is compatible with the 8.2m setback provided by the northern adjoining dwelling.	Yes.	
	Solar Access	At least one (1) common area receives at least three (3) hours of direct sunlight between 9am and 3pm, mid-winter	Eastern facing communal room located on the ground floor will each receive minimum 3 hours sunlight access.	Yes.	
	Private Open Space	Open Space	Lodgers: Min 20m ² with min. dimension of 3m	23.8m ² private open space area with a minimum dimension of 3m	Yes.
			Manager: Min 8m ² with min. dimension of 2.5,	8.6m ² private open space area adjoining caretaker unit is provided with minimum dimension of 2.9m	Yes.
Parking		In an 'accessible area': 0.2 spaces per room =2 spaces required + not more than 1 for manager/caretaker	Four (4) spaces are proposed and are easily accessible via the driveway and adjoining ramps.	Yes.	
Dwelling size		Single: min 12m ² Other: min 16m ²	Single: min. 12.12m ²	Yes	
		May have a kitchen/bathroom however is not required to.	All provided with private bathrooms and kitchens.		
30	Standards for Boarding Houses	One (1) communal living room required where there is five (5) or more rooms	Communal living areas located upon the ground floor	Yes.	

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Lot 1 DP 309287

(Cont'd)

Clause	Development Control	Required	Proposal	Compliance
		No boarding room > 25m ²	Maximum room size is 14.9m ²	Yes.
		No boarding room occupied by > two (2) adult lodgers	Maximum two (2) adult lodgers per room.	Condition to be imposed.
		Adequate bathroom and kitchen facilities available	Adequate bathroom, kitchen and laundry facilities available for lodgers.	Yes.
		Boarding House Manager where capacity of > 20 lodgers	One (1) caretaker unit proposed on ground floor	Yes.
		One (1) bicycle space and one (1) motorcycle space per five (5) boarding rooms. Therefore, (2) spaces required.	Three (3) bicycle and three (3) motorcycle spaces provided in basement.	Yes.
30A	Character	A consent authority must not consent to development to which this division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	<p>The streetscape is characterised as a relatively traditional-style streetscape with a number of heritage listed dwellings located within close proximity to the subject site. This includes the dwelling immediately north west as well as dwellings west of the site on the opposite side of Homebush Road.</p> <p>The proposal is a two (2) storey development with an unarticulated northern elevation wall which together will impinge on the significance of the northern adjoining heritage dwelling which is a single storey brick cottage.</p>	No, refer to discussion.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

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 (Cont'd)

Cl. 1.2(2)	Aims	Complies
(a)	To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield	No
(b)	To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development	Yes
(c)	To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community	Yes
(d)	To provide opportunities for economic growth that will enhance the local community	Yes
(e)	To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use	Yes
(f)	To identify and protect environmental and cultural heritage	No
(g)	To promote opportunities for social, cultural and community activities	Yes
(h)	To minimise risk to the community by identifying land subject to flooding and restricting incompatible development	Yes

Comments: The proposed development has not considered the prevailing built form, scale and type of existing dwellings in the streetscape. This is of particular concern given that a number of heritage dwellings are present in the immediate streetscape. Accordingly, the proposed development will impinge on the significance of the heritage buildings in the streetscape, particularly the heritage dwelling located immediately north of the site. Refer to likely impacts section for further discussion.

Permissibility

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

Boarding Houses are permissible within the R2 Zone with consent and are defined under SLEP 2012 as follows:

“boarding house means a building that:

- (a) is wholly or partly let in lodgings, and*
- (b) provides lodgers with a principal place of residence for 3 months or more, and*
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.”*

The proposed boarding house is consistent with the above definition. In the event of an approval, conditions of consent would be imposed to ensure the boarding house operates within the confines of its approved use in accordance with the abovementioned boarding house definition provided by the SLEP 2012.

Zone Objectives

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

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 (Cont'd)

Objectives	Complies
To provide for the housing needs of the community within a low density residential environment.	Yes
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes
To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.	No

Comments: Whilst the proposed development would provide a land use which is suitable for the housing needs of the community within the low density environment, the proposed building design is considered to adversely impact on the integrity of the heritage dwellings located immediately north and west of the subject site. Accordingly, the proposed development fails this objective.

Part 4: Principal development standards

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

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	9.5m	8.2m	Yes

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

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	0.575:1 (414.28m ²)	0.461:1 (331.45m ²)	Yes

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

Part 5: Miscellaneous Provisions

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

(S82A)
 DA2017/070/01- 88 Homebush Road, Strathfield
 Lot 1 DP 309287
 (Cont'd)

5.10 Heritage Conservation

The subject site is located in the immediate vicinity of various Heritage Items identified under Schedule 5 of the SLEP, 2012. The proposal is generally consistent with the Heritage Conservation objectives under Clause 5.10 of the SLEP which seek to:

- (a) *Conserve the environmental heritage of Strathfield, and*
- (b) *Conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

The amended plans submitted with the 82A involve minor alterations to the front elevation including the deletion of a ground floor level privacy screen and amendments to the centrally located first floor level window openings, and deletion of the southern side post and beam structure. A landscape plan provides some softening of the front elevation ramp. The overall height of the proposed building is unaltered and the elevated nature of the development remain.

The amendments are an improvement on the presentation of the building to the street, however concern is still raised with the development's compatibility with the streetscape, particularly as the presentation of the development to the adjoining heritage item to the north of the site is unchanged. Council's Heritage Advisor does not agree that the use of landscaping in the front setback to soften the buildings impact on the streetscape is an appropriate solution as it relies on maintenance of the grounds.

Part 6: Local Provisions

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

6.1 Acid sulfate soils

The subject site is identified as having Class 5 soils and is not located within 500m of Class 1, 2, 3 or 4 soils. Therefore, the proposed development was not required to be accompanied by an Acid Sulfate Soils Management Plan and has satisfied the requirements of Clause 6.1 of the SLEP, 2012.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Heritage and Conservation

Cl. 1.11	Aims	Complies
A	<i>To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield</i>	No
B	<i>Ensure all new development affecting heritage items and conservation areas is designed to be compatible in setting, scale, setbacks, form, materials and character with the building and surrounding area</i>	No
C	<i>Ensure that development in the vicinity of a heritage item or conservation area</i>	No

(S82A)
 DA2017/070/01- 88 Homebush Road, Strathfield
 Lot 1 DP 309287
 (Cont'd)

	<i>does not have any adverse impact on the heritage significance or setting and that development is compatible in setting, scale, setbacks, form, materials and character with the item or conservation area</i>	
D	<i>Conserve archaeological sites and places of Aboriginal significance</i>	N/A
Cl. 1.11	Controls	Complies
(1)	<i>A Statement of Heritage Impact is required for proposed development:</i> <i>a) affecting a heritage item;</i> <i>b) within a heritage conservation area; or</i> <i>c) in the vicinity of an item or heritage conservation area</i>	Yes
(2)	<i>This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of the proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact</i>	Yes

Comments: Refer to 'Likely Impacts' section for further discussion.

PART H - WASTE MANAGEMENT (SCDCP 2005)

The proposal was accompanied by a Waste Management Plan. As previously mentioned by Council's Waste Officer, the proposed development makes insufficient provision for onsite storage and management of waste in accordance with Council's Part H requirements and cannot be supported.

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

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) and does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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

(S82A)
DA2017/070/01- 88 Homebush Road, Strathfield
Lot 1 DP 309287
(Cont'd)

The proposed development is not located on a site that is subject to flooding attributed to either Powell's Creek or Cook's River and is therefore not required to be considered under the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Character

Clause 30A of the Affordable Rental Housing (ARH) SEPP 2009 requires consideration be given to the character of the proposed development with respect to the prevailing character of development in the streetscape. As previously discussed, a number of heritage dwellings are located in the immediate streetscape including the dwelling immediately adjoining the site to the north. Whilst the church located immediately south of the subject site is two (2) storeys high, the remaining development in the streetscape is predominantly single storey and are original constructions.

Council's Heritage Advisor has previously expressed the need for the relationship between the proposed development and northern adjoining heritage building to be improved by modifying the massing, scale, height and design of the development overall. This was to involve a re-design of the front façade of the development to include better articulation to the central break-front two (2) storey element, enhancing legibility of the front entrance, reducing the height of the roof opening over the southern driveway and simplifying the form and massing to eliminate unresolved junctions. Such modifications were not made to the proposed development and therefore Council is not satisfied that the proposed development is appropriate for the site within its given context.

Overall, it is evident that the proposed development is not compatible with the northern adjoining heritage dwelling nor the remaining original developments in the streetscape. Consequently, the proposed development fails to meet the requirements of the Clause 30A SEPP character test and is therefore unable to be supported as proposed.

Waste Management

As previously mentioned by Council's Waste Officer, the proposed development makes insufficient provision for onsite storage and management of waste in accordance with Council's Part H requirements. An on-site bin holding area should be provided on the site including an additional area provided for bulky goods. Whilst provision of such an area may have been able to be provided in the basement area, the application is recommended for refusal and accordingly conditions of consent are unable to be imposed to ensure such an area is provided.

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

The proposed development is considered to be unsuitable to the site in that the overall design is not compatible with the character of the local area. This is due to the unacceptable likely impacts on the adjoining heritage item to the north, the lack of articulation to the northern side elevation, the height of the finished ground floor levels which are raised well above natural ground level and the lack of the contribution to the streetscape (*Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979*).

79C(1)(d) *any submissions made in accordance with this Act or the regulations*

The application was notified in accordance with Part L of the SDCDP 2005 from **9 January 2018** to **25 January 2018**, with **8** submissions received, raising the following concerns:

(S82A)
DA2017/070/01- 88 Homebush Road, Strathfield
Lot 1 DP 309287
(Cont'd)

1. *Site Suitability*

Concern is raised in relation to the proposed boarding house being located in a low density residential area and is not in keeping with the area.

Assessing officer's comments: Whilst boarding house developments are permissible within the subject zoning, the overall design of the development is considered inappropriate for the area and is therefore not supported.

2. *Heritage*

Concern is raised over the detrimental impact that the proposed development would have on the heritage character of Homebush Road and surrounding heritage dwellings in the immediate streetscape.

Assessing officer's comments: Refer to Heritage discussion in the report.

3. *Overdevelopment*

Concern is raised over the proposed development being a massive over-development, in terms of bulk and height and the proposed building covering almost the full width of the block.

Assessing officer's comments: Refer to Likely Impacts section for discussion regarding assessment against Character test.

4. *DCP Compliance*

The proposed development does not comply with the provisions of the Strathfield Development Control Plan in numerous respects including heritage conservation, residential amenity, streetscape and massing.

Assessing officer's comments: The proposed development is an affordable rental housing development which is assessed against the provisions of the ARH SEPP. Accordingly, the provisions of Part A of the SCDCP do not apply.

5. *Traffic*

Concern is raised in relation to the existing traffic on Homebush Road, Redmyre Road and Oxford Road whereby the proposed development with increased tenancy prospects and car parking spaces may exacerbate the traffic situation, increasing the magnitude of injuries and accidents; causing further delays and stress.

Assessing officer's comments: The proposed development has been assessed against the off-street parking provisions of the ARH SEPP requiring a minimum of two (2) off-street parking spaces to be provided for the site. The site provides three (3) off-street parking spaces which comply with this requirement.

6. *Access to Public Transport*

Concern is raised over the proposed development not being located within the complying zone for accessibility to public transport and therefore does not comply.

Assessing officer's comments: Clause 27(2) of the ARH SEPP requires the site to be located within 400m of a bus stop. The site is located within 400m of both the 480 and 483 bus routes which are frequent services and therefore is compliant with this requirement.

7. *Noise*

Concern is raised in relation to the additional noise and traffic caused by the ongoing arrival and departure of boarding house tenants and their guests.

(S82A)
DA2017/070/01- 88 Homebush Road, Strathfield
Lot 1 DP 309287
(Cont'd)

Assessing officer's comments: It is clear that the proposed development will undoubtedly result in additional noise and traffic through the site. Notwithstanding, the proposed use is permissible in the zoning and all entry and exits will be located upon the southern side boundary of the site closest to the church development and away from the adjoining heritage dwelling. In the event of approval, a plan of management would be required to be provided including specific restrictions on the signing in of guests and hours of use of the outdoor communal open space areas through the site.

8. Waste

Concern is raised in relation to the additional waste generated by the development and its disposal.

Assessing officer's comments: The proposed development has been assessed against the requirements of Part H of the SCDP 2005 and is considered unsatisfactory and is therefore not supported.

79C(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
- or both.*
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
- or both.*

(S82A)
DA2017/070/01- 88 Homebush Road, Strathfield
Lot 1 DP 309287
(Cont'd)

- (2) *A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.*"

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

Section 94 Contributions are applicable to the proposed development in accordance with the Strathfield Direct Development Contributions Plan 2010-2030. However, given that the subject application is recommended for refusal, the contributions have not been calculated.

CONCLUSION

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2013 and the Strathfield Development Control Plan 2005 and is considered to be unsatisfactory for approval.

RECOMMENDATION

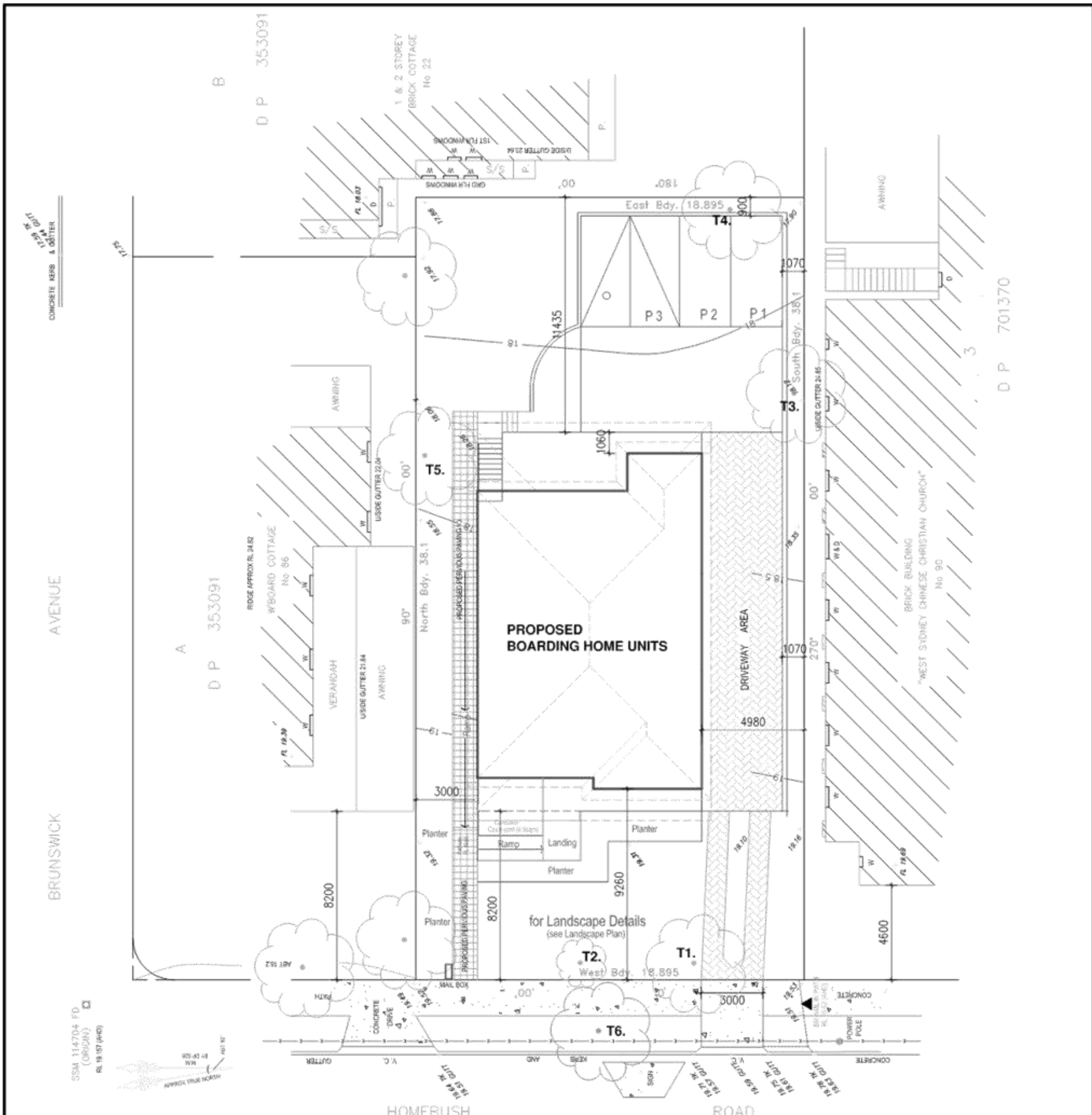
That Development Application DA2017/070/01, S82A Review for demolition of existing structures and construction of a two (2) storey boarding house with basement parking at 88 Homebush Road, Strathfield be **REFUSED**, for the following reasons:

1. The proposal fails to satisfy the character test requirement under Clause 30A of the ARHSEPP in that the design is not compatible with the character of the local area due to the unacceptable likely impacts on the adjoining heritage item to the north, the lack of articulation to the northern side elevation; the height of the finished ground floor levels which are raised well above natural ground level and the lack of the contribution to the streetscape (*Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979*).
2. The proposal is considered to be unsatisfactory having regard to the dominance of the rear carparking area, inconsistent with the location of onsite carparking for residential development in the locality. (*Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979*).
3. The proposal fails to satisfy the objectives of Clause 1.2 (2) (a) of the Strathfield Local Environmental Plan 2012 which seeks to ensure a high quality built form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of the Homebush Road streetscape. (*Section 79C(a)(i) of the Environmental Planning and Assessment Act 1979*).
4. The proposal fails to satisfy the objectives of Clause 1.2 (2) (f) and provisions under Clause 5.10 of the Strathfield Local Environmental Plan 2012 which requires heritage items including associated fabric, settings and views to be conserved. The proposal is incompatible with the prevailing height, bulk and scale of surrounding heritage dwellings (item I115 in particular). The proposed development impinges upon the curtilage established around the northern adjoining heritage dwelling and is of direct contrast to the traditional-style dwellings in the streetscape which are predominantly single storey (*Section 79C(a)(i) of the Environmental Planning and Assessment Act 1979*).
5. The proposed development makes insufficient provision for the onsite storage and management of waste in accordance with the requirements of Part H of the Strathfield Consolidated Development Control plan 2005 (*Section 79C(a)(iii) of the Environmental Planning and Assessment Act 1979*).

(S82A)
DA2017/070/01- 88 Homebush Road, Strathfield
Lot 1 DP 309287
(Cont'd)

ATTACHMENTS

1. [↓](#) Architectural Plans



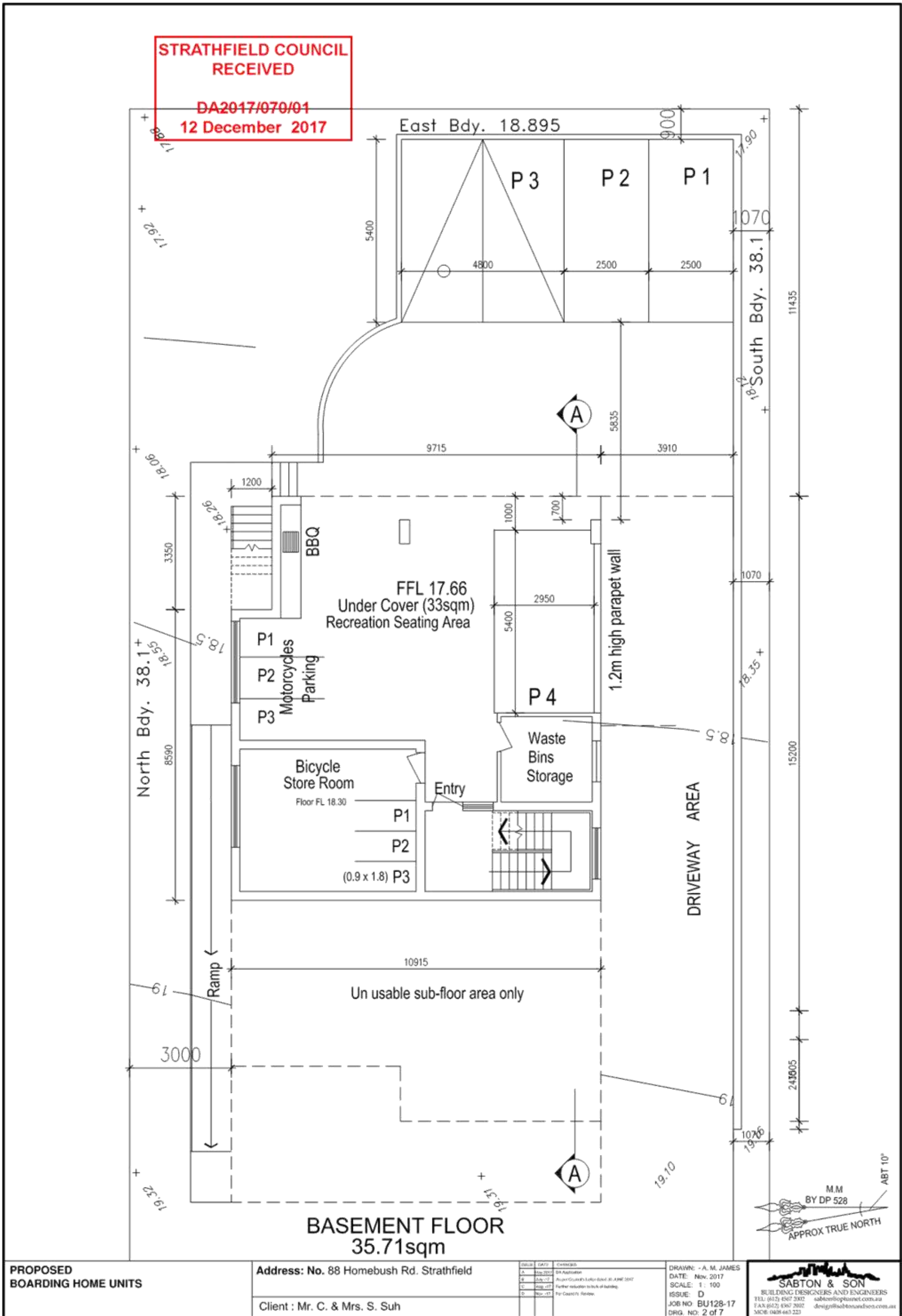
**STRATHFIELD COUNCIL
RECEIVED**

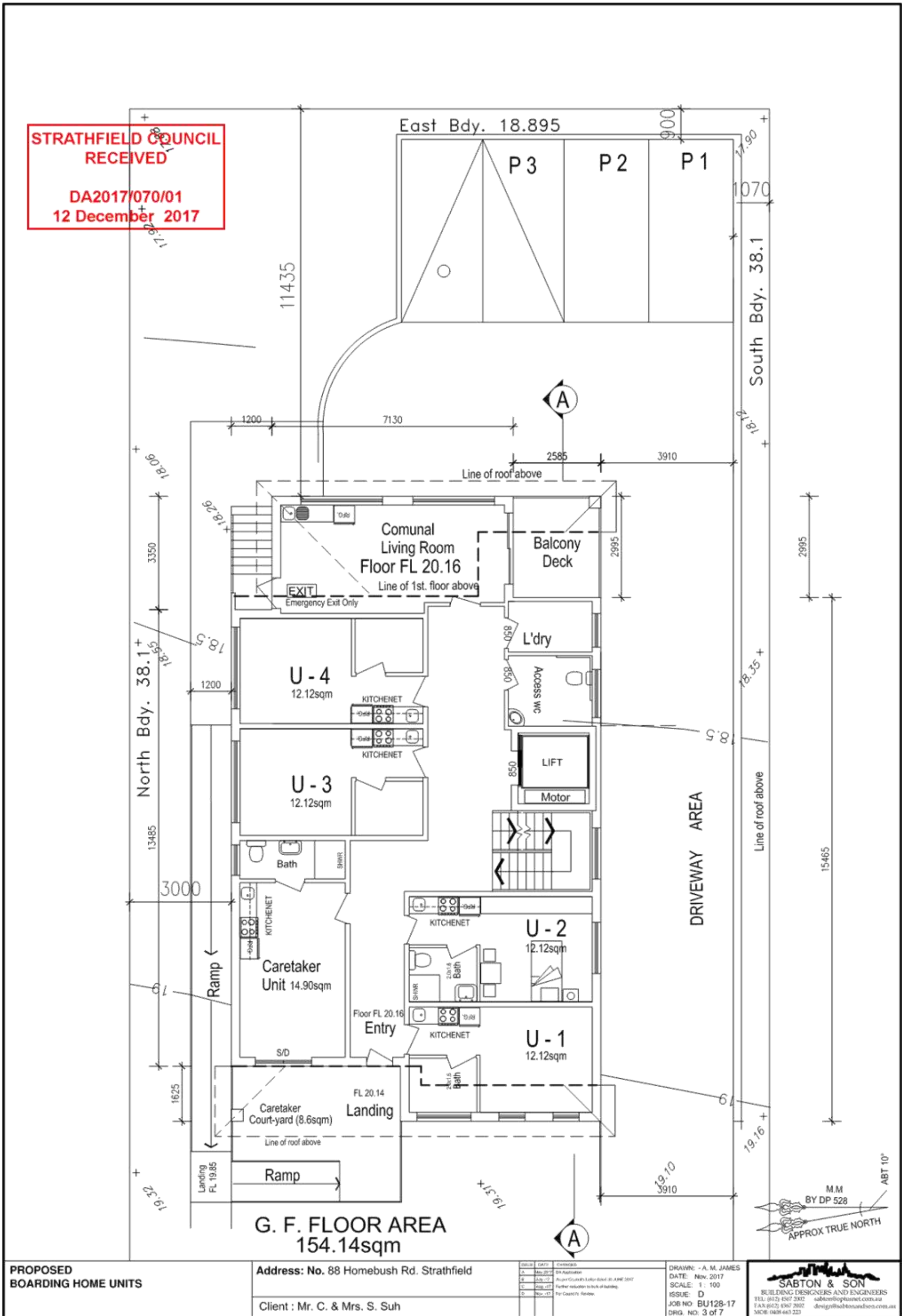
**DA2017/070/01
12 December 2017**

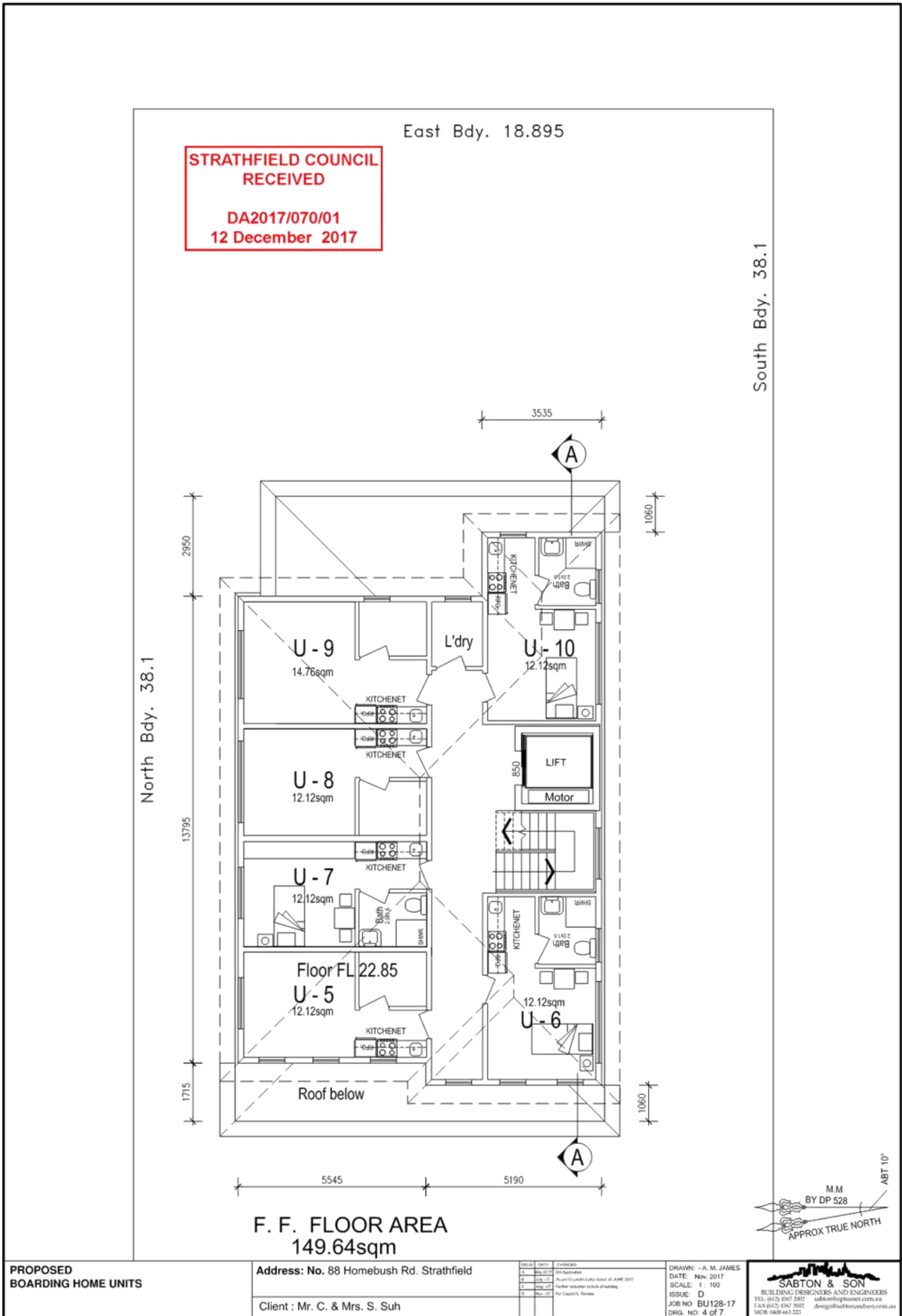
SITE PLAN 1:200

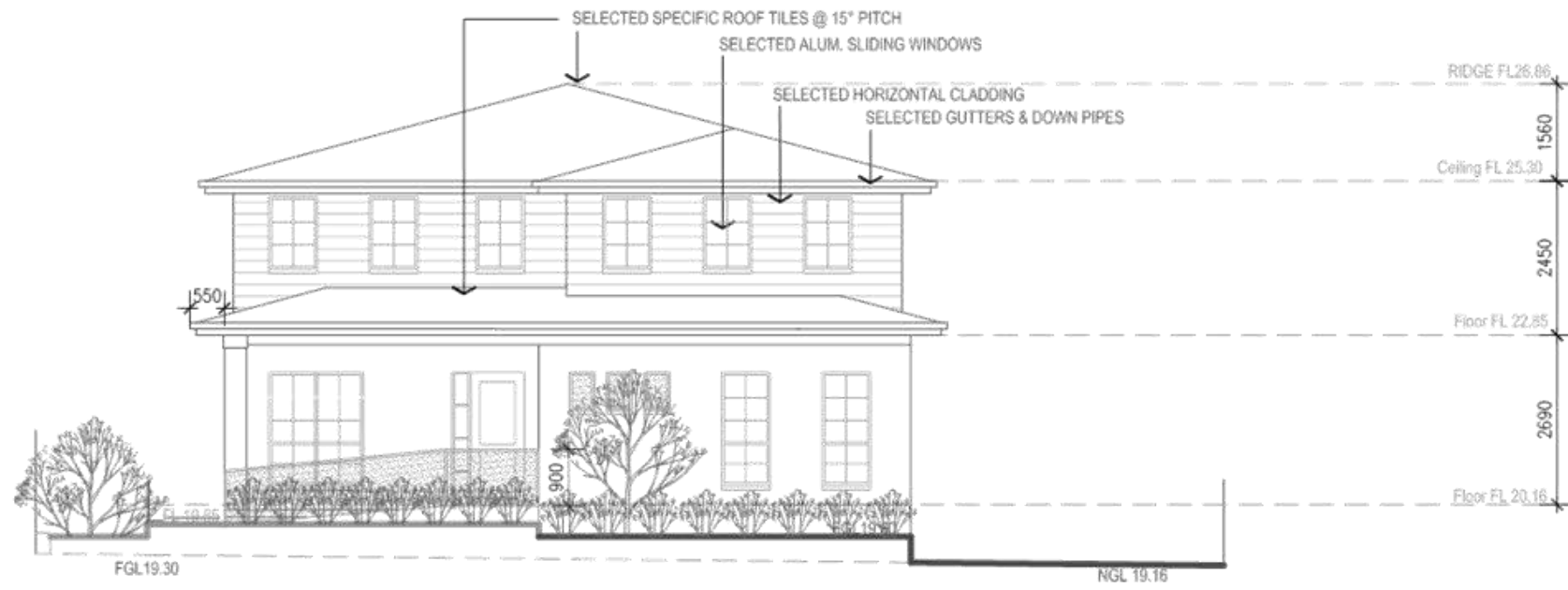
Development Data			
Site Area.....	719.00m ²	Total G.F. Floor Area.....	154.14m ²
Building Footprint.....	189.39m ²	Total F.F. Floor Area.....	143.12m ²
Total Impervious Area.....	441.00m ²	Total Basement Area.....	29.18m ²
Total Pervious Area.....	263.76m ²	Total Floor Area.....	331.44m ²
Total number of Boarding Units.....	10	Total Roof Area.....	291.61m ²
Total Accessible Units provided.....	2	Private Courtyard Area.....	93.72m ²
Total car parking provided.....	4	Minimum front setback.....	8.2m
Accessible parking provided.....	1	Min. side setback (with openings).....	3.0m
Total motorcycle parking provided.....	3	Min. rear 1 storey setback.....	11.4m
Total bicycle parking provided.....	3	Min. rear 2 storey setback.....	12.4m
Covered Recreation Area.....	33.00m ²		

<p>PROPOSED DEVELOPMENT OF 12 BOARDING HOME UNITS WITH BASEMENT PARKING UNDER.</p>	<p>Address: No. 88 Homebush Rd. Strathfield Lot 1. D.P.309287</p>	<table border="1"> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>A</td> <td>May 17</td> <td>DR Application</td> </tr> <tr> <td>B</td> <td>Oct 17</td> <td>As per Council's feedback (DA/PLM 2017)</td> </tr> <tr> <td>C</td> <td>Nov 17</td> <td>Further reduction to back of boundary</td> </tr> <tr> <td>D</td> <td>Nov 17</td> <td>For Council's Review</td> </tr> </table>	Issue	Date	Description	A	May 17	DR Application	B	Oct 17	As per Council's feedback (DA/PLM 2017)	C	Nov 17	Further reduction to back of boundary	D	Nov 17	For Council's Review	<p>DRAWN: - A. M. JAMES DATE: Nov. 2017 SCALE: 1 : 200 ISSUE: D JOB NO: BU128-17 DRG. NO: 1 of 7</p>	<p>SABTON & SON BUILDING DESIGNERS AND ENGINEERS TEL: (02) 9507 3302 - sabton@optusnet.com.au FAX: (02) 9507 3802 - design@sabtonandson.com.au MOB: 0488 463 223</p>
	Issue		Date	Description															
A	May 17	DR Application																	
B	Oct 17	As per Council's feedback (DA/PLM 2017)																	
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D	Nov 17	For Council's Review																	
<p>Client : Mr. C. & Mrs. S. Suh</p>																			

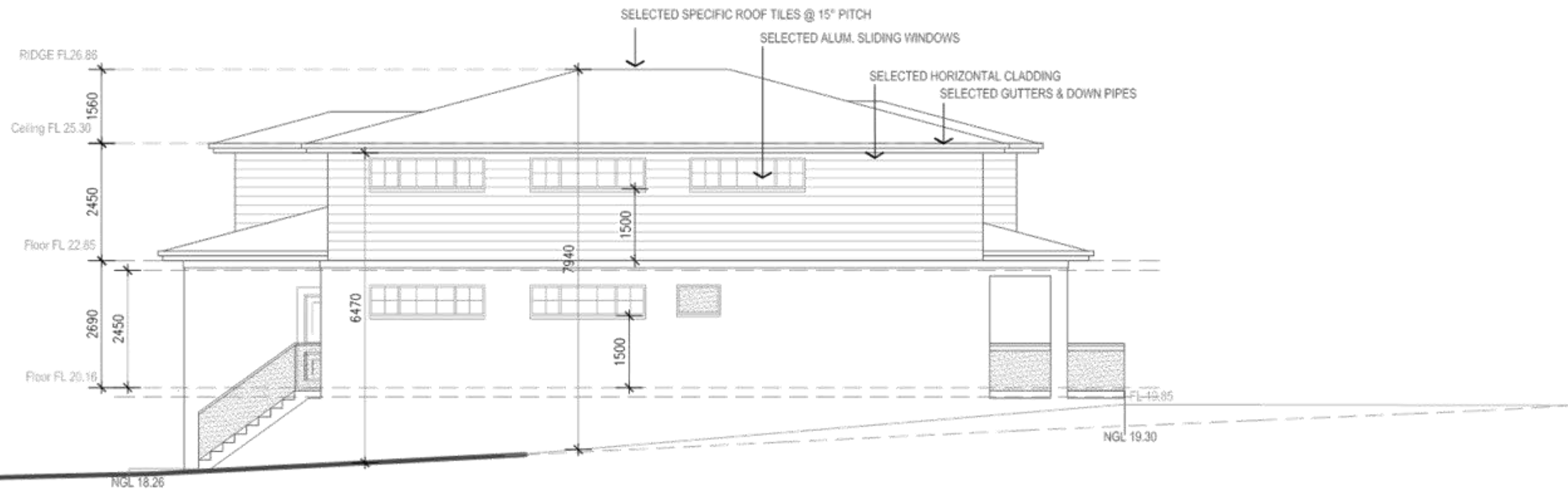








WEST ELEVATION



(L.H.SIDE) NORTH ELEVATION

**STRATHFIELD COUNCIL
RECEIVED**

**DA2017/070/01
12 December 2017**

**PROPOSED
BOARDING HOME UNITS**

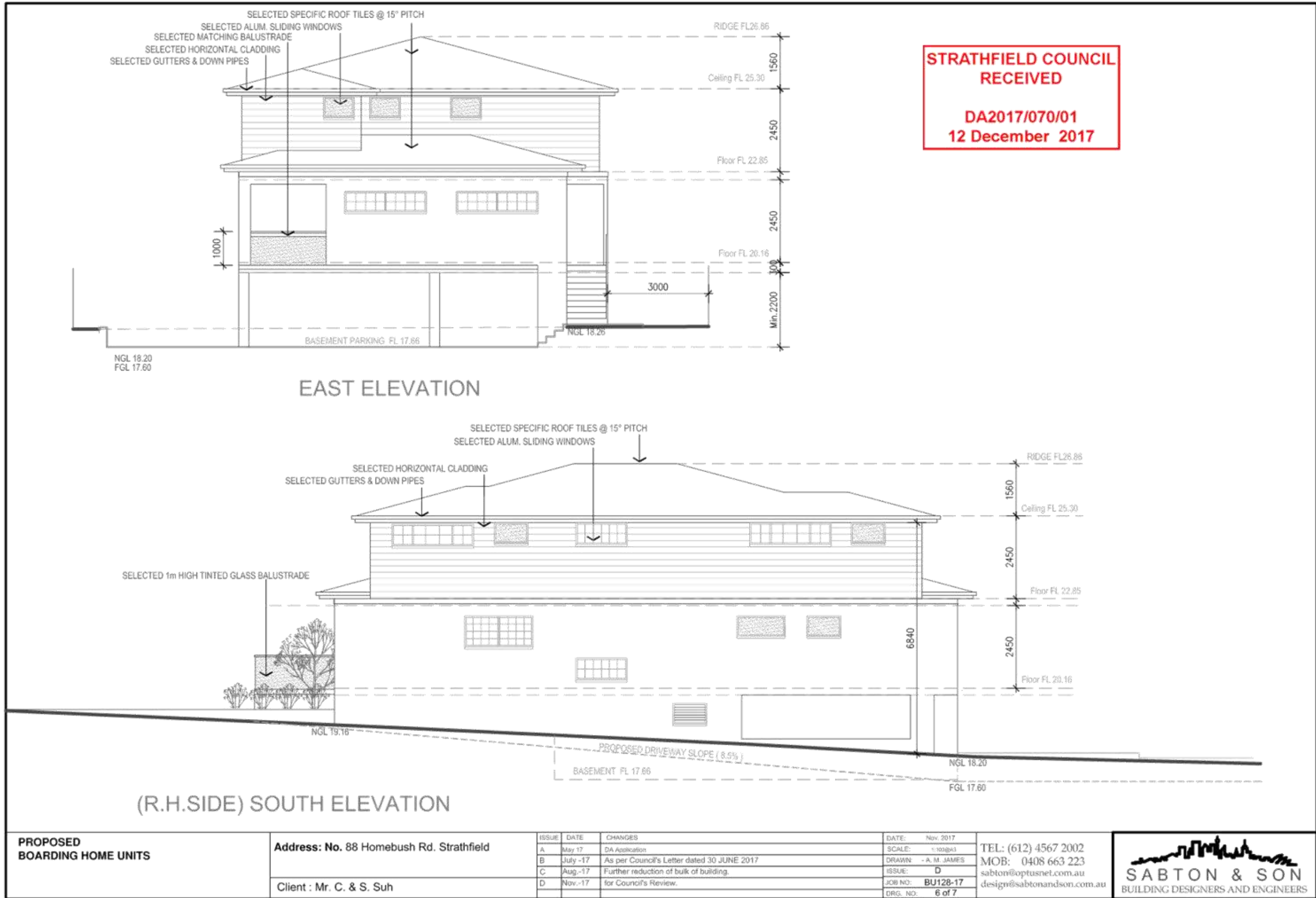
Address: No. 88 Homebush Rd. Strathfield

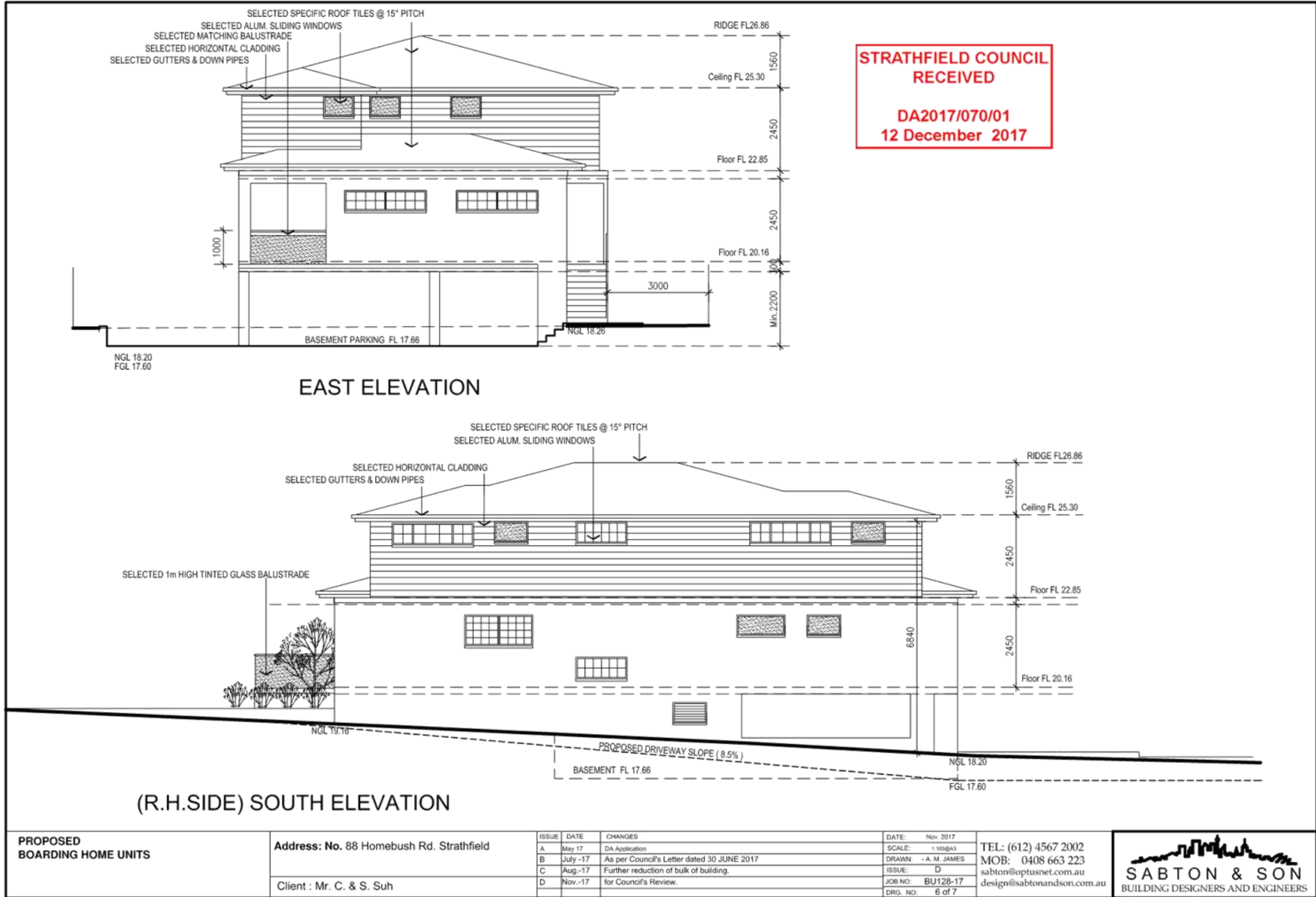
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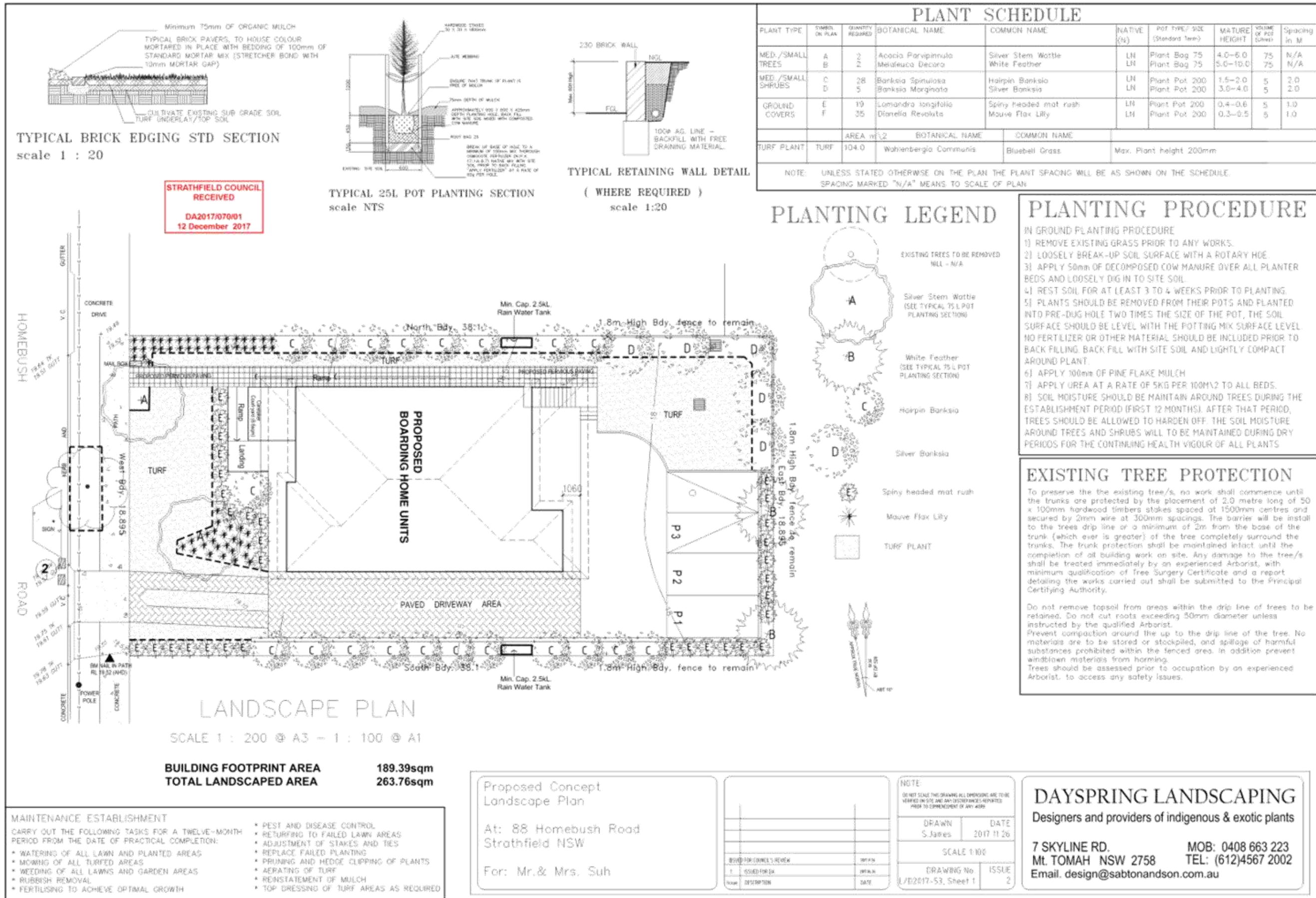
ISSUE	DATE	CHANGES	DATE	SCALE
A	May 17	DA Application	Nov. 2017	1:100@A1
B	July -17	As per Council's Letter dated 30 JUNE 2017		DRAWN: - A. M. JAMES
C	Aug.-17	Further reduction of bulk of building.		ISSUE: D
D	Nov.-17	for Council's Review.		JOB NO: BU128-17
				DRG. NO: 5 of 7

TEL: (612) 4567 2002
 MOB: 0408 663 223
 sabton@optusnet.com.au
 design@sabtonandson.com.au









TO: Strathfield Local Planning Panel Meeting - 1 March 2018
REPORT: SLPP – Report No. 3
SUBJECT: DA2017/162- 72-73 THE CRESCENT, HOMEBUSH
LOT 5 IN DP 6479
DA NO. 2017/162

SUMMARY

Proposal: Demolition of existing structures and construction of a two (2) storey boarding house development with (16) lodger rooms under the Affordable Rental Housing SEPP 2009

Applicant: Yong Chen c/o Manor House Design Australia Pty Ltd

Owner: Mr Yong Chen

Date of lodgement: 10 November 2017

Notification period: 5 December 2017 – 31 December 2017

Submissions received: Three (3) written submissions received

Assessment officer: LM

Estimated cost of works: \$1,300,000

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

Heritage: N/A

Flood affected: No

RECOMMENDATION OF OFFICER: APPROVAL

EXECUTIVE SUMMARY

- 1.0 Approval is sought for the demolition of existing structures and construction of a two (2) storey boarding house development with (16) lodger rooms under the Affordable Rental Housing SEPP 2009. The original application sought approval for a total of (18) lodger room however amended plans submitted during the assessment process resulted in the removal of (2) lodger rooms to provide a total of (16). All boarding rooms will be provided for single lodgers only.
- 2.0 The application was notified under Part L of the Strathfield Development Control Plan and three (3) written submissions were received raising concerns in relation to traffic congestion, off-street parking, number of potential boarders, social implications, streetscape compatibility, property values, fencing, health issues and waste management. Amended plans were submitted during the assessment process to address the waste management and streetscape compatibility implications of the development. All of the abovementioned concerns have been discussed throughout this report with appropriate conditions recommended where required.
- 3.0 The proposal is satisfactory with respect to the relevant legislative provisions of the *ARH SEPP 2009*, the *Strathfield Local Environmental Plan (SLEP) 2012* and relevant DCP 2005 controls. The layout of the boarding house is considered to provide acceptable sized rooms, common areas and bathroom facilities whilst providing an acceptable level of articulation to ensure view corridors are maintained between buildings.

DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)

The subject site is located within close proximity to the Homebush Town Centre, providing close proximity to the Flemington Railway Station, local services, supermarkets and restaurants. Accordingly, the subject site is recommended for approval.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located on the southern side of The Crescent immediately south of the Flemington Railway line. The site is a corner allotment located west of the T-intersection of Mackenzie Street and The Crescent (as shown in Figure 1).

The subject site is irregular in shape providing a frontage width of 23.69m to The Crescent, and 47.25m to Mackenzie Street. The site contains a total site area of 775.5m².

The subject site is currently comprised of a two (2) storey residential dwelling with painted exterior walls and a mixture of terracotta and slate tile roof forms (as shown in Figure 2). Immediately surrounding the site to the west, east and south are predominantly detached single and two (2) storey dwellings with the playfields of Homebush Boys School located south-east of the site.

Development in the immediate streetscape is varied including a number of single storey bungalows with some newly constructed dwellings present in the street.



Figure 1: Locality Plan. The subject site is outlined in yellow.

DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)



Figure 2: View of the existing dwelling from The Crescent.

PROPERTY BURDENS AND CONSTRAINTS

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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for demolition of existing structures and construction of a two (2) storey boarding house development with (16) lodger rooms under the *Affordable Rental Housing SEPP 2009*.

The specific elements of the proposal are:

- Construction of a boarding house comprising of a total of (16) lodger rooms;
- Construction of an at-grade carpark comprised of (4) car parking spaces and (4) motorcycle spaces;
- Provision of an indoor communal area comprised of kitchen facilities and lounge/living area; and
- Associated drainage and landscape works.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

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

**DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)**

"I went to the subject site to investigate the proposed point of connection to Council's drainage system in The Crescent and from the site inspection I can advise that the stormwater concept plan is not feasible"

Amended plans were submitted during the assessment process involving modifications to the final stormwater drainage design.

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

Waste Comments

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

- *"Update waste generation rates to be consistent with the DCP (Boarding house General waste – 60L/unit/week, Recycling – 20L/unit/week)*
 - *5 general waste bins required*
 - *3 recycling bins required (bi-weekly collection)*
- *The waste storage area is fine for storage of the bins through the week, details must be provided for collection location and path of travel.*
- *Council does not collect Green waste from unit blocks; a waste contractor or gardener will have to be engaged with."*

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

Landscaping Comments

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

"The proposal appears generally acceptable, as there are no significant trees located within the property boundary. A condition for tree protection will involve the retention and protection of 5 street trees adjoining the property and 2 trees located on the adjoining property to the South."

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

Heritage Comments

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

- *"I have reviewed the Heritage Impact Statement (HIS) by James Kim (undated).*
- *The main entrance to the heritage item (Homebush Boys High School) is from Bridge Street, and its principal elevation is to Bridge Street, and views to and from the heritage item will not be obscured by the proposed development.*
- *I agree with the HIS that the proposed development will not have an adverse impact on the heritage item"*

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

Sydney Trains

DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)

The site is located immediately adjacent a rail corridor. As such, a written notice of the application was sent to Sydney Trains 11 December 2017 in accordance with Clause 85 of the *State Environmental Planning Policy (Infrastructure) 2007*. No referral comments were provided to Council during the assessment process. It is unlikely that the proposed development would have any adverse impact upon the railway line particularly given the generous setback from the corridor and the minimal excavation work which is proposed.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the *Environmental Planning and Assessment Act, 1979* as relevant to the development application:

79C(1)(a) the provisions of:

(i) any environmental planning instrument

The following Environmental Planning Instrument's (EPI) are applicable in the assessment of the subject application:

- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *Strathfield Local Environmental Plan 2012*
- *Strathfield Development Control Plan 2005*

An assessment of the proposal against the relevant provisions of each of these EPI's is provided below.

State Environmental Planning Policy (Infrastructure) 2007

The site is located immediately south of the Homebush Railway Corridor and therefore is identified as development adjacent to rail corridors. Clause 87 of the *SEPP (Infrastructure)* requires Council to consider the noise and vibration impacts of the railway corridor and be satisfied that appropriate measures will be taken to protect the amenity of future residents.

An Acoustic Assessment Report was prepared by Koikas Acoustics and was submitted during the assessment process having consideration for the abovementioned requirements. A condition of consent is therefore recommended to ensure compliance with the recommendations made under Section 7 of the report so as to ensure future residents will not be adversely affected by the adjoining rail corridor.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is suitable in its current state, contaminated state or following the completion of remediation works for the purposes for which development consent is being sought.

The subject site is currently utilised for the purposes of a dwelling house. It is evident that the subject site and allotments immediately surrounding the site to the west and south have been utilised for residential uses for some time. The site is not located within or in close proximity to a potentially contaminating site as per Part K of the SCDP 2005 and therefore potential for contamination would be low. It is further noted that the proposed development does not involve any major excavation works, however as a precaution, general conditions of consent have been

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imposed to ensure that any potentially contaminating soils which are uncovered during construction are managed accordingly.

Overall, the site is considered to be suitable for the purposes of the proposed development and therefore satisfies the requirements of SEPP 55.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposed development has been lodged under Part 2, Division 3 of the *ARH SEPP 2009* which relates to the provision of 'boarding houses'.

An assessment of the development against the development standards for boarding houses under the *ARH SEPP 2009* is presented in the table below.

It is relevant to note that the *ARH SEPP 2009* states that Council is unable to refuse an application where it complies with the minimum standards provided by Clause 29 (refer to shaded section of table).

Clause	Development Control	Required	Proposal	Compliance
26	Permissibility	Permissible in the following zones: <ul style="list-style-type: none"> • R2 Low Density Residential • R3 Medium Density Residential • R4 High Density Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use 	Within the (R2 – Low Density Residential) under the <i>SLEP 2012</i> .	Yes
27(2)	Location and access to facilities	If it is located in R2 – must be within an 'accessible area'	The site is located 480m from Flemington Railway Station and is serviced by a regular bus service - the 408 and 407.	Yes
29 Note: Unable to refuse based on compliance these standards	FSR	Max as per SLEP 2012: 1.575:1 (445.91m ²)	1.55:1 (428.85m ²)	Yes.
	Height	Max as per SLEP: 9.5m	9.5m	Yes.
	Landscaping	Front setback is compatible with streetscape	9m front setback is compatible with the existing varied front setbacks provided in the street ranging between 9m – 13m	Yes.
	Solar Access	At least one (1) common area receives at least three (3) hours of direct sunlight between 9am and 3pm, mid-winter	North facing common living area capable of receiving a minimum 3 hours solar access.	Yes.
	Private Open Space	Lodgers: Min 20m ² with min. dimension of 3m	249.82m ² . Min 3m dimension.	Yes.
	Parking	In an 'accessible area':	Four (4) spaces	Yes.

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	Dwelling size	0.2 spaces per room = as (16) rooms are proposed, four (4) spaces are required. Single: min 12m ² May have a kitchen/bathroom however is not required to.	proposed including one (1) accessible space. Single: min 12.52m ² , max 17.4m ² All are provided with private bathrooms and kitchens.	Yes. Yes.
30	Standards for Boarding Houses	One (1) communal living room required where there are five (5) or more rooms No boarding room > 25m ² No boarding room occupied by > two (2) adult lodgers Adequate bathroom and kitchen facilities available Boarding House Manager where capacity of > 20 lodgers One (1) bicycle space and one (1) motorcycle space per five (5) boarding rooms. Therefore, 4 (3.2) spaces required.	One (1) communal living room provided. Max 17.4m ² Condition to be imposed to ensure each room is utilised by a single lodger only. Adequate communal bathrooms, kitchens and laundry provided. Max 16 lodgers, therefore manager room is not provided. Four (4) spaces are proposed and are located upon the eastern side boundary of the site.	Yes. Yes. Yes, subject to condition. Yes Yes. Yes, subject to condition.
30A	Character	A consent authority must not consent to development to which this division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposal has been designed to appear as a single dwelling house so as to achieve an appropriate level of compatibility with other two (2) storey dwellings in the streetscape. Whilst the proposed development achieves compliance with the relevant floor space, height and setback requirements, a condition of consent is recommended to ensure the height of the building be reduced by 1m so as to further reduce the bulk of the structure particularly throughout the western wing of the building.	Yes, refer to likely impacts discussion.

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Strathfield Local Environmental Plan (SLEP) 2012

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

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

Comments: The proposed development is considered appropriate for the site and will integrate well with surrounding development in the streetscape. The proposed boarding house is an appropriate use of the site and will promote affordable rental accommodation for residents. The proposed development incorporates high quality material finishes with a neutral colour palette so that it remains compatible with both the existing and more recently constructed development in the streetscape as well as potential future development in the street.

Permissibility

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

Boarding Houses are permissible within the R2 – Low Density Residential Zone and are consent and are defined under *SLEP 2012* as follows:

“boarding house means a building that:

- (a) *is wholly or partly let in lodgings, and*
- (b) *provides lodgers with a principal place of residence for 3 months or more, and*
- (c) *may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) *has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.”*

The proposed development for the purpose of a boarding house is consistent with the definition above. Conditions of consent have been imposed to ensure the boarding house operates within the confines of its approved use in accordance with the abovementioned boarding house definition provided by the *SLEP 2012*.

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Zone Objectives

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

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

Comments: The proposed boarding house development achieves the objectives of the R2 zone given that the development provides for the housing needs of the community in a low density residential setting.

Part 4: Principal development standards

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

Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	9.5m	9.5m	Yes

	Objectives	Complies
(a)	To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area	No
(b)	To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area	Yes
(c)	To achieve a diversity of small and large development options.	Yes

Comments: Whilst the proposed development technically achieves compliance with the maximum 9.5m building height standards of Clause 4.3 of the *SLEP 2012*, the development is not compatible with prevailing building heights surrounding the site. This is contrary to objective (a) of Clause 4.3 of the *SLEP 2012*.

Dwellings immediately surrounding the site are predominantly single storey, and whilst the dwelling immediately west of the site at No. 74 The Crescent is two (2) storeys, the building height is approximately 7.7m. This creates a significant contrast to the building height proposed for the site. A condition of consent is recommended to ensure the building height is reduced by 1m to provide an overall building height of 8.5m. It is appreciated that this would result in a modified roof form with a partial flat roof through the centre point of the building however, this roof form would be acceptable as it would achieve a more desirable outcome.

Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	0.575:1 (445.91m ²)	0.55:1 (428.85m ²)	Yes

	Objectives	Complies
(a)	To ensure that dwellings are in keeping with the built form character of the	Yes

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	<i>local area</i>	
(b)	<i>To provide consistency in the bulk and scale of new dwellings in residential areas</i>	Yes
(c)	<i>To minimise the impact of new development on the amenity of adjoining properties</i>	Yes
(d)	<i>To minimise the impact of development on heritage conservation areas and heritage items</i>	Yes

Part 5: Miscellaneous Provisions

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

5.10 Heritage Conservation

The site is located in close proximity to Heritage Item 118 – Homebush Boys High School under Schedule 5 of the SLEP 2012. The proposed development application, which included a Heritage Impact Statement, was referred to Council's Heritage Advisor. As the site is located to the rear of the school with the school's frontage located toward Bridge Road in the east, the proposed development is unlikely to adversely impact upon the heritage significance of the item.

Part 6: Local Provisions

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

6.1 Acid sulfate soils

The subject site is identified as having Class 5 soils and is located within 500m of Class 4 soils. As the proposed development will not result in excavation works 2m below natural ground level, an Acid Sulfate Soils Management Plan was not required. As such, the proposed development has satisfied the requirements of Clause 6.1 of the SLEP, 2012.

6.2 Earthworks

Appropriate conditions of consent are recommended so as to ensure compliance with the sediment erosion control plan.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Heritage and Conservation

Cl. 1.11	Aims	Complies
A	<i>To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield</i>	Yes
B	<i>Ensure all new development affecting heritage items and conservation areas is designed to be compatible in setting, scale, setbacks, form, materials and character with the building and surrounding area</i>	Yes

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C	Ensure that development in the vicinity of a heritage item or conservation area does not have any adverse impact on the heritage significance or setting and that development is compatible in setting, scale, setbacks, form, materials and character with the item or conservation area	Yes
D	Conserve archaeological sites and places of Aboriginal significance	Yes
Cl. 1.11 Controls		Complies
(1)	A Statement of Heritage Impact is required for proposed development: <ul style="list-style-type: none"> a) affecting a heritage item; b) within a heritage conservation area; or c) in the vicinity of an item or heritage conservation area 	Yes
(2)	This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of the proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact	Yes

Comments: As previously discussed, whilst the proposed development is in close proximity to Heritage Item I18 – Homebush Boys High School, Council’s Heritage Advisor has deemed the development as having no impact on the site given that the site is located to the rear of the school.

PART H - WASTE MANAGEMENT (SCDCP 2005)

Amended plans were submitted during the assessment process following Council’s Waste Education Officer’s comments. Further, the bin holding area located to the rear of the development has been provided with an enclosed waste room so as to minimise adverse impacts to surrounding residents as well as future residents of the site.

Accordingly, a condition of consent is recommended to ensure compliance with the waste management plan.

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

No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) however does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

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

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the

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assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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

The proposed development is not located on a site that is subject to flooding attributed to either Powell's Creek or Cook's River and is therefore not required to be considered under the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

79C(1)(b) *the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Streetscape

Amended plans were submitted during the assessment process to improve the presentation of the development from the streetscape. This has included the removal of the two (2) upper level units located upon the third floor and adjoining open courtyard space so that the development appears as a dwelling house rather than a multi-unit development. As a further precaution, a condition of consent is recommended to ensure the planter boxes on the roof are removed so as to ensure the roof remains as a non-trafficable roof area.

The amended plans also included the provision of additional windows to rooms across the western side elevation of the development. This is a significant improvement to residential amenity as it provides an increase of natural light and ventilation and reduces energy dependency throughout the building. The additional windows have been designed having consideration for the adjoining properties and are unlikely to result in adverse overlooking impacts.

As previously discussed, whilst the proposed development achieves numeric compliance with the maximum 9.5m building height controls under the *SLEP 2012*, the development fails to achieve compatibility with the prevailing building heights of dwelling surrounding the site. It is noted dwellings in the streetscape are predominantly single storey with some two (2) storey dwellings located in the streetscape. Immediately adjoining the site to the west is a two (2) storey dwelling which attains a maximum building height of approximately 7.7m which is a significant contrast to the 9.5m building height proposed for the site. As such, a condition of consent is recommended for the building height to be reduced by 1m to achieve an overall building height of 8.5m. This will assist in reducing the bulk and scale of the development and will achieve better consistency with the prevailing building heights and densities in the streetscape.

Visual Privacy

There are four (4) upper level windows located to the rear elevation of the site which fail to achieve a minimum 9m separation from the rear property boundary to the south. Of these windows two (2) adjoin bathrooms and a general condition of consent is imposed to ensure all bathroom windows are provided with fixed obscure glazing. Whilst hedging is provided to the remaining two (2) study room windows, a condition of consent is recommended to ensure that the windows are redesigned as either highlight windows with a sill height of 1.7m from the floor or provided with fixed privacy louvers capable of precluding views to the southern adjoining site.

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

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The subject site is located within close proximity to the Flemington Railway Station as well as the Homebush Railway Station. The site is also located within close proximity to bus services as well as a plethora of restaurants, shops and communal facilities to meet the needs of local residents.

The provision of low cost rental housing in the form of a boarding house is considered a suitable form of development for the subject site. Overall, the proposed development is considered to be of a high quality construction which will positively contribute to the streetscape without adversely impacting upon the amenity of future lodgers and adjoining residents.

The proposed development is therefore considered suitable for the site.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part L of the SCDP 2005 from 5 December 2017 to 31 December 2017, with three (3) written submissions received, raising the following concerns:

1. *Traffic Issues – the building is on the corner of The Crescent and Mackenzie Street and will create congestion and traffic issues*

Assessing officer's comments: The site achieves compliance with the minimum off-street parking requirements as per the *ARH SEPP 2009*. In total, the site provides four (4) off-street parking spaces as well as four (4) motorcycle spaces and four (4) bicycle spaces which is considered sufficient for the site. It is anticipated that lodgers would utilise the public transport network to travel.

2. *Lodger numbers - What guarantee is there that there will be only one (1) person per room?*

Assessing officer's comments: A condition of consent is recommended to ensure that the premise only permits one (1) lodger per room. The site would therefore be restricted to accommodate a total of (16) lodgers which would be enforced via conditions of consent.

3. *Character – the design is not compatible with other houses on Mackenzie Street or The Crescent.*

Assessing officer's comments: Amended plans were submitted during the assessment process including a revision of external finishes, fence style and the removal of the upper level rooms and balcony. A further condition of consent is recommended to ensure that the development be reduced in height so as to achieve better compatibility with the heights of dwellings in the streetscape. Overall, the development achieves a scale, bulk and style which is commensurate with existing and likely future development in the streetscape and is considered acceptable.

4. *Management – Who would be responsible for issues arising on the premises such as unruly behaviour?*

Assessing officer's comments: The premises would be governed by a manager and rules enforced through the endorsed plan of management for the site. A plan of management is required as per the conditions of consent.

5. *Property Values – In a residential area the creation of a boarding house could result in the surrounding properties depreciating in value*

Assessing officer's comments: Property values are not a consideration under Section 79C of the *EP&A Act 1979*.

6. *Fence – My hope is that they will erect a proper fence in which both parties may be consulted and in particular agree on the boundaries, height and material of the fence.*

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Assessing officer's comments: Boundary fences between adjoining properties are under the jurisdiction of the *Dividing Fences Act 1991* and are not a consideration as part of this application.

7. *Waste Management – The bins for the site should be taken from The Crescent and not from the Mackenzie Street entrance.*

Assessing officer's comments: The location of the bin bay to the south-east portion of the site (fronting Mackenzie Street) results in a more practical location for bin collection as opposed to the northern portion (The Crescent). This is supported by Council's Waste Officer.

8. *Visual Privacy – Our privacy is lost as they can peep through their second floor rooms into our backyards.*

Assessing officer's comments: There are four (4) upper level windows located to the rear elevation of the site which fail to achieve a minimum 9m separation from the rear property boundary to the south. Of these windows two (2) adjoin bathrooms and a general condition of consent is imposed to ensure all bathroom windows are provided with fixed glazed windows. Whilst hedging is provided to the remaining two (2) study room windows, a condition of consent is recommended to ensure that the windows are redesigned as either highlight windows with a sill height of 1.7m from the floor or provided with fixed privacy louvers capable of precluding views to the southern adjoining site.

9. *Affordable Rental Housing – Under the Affordable rental housing all the drug addicts and unwanted characters will end up there with making our lives miserable.*

Assessing officer's comments: Any unruly behaviour would be managed by the boarding house manager. All lodgers are to comply with the rules set out in the plan of management. This is enforced via the conditions of consent.

79C(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) *If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:*
- (a) the dedication of land free of cost, or*
 - (b) the payment of a monetary contribution,*
- or both.*
- (2) *A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”*

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STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

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

Provision of Community Facilities	\$ 20,807.91
Provision of Major Open Space	\$ 94,669.77
Provision of Local Open Space	\$ 32,445.39
Provision Roads and traffic Management	\$ 7,641.18
Administration	\$ 1,794.22
TOTAL	\$157,358.46

CONCLUSION

The application has been assessed having regard to Section 79C of the *Environmental Planning and Assessment Act 1979*, the *Strathfield Local Environmental Plan 2012* and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

RECOMMENDATION

That Development Application No. 2017/162 for the demolition of existing structures and construction of a two (2) storey boarding house development with (16) lodger rooms under the *Affordable Rental Housing SEPP 2009* at 72-73 The Crescent, Homebush be **APPROVED**, subject to the following conditions:

SPECIAL CONDITIONS (SC)

1. VISUAL PRIVACY (SC)

The two (2) upper level south facing living room windows pertaining to Rooms 13 and 14 are to be redesigned as either highlight windows with a sill height of 1.7m from the floor or provided with fixed privacy louvers capable of precluding views to the southern adjoining site. Details demonstrating compliance with this requirement shall be submitted to and approved by a Principle Certifying Authority **prior to the issue of a Construction Certificate.**

(Reason: Protect residential amenity)

2. UPPER ROOF LEVEL (SC)

The planter boxes located upon the roof of the development fronting Mackenzie Street are to be removed so as to ensure the roof remains as a non-trafficable roof area.

(Reason: Protect residential amenity)

3. ACOUSTIC REPORT (SC)

An Acoustic Assessment Report was prepared by Koikas Acoustics and submitted during the assessment process having consideration for the abovementioned requirements. A condition of consent is therefore recommended to ensure compliance with the recommendations made under Section 7 of the report so as to ensure future residents will not be adversely affected by the adjoining rail corridor.

(Reason: Protect residential amenity)

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GENERAL CONDITIONS (GC)

4. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/162:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA-102	Demolition Plan	Manor House Design	A	10 November 2017
DA- 201	Ground Floor Plan	Manor House Design	B	15 January 2018
DA-202	First Floor Plan	Manor House Design	B	15 January 2018
DA-203	Roof Plan	Manor House Design	B	15 January 2018
DA-301	North & West Elevation Plan	Manor House Design	B	15 January 2018
DA-302	South & East Elevation Plan	Manor House Design	B	15 January 2018
DA-401	Cross Section A Plan	Manor House Design	B	15 January 2018
DA-304	Fence Elevation Plan	Manor House Design	A	15 January 2018
DA-601	Schedule of External Finishes	Manor House Design	B	15 January 2018
L-01	Landscape Plan	RFA Landscape Architects	A	10 November 2017
STW-05	Sediment and Erosion Control Plan	Hydraulic Services	01	10 November 2017
STW-01	Stormwater Drainage Concept Plan	Hydraulic Services	02	12 February 2018

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/162:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	James Kim	November 2017	10 November 2017
Statement of Heritage Impact	James Kim	November 2017	10 November 2017
Plan of Management	James Kim	November 2017	10 November 2017

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Waste Management Plan	-	-	10 November 2017
Acoustic Assessment	Koikas Acoustics Pty Ltd	8 th February 2018 – Revision 1	12 February 2018

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

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

5. **BOARDING HOUSE - APPROVED USE (GC)**

This approval is granted for the use of the land for the purposes of a Boarding House comprising a maximum of 16 Boarding rooms. . This includes (16) single rooms (maximum 1 person per room). No double rooms are permitted.

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

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

(Reason: To clarify the terms of the approval and to control the maximum number of lodgers living in the premises at any one time.)

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

The height of the building shall be reduced in height by 1m. As measured from Australian Height Datum (AHD), the building must not exceed Relative Level (RL) 20.01AHD to the roof ridge of the western wing of the building.

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

7. **CONSTRUCTION HOURS (GC)**

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

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

8. **CONSTRUCTION WITHIN BOUNDARIES (GC)**

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site.)

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9. DEMOLITION – GENERALLY (GC)

Alteration and demolition of the existing building is limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is not shown to be altered or demolished.

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

10. DEMOLITION - SITE SAFETY FENCING (GC)

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and

provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety.)

11. FENCING - FRONT FENCE HEIGHT (GC)

The front and side fencing (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1m above natural ground level.

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

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

All common and private landscape areas including all planters of new multi-unit, commercial, mixed-use and industrial development are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance.)

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

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

Tree	Height/ Spread (m)	Location
All trees within the property boundary	-	The subject site

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

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

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

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

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

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

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

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

14. LANDSCAPING - TREE PRESERVATION (GC)

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited. This applies to the following trees:

<u>Tree</u>	<u>Height/ Spread (m)</u>	<u>Location</u>	<u>Protecti on Zone (m)</u>	<u>Structural Root Zone (m)</u>
1)Lophostemon confertus	5 x 8	Road reserve	6.0	2.57
2)Lophostemon confertus	5 x 8	Road reserve	6.0	2.57
3)Lophostemon confertus	5 x 8	Road reserve	6.0	2.57
4)Lophostemon confertus	5 x 8	Road reserve	6.0	2.57
5)Lophostemon confertus	5 x 8	Road reserve	6.0	2.57
6)Salix sp.	10 x 5	Adjoining	4.8	2.47
7)Araucaria sp.	10 x 3	Adjoining	4.8	2.47

All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970 – Protection of Trees on Development prior to the commencement of any works (including any demolition and

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excavation) and maintained for the duration of the works.

Manual excavation is required within the canopy spread of the retained trees referred to in table above.

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

15. LIGHTING (GC)

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety.)

16. MATERIALS – CONSISTENT WITH SUBMITTED SCHEDULE (GC)

All external materials, finishes and colours are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: To ensure compliance with this consent.)

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

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

- i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement.)

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

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

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

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19. **SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)**

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

- i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- ii) Demolition must be carried out by a registered demolition contractor.
- iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- iv) No blasting is to be carried out at any time during construction of the building.
- v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- x) All waste must be contained entirely within the site.
- xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- xv) Public footways, include nature strips and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
- xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- xviii) Any work must not prohibit or divert any natural overland flow of water.
- xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
- xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in

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accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

20. **STORMWATER MANAGEMENT PLAN - CERTIFICATION REQUIREMENT (GC)**

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded.)

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

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

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

(Reason: Compliance with Sydney Water requirements.)

22. **UTILITIES AND SERVICES - PROTECTION OF (GC)**

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

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

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

Construction plans must be approved by the appropriate utility's office (e.g. council, Sydney Water Corporation) to demonstrate that the development complies with the utility's requirements.

The applicant must provide written evidence (e.g. compliance certificate, formal advice) of compliance with the requirements of all relevant utility providers (e.g. Water, Energy, Telecommunications, Gas).

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(Reason: To ensure protection of Council assets.)

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

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

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

24. ACCESS - DISABLED TOILETS (CC)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

25. BICYCLE STORAGE PROVISION (CC)

On-site provision for bicycle storage facilities shall be in accordance with the Strathfield Consolidated Development Control Plan 2005. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDP 2005 and to encourage sustainable transport options.)

26. BOARDING HOUSE - CONSTRUCTION OF (CC)

The construction of the boarding house shall comply with all applicable legislation/regulation and standards, including:

- i) Boarding Houses Act 2012;
- ii) Boarding Houses Regulation 2013;
- iii) Local Government Act 1993; and
- iv) Local Government Regulation 2005.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to occupation of the premises.

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(Reason: To ensure compliance with relevant legislation.)

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

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000.)

28. CAR PARKING - DISABLED CAR PARKING SPACES (CC)

One (1) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 2.4m wide x 5.4m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such. A shared area 2.4 m wide x 5.4m long shared area should be provided. Bollard shall be placed in this shared area.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability.)

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

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

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

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

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

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

(Reason: To ensure compliance with Australian Standards relating to manoeuvring, access

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and parking of vehicles.)

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

The width of the existing vehicular crossing fronting Mackenzie Street is to remain unchanged. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance with SCDCP 2005.)

32. COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions.)

33. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- i) Detailed information on any approvals required from other authorities prior to or during construction.
- ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled

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- manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- viii) Asbestos management procedures:
- Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - the full name and license number of the asbestos removalist/s; and
 - the telephone number of WorkCover's Hotline 13 10 50
 - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
 - appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

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

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

Works Permit

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

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

Standing Plant Permit

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

Skip Bin Permit

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

Temporary Full or Part Road Closure Permit

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

Hoarding Permit

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

Work Zone Permit

This permit must be applied for if you require permanent parking along the kerbside at the front of the site during construction works. A Work Zone Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Ground Anchoring Permit

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

(Reason: Council requirement)

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

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

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs.)

36. EROSION AND SEDIMENTATION CONTROL PLAN (CC)

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

- i) Compliance with the approved Soil and Water Management Plan.
- ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- iii) All uncontaminated run-off is diverted around cleared or disturbed areas.
- iv) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
- v) All erosion and sediment controls are fully maintained for the duration of demolition/development works.
- vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
- vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the Australian Water Quality guidelines for Fresh and Marine Waters.
- ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the Principal Certifying Authority and the controls being in place on the site.

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(Reason: Environmental protection.)

37. EXCAVATION - AFFECTING ADJOINING LAND (CC)

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- i) protect and support the adjoining premises from possible damage from the excavation, and
- ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety.)

38. FIRE SAFETY SCHEDULE (CC)

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979.)

39. LANDSCAPING - LANDSCAPE PLAN REQUIRED (CC)

An amended landscape plan prepared by a qualified landscape architect or landscape consultant to a scale of 1:100 or 1:200, conforming to all relevant conditions of consent is to be submitted to the satisfaction of the Principal Certifying Authority with the Construction Certificate application.

The plan must include the following information:

- i) details demonstrating compliance with SCDP 2005 in relation to landscaping requirements;
- ii) location of all existing and proposed landscape features including materials to be used;
- iii) all trees to be retained, removed or transplanted;
- iv) existing and proposed finished ground levels;
- v) top and bottom wall levels for both existing and proposed retaining and free standing walls; and
- vi) a detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity. A minimum of 25% of species shall be locally sourced indigenous species. Species shall be predominantly selected from Council's Recommended Tree List.

Consideration within the design should be given to the scale of planting in proportion to the

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proposed development, consistency with the existing landscape character of the area, potential views, solar access and privacy for neighbouring development.

(Reason: Landscape quality.)

40. LANDSCAPING - MAINTENANCE STRATEGY (CC)

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival.)

41. PRIVACY - OBSCURE GLAZING IN WET AREAS (CC)

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

(Reason: Privacy amenity.)

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

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Community Facilities	\$20,807.91
Provision of Major Open Space	\$94,669.77
Provision of Local Open Space	\$32,445.39
Provision Roads and traffic Management	\$7,641.18
Administration	\$1,794.22
TOTAL	\$157,358.46

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development.)

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

**DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)**

A security (damage deposit) of **\$15,000.00** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

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

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

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

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

(Reason: Protection of Council infrastructure.)

44. TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)

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

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

- i) description of the demolition, excavation and construction works;
- ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- vi) any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- vii) proposed hours of construction related activities and vehicular movements to and from the site;
- viii) current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- ix) any activities proposed to be located or impact upon Council's road, footways or any public place;
- x) measures to maintain public safety and convenience;

DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)

- xi) any proposed road and/or footpath closures;
- xii) turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- xiii) locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- xiv) location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- xv) a dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- xvi) material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- xvii) on-site parking area for employees, tradespersons and construction vehicles as far as possible;
- xviii) proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- xix) how it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.

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

45. **TREE BONDS (CC)**

A tree bond of **\$33,000.00** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

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

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

46. **WASTE MANAGEMENT PLAN (CC)**

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

NOTE: The property must be inspected by a Council Waste Officer prior to the issue of an Occupation Certificate so as to ensure that the correct number of general waste and recycling bins are ordered from Strathfield Council.

(Reason: To ensure appropriate management of waste.)

47. **WATER SUSTAINABILITY – GENERALLY (CC)**

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Lot 5 in DP 6479 (Cont'd)

Water collected in the rainwater tank must comprise roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:

- i) toilet flushing;
- ii) clothes washing;
- iii) garden irrigation;
- iv) car washing and similar outdoor uses;
- v) filling swimming pools, spa pools and ornamental ponds; and
- vi) fire fighting.

(Reason: To promote sustainable water management practice.)

48. **WATER HEATING SYSTEMS - LOCATION OF (CC)**

Water heating systems shall be located so as not to be visible from public places and the ground level of adjoining properties. Details (type and location) of the water heaters shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To maintain streetscape character.)

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

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

No work shall commence in connection with this Development Consent until:

- i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
- ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
- iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and
 - unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- v) The person having the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

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

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Lot 5 in DP 6479 (Cont'd)

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

(Reason: Statutory requirement.)

50. **NOTICE OF COMMENCEMENT (CW)**

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

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

(Reason: Statutory requirement.)

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

51. **CONTAMINATED LAND UNEXPECTED FINDS (DW)**

In the instance works cause the generation of odours or uncovering of unexpected contaminants works are to immediately cease, Council is to be notified and a suitably qualified environmental scientist appointed to further assess the site.

The contaminated land situation is to be evaluated by the supervising environmental consultant and an appropriate response determined in consultation with the applicant, which is agreed to by Strathfield Council's Environmental Services Manager.

Note: Council may also request that a NSW EPA accredited site auditor is involved to assist with the assessment of the contaminated land situation and review any new contamination information. The applicant must also adhere to any additional conditions which may be imposed by the accredited site auditor.

(Reason: To ensure compliance with statutory requirements.)

52. **FILL MATERIAL (DW)**

The only waste derived material which may be received at the development site is:

- i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

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

DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)

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

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

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

(Reason: To maintain public access and safety.)

54. PUBLIC INFRASTRUCTURE AND SERVICES (DW)

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services.)

55. SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION

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

- i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- ii) Demolition must be carried out by a registered demolition contractor.
- iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- iv) No blasting is to be carried out at any time during construction of the building.
- v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- xiii) Details as to the method and location of disposal of demolition materials (weight

**DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)**

- dockets, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
 - xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from Council is obtained including payment of relevant fees.
 - xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
 - xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

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

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

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

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

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

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

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

Where elements of the existing drainage system are to be utilised, the existing drainage system shall be overhauled and maintained clear of silt and accumulated debris. Silt and the like shall be removed, not flushed from the system.

A certificate shall be provided by a suitably qualified person (a registered plumber or a person of equivalent or greater experience or qualification) to the satisfaction of the Principal Certifying Authority, prior to the issue of any Occupation Certificate to confirm that the system is in good working order and adequate to accept additional flows having regard to any relevant standards and/or Sydney Water requirements.

(Reason: Maintenance and environment.)

58. ENGINEERING WORKS (CERTIFICATION OF)

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Lot 5 in DP 6479 (Cont'd)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- i) the stormwater drainage system; and/or
- ii) the car parking arrangement and area; and/or
- iii) any related footpath crossing works; and/or
- iv) the proposed basement pump and well system; and/or
- v) the proposed driveway and layback; and/or
- vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management.)

59. **FIRE SAFETY CERTIFICATION (OC)**

A fire safety certificate shall be obtained in accordance with Part 9, Division 4 of the Environmental Planning and Assessment Regulation 2000, prior to the issue of any Occupation Certificate.

An fire safety certificate is a certificate issued by the owner of a building to the effect that each essential fire safety measure specified in the current fire safety schedule for the part of the building to which the certificate relates:

- i) has been assessed by a properly qualified person; and
- ii) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

An interim fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(2) of the Environmental Planning & Assessment Regulation 2000.

A final fire safety certificate must be provided before an interim occupation certificate can be used for a building under Clause 153(1) of the Environmental Planning & Assessment Regulation 2000.

A copy of the fire safety certificate and fire safety schedule shall be:

- i) submitted to Strathfield Council;
- ii) submitted to the Commissioner of the New South Wales Fire Brigade; and
- iii) prominently displayed in the building.

(Reason: Fire safety and statutory requirement.)

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Lot 5 in DP 6479 (Cont'd)

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

As part of the on-going assessment of the tree/s to be retained, the consulting arborist engaged by the applicant is to assess their health and any impacts suffered by them as a result of the proposed approved development, prior to the issue of an Occupation Certificate. Findings are to be compiled in a detailed report and submitted to the Principle Certifying Authority, which documents the following:

- i) methods of excavation or construction used to carry out the works;
- ii) any damage sustained by the tree/s as a result of the works;
- iii) any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage; and
- iv) any future or on-going remedial work required to be carried out to ensure the long term retention of the tree/s.

(Reason: To ensure the survival of trees to be retained.)

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

A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- ii) any preconditions to the issue of the certificate required by a development consent have been met.

Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement.)

62. **WORKS WITHIN THE ROAD RESERVE (CC)**

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

Detailed drawings and specifications are to be prepared and certified by an appropriately qualified Civil Engineer.

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

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

All civil engineering works adjacent/near/outside 72-73 The Crescent, Homebush are to be fully supervised by Council. A maintenance period of six (6) months shall apply to the work,

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Lot 5 in DP 6479 (Cont'd)

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

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

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

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

(Reason: Adequate stormwater management.)

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

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention).

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

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

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

65. **BOARDING HOUSES - OPERATIONAL PLAN OF MANAGEMENT (OU)**

An Operational Plan of Management is to be formulated and submitted to Council for approval, prior to the issue of any Occupation Certificate.

The Plan of Management must include the minimum criteria as stipulated in Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation, 2005 under the Local Government Act 1993, the Public Health Act, 1991, Boarding Houses Act 2012 and Boarding Houses Regulation 2013.

The plan shall be dated and the name and signature of the author of the document shall be included. The Plan of Management shall be displayed in prominent locations within the premises and a copy of the Plan shall be provided to all residents of the boarding house. The on-site Caretaker shall be responsible for ensuring that the terms of the Plan are adhered to at all times.

This Operational Plan of Management must incorporate the following:

- i) All the measures to be implemented on the premises in terms of safety & security, amenity and health including but not limited to matters relating to curfews and after-hours access, bringing of visitors on to the site, drug and alcohol policy (including smoking), and use of communal areas etc.
- ii) All the responsibilities of the Caretaker/Manager.
- iii) An Incident Register to be maintained by the Caretaker. This Register must be

**DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)**

produced upon demand by any Council officer or NSW Police Officer. The Register must contain a direction that all incidents of a criminal nature are to be reported to the Police immediately.

- iv) Prior to commencement of the boarding house use, a notification letter shall be forwarded to Council, the Police and neighbours providing contact details for the Caretaker/Manager so that any issues regarding the operation of the premises etc. can be addressed promptly. Evidence of this letter being forwarded as required in this condition shall be provided to the Principal Certifying Authority, prior to the issue of any Occupation Certificate and commencement of the use.

The Plan of Management referred to in this condition shall be reviewed by Council annually from the date of issue of an Occupation Certificate by the Principal Certifying Authority. The operator of the boarding house shall contact Council annually to carry out this review and the review shall include the Incident Register referred to in point (iii) above. Should amendments be made to the Plan of Management an updated version of same shall be provided to Council and the residents of the boarding house within one (1) month of the annual review being completed.

(Reason: To minimise the impact of the use on surrounding residences.)

66. BOARDING HOUSE - ONGOING USE OF (OU)

Ongoing operation of the approved use for the purpose of a boarding house shall comply with the following:

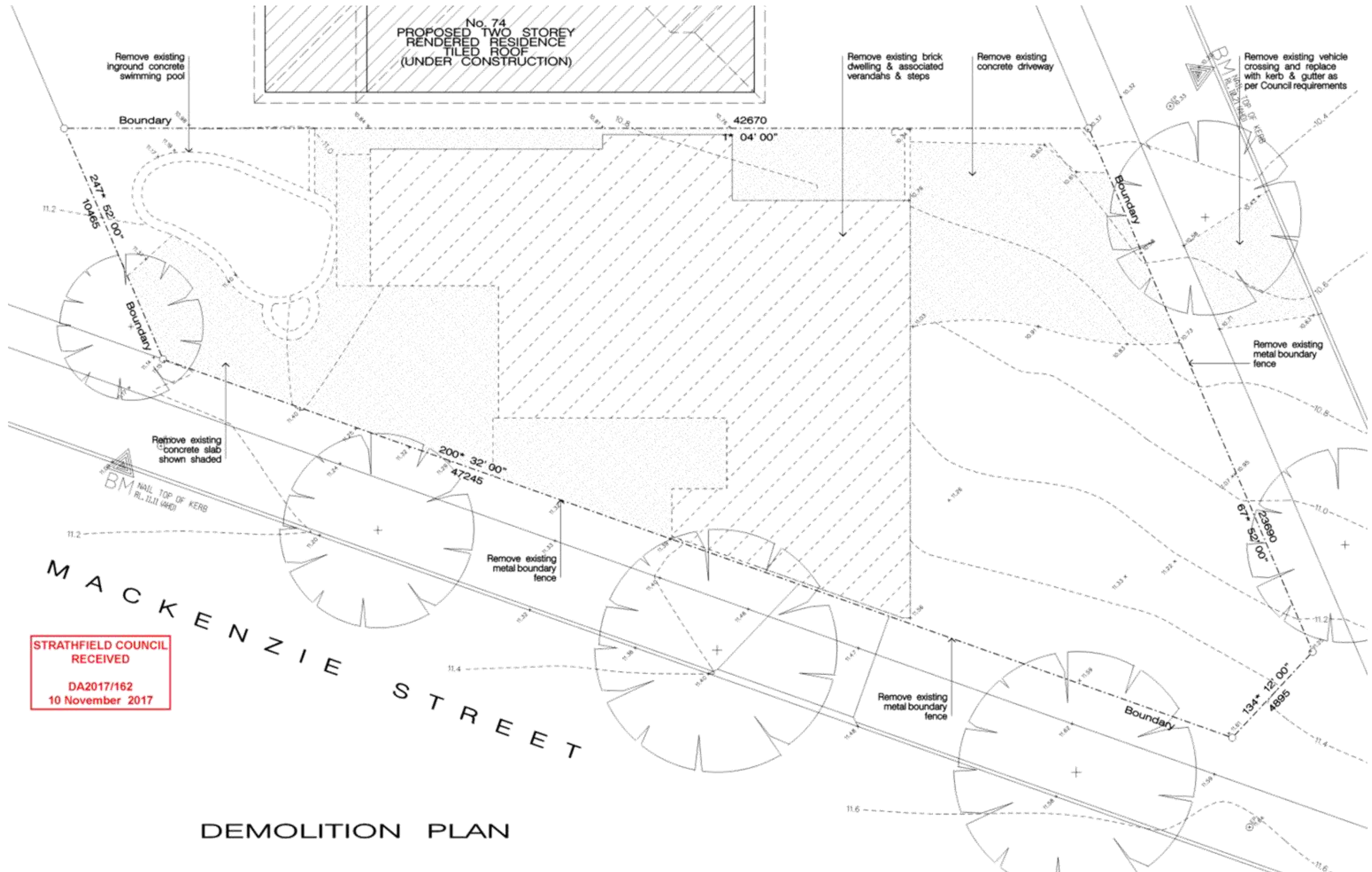
- i) Use of the premises shall remain consistent with the definition of 'boarding house' as defined under Strathfield Local Environmental Plan 2012 as a building that:
- is wholly or partly let in lodgings, and
 - provides lodgers with a principal place of residence for 3 months or more, and
 - may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
 - has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers but does not include backpackers" accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.
- ii) Subdivision of the approved boarding house under strata or community title is prohibited.
- iii) The use and operation of the boarding house shall comply with all applicable legislation/regulation and standards, including:
- Boarding Houses Act 2012;
 - Boarding Houses Regulation 2013;
 - Local Government Act 1993; and
 - Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation 2005.
- iv) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within the bedroom or cubicle in accordance with the relevant provisions under the Public Health Act 1991 for each person.
- v) No speakers or music is permitted outdoors or in the communal areas

(Reason: To minimise the impact of the boarding house on surrounding residences.)

DA2017/162- 72-73 The Crescent, Homebush
Lot 5 in DP 6479 (Cont'd)

ATTACHMENTS

1. [↓](#) Architectural Plans

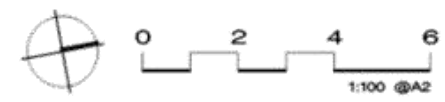


STRATHFIELD COUNCIL
RECEIVED
DA2017/162
10 November 2017

DEMOLITION PLAN

Proposed Residential Development
at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A 06.11.2017 Issue for Development Application

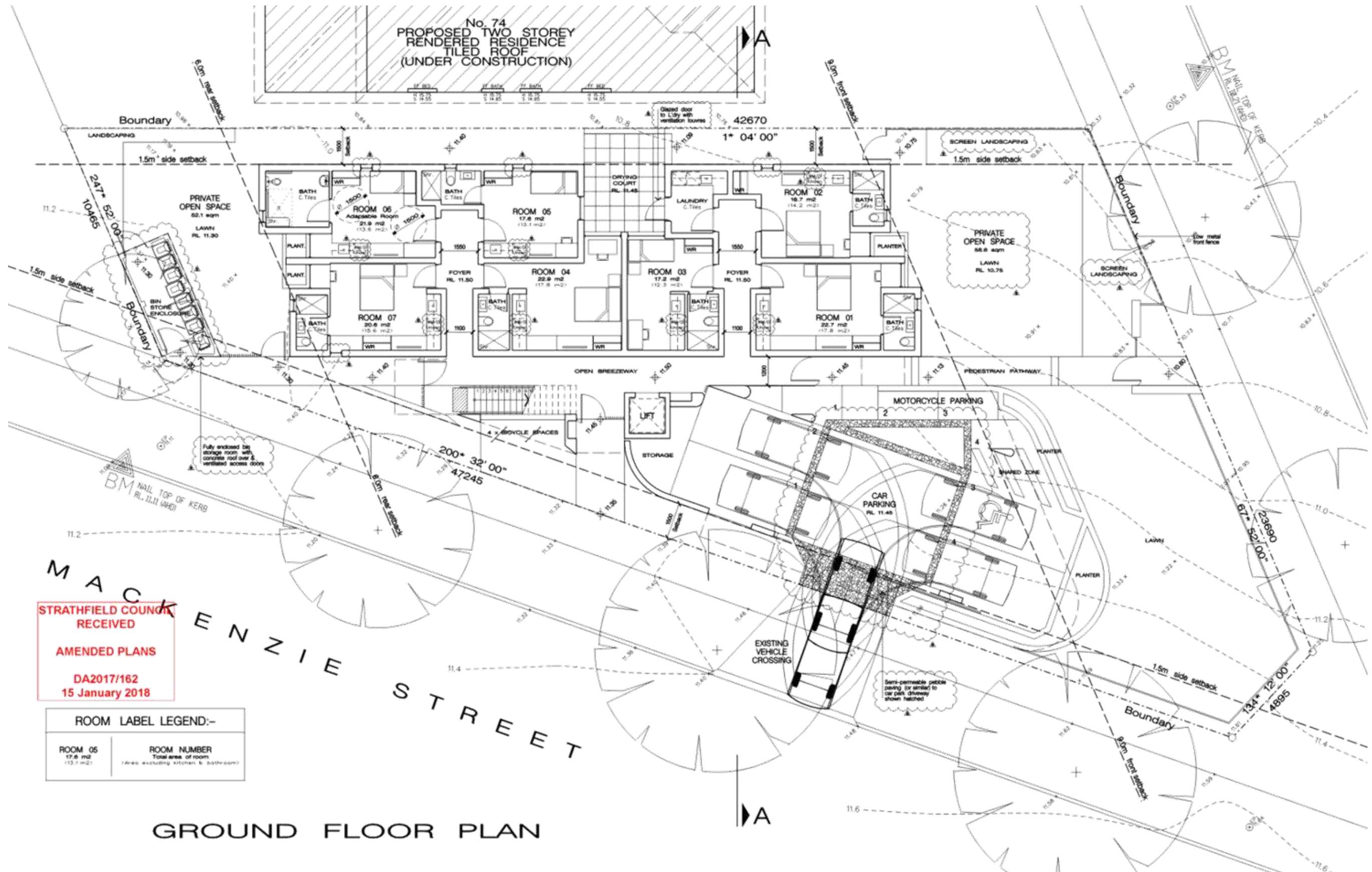


DA - 102
DEMOLITION PLAN

Job: 1709
Jun 2017
REV: A

MANOR HOUSE DESIGN
m. 0411 381 410 Chartered Architect 7091

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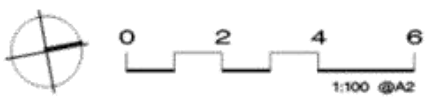
STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DA2017/162
15 January 2018

ROOM LABEL LEGEND:-	
ROOM 05 17.6 m ² (13.7 m ²)	ROOM NUMBER Total area of room (Area excluding kitchen & bathroom)

GROUND FLOOR PLAN

Proposed Residential Development
at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17

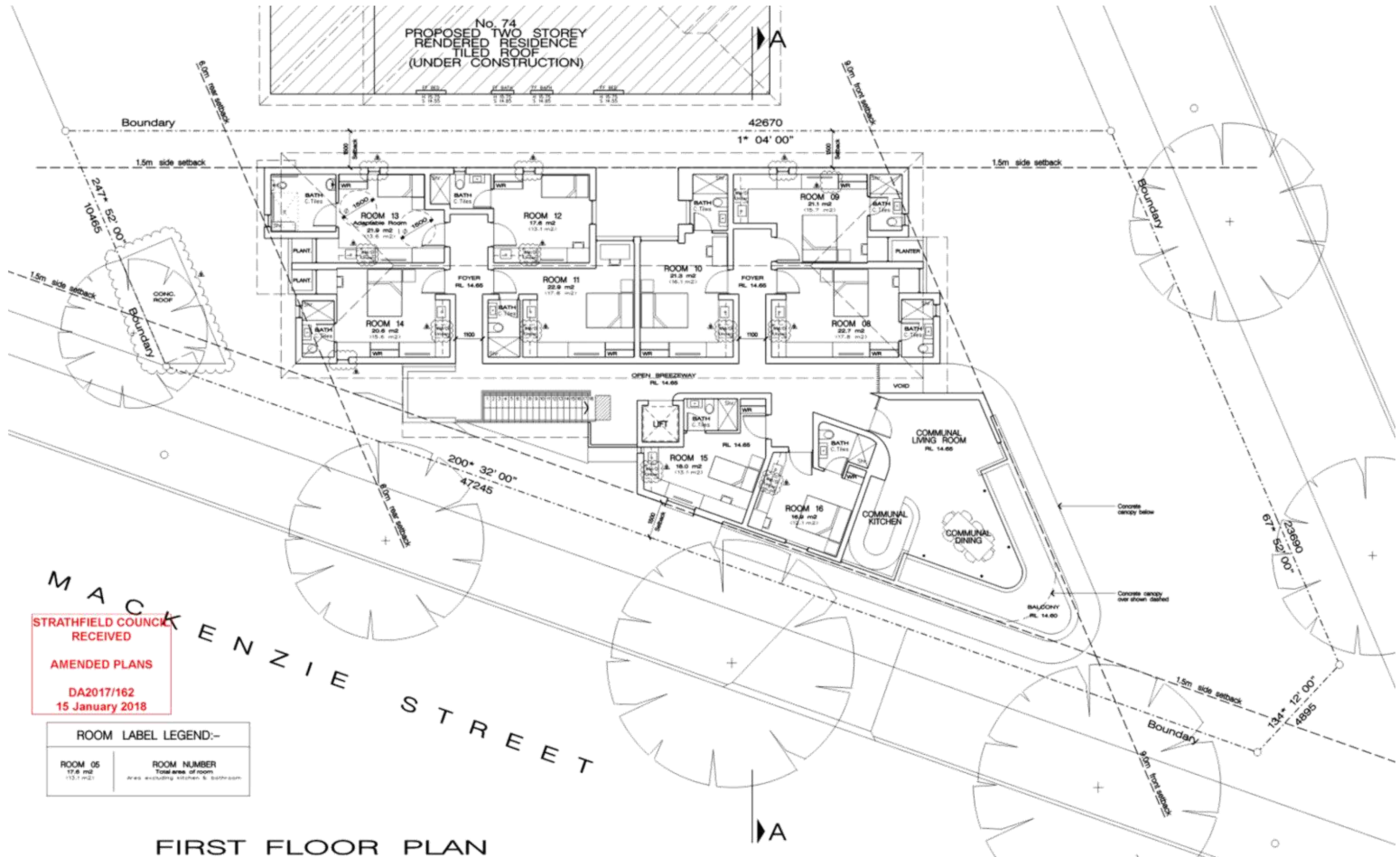


DA - 201
GROUND FLOOR PLAN

Job: 1709
Jun 2017
REV: B

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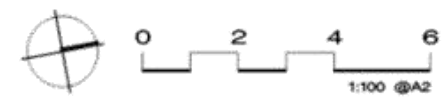
AMENDED PLANS

DA2017/162
15 January 2018

ROOM LABEL LEGEND:-	
ROOM 05 17.6 m ² 113.7 m ²	ROOM NUMBER Total area of room Area excluding kitchen & bathroom

Proposed Residential Development
at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17

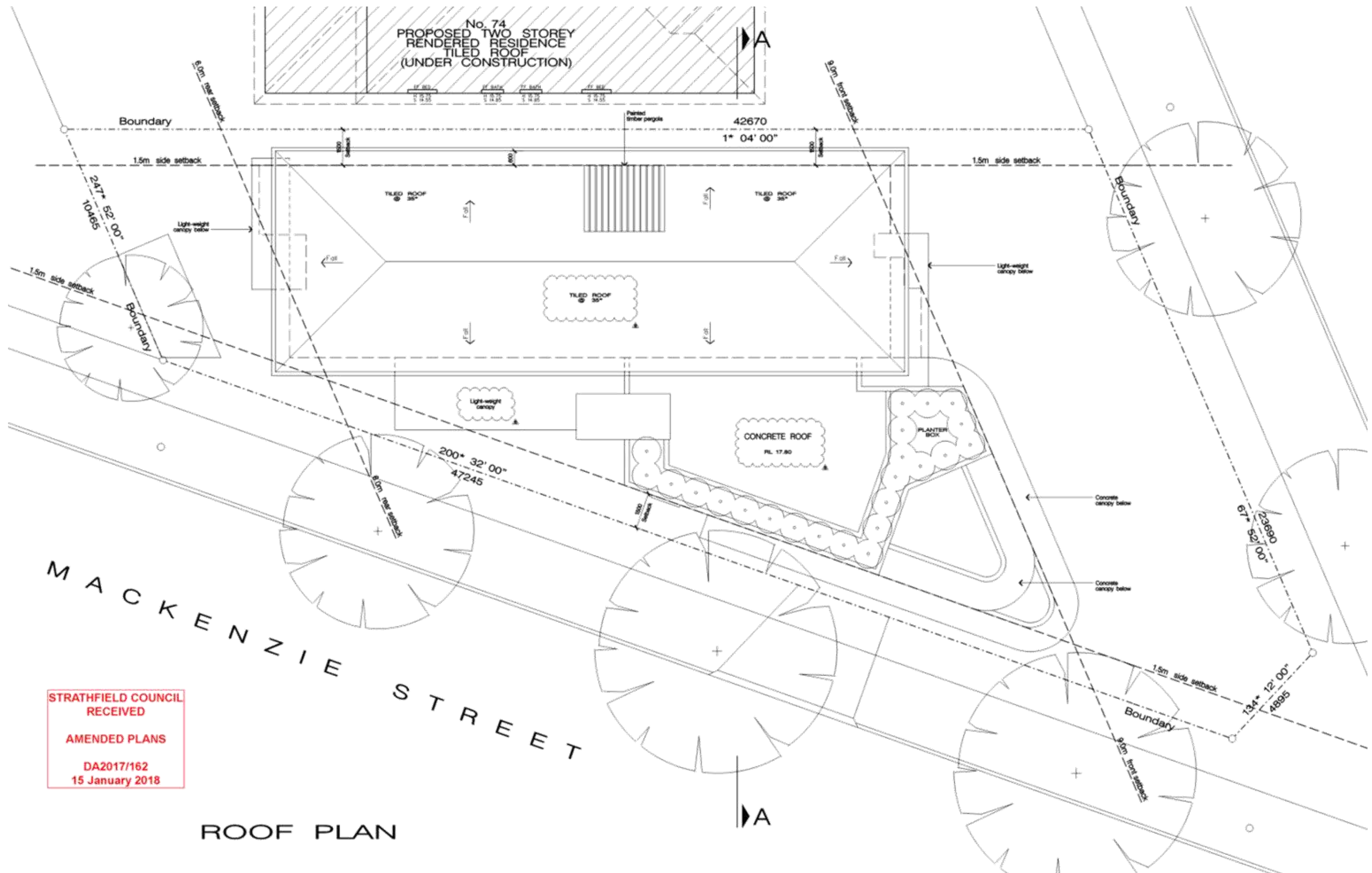


DA - 202
FIRST FLOOR PLAN

Job: 1709
Jun 2017
REV: B

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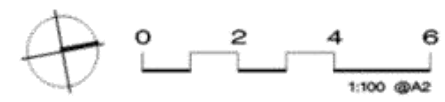
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 DA2017/162
 15 January 2018

Proposed Residential Development
 at No. 72-73 The Crescent
 HOMEBUSH
 for Mr Yong Chen

A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17



DA - 203
ROOF PLAN

 Job: 1709
 Jun 2017
 REV: B

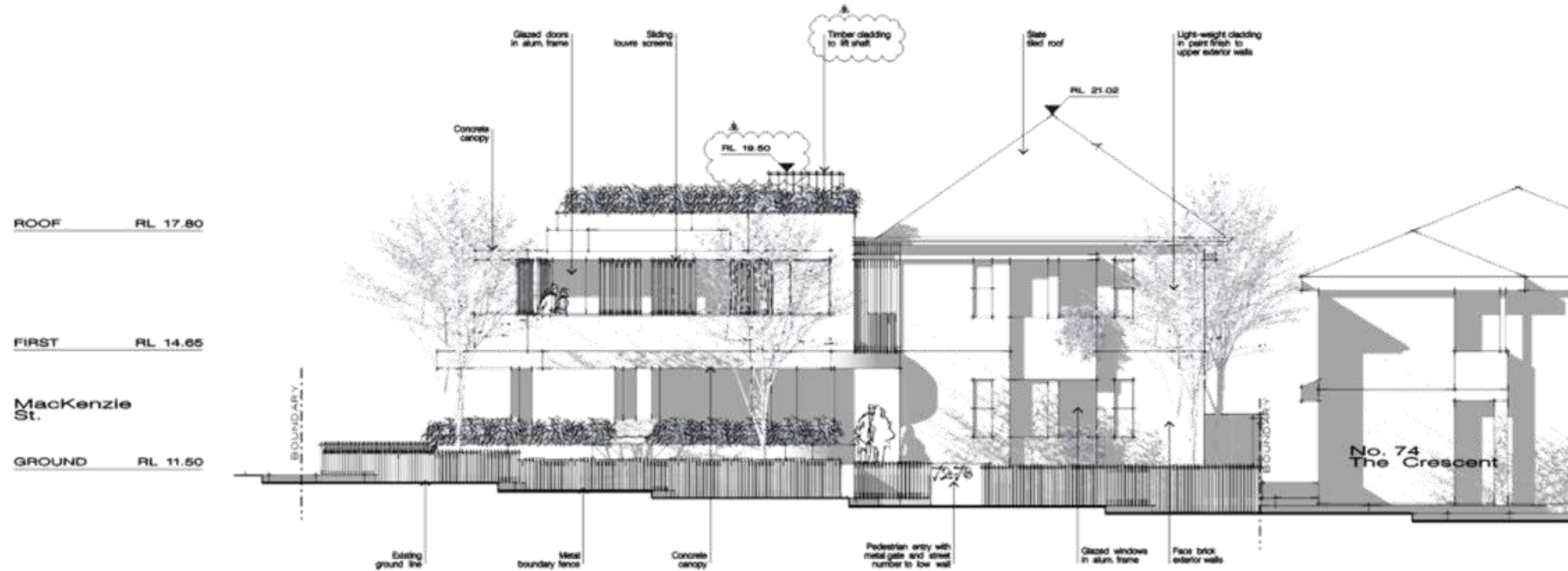
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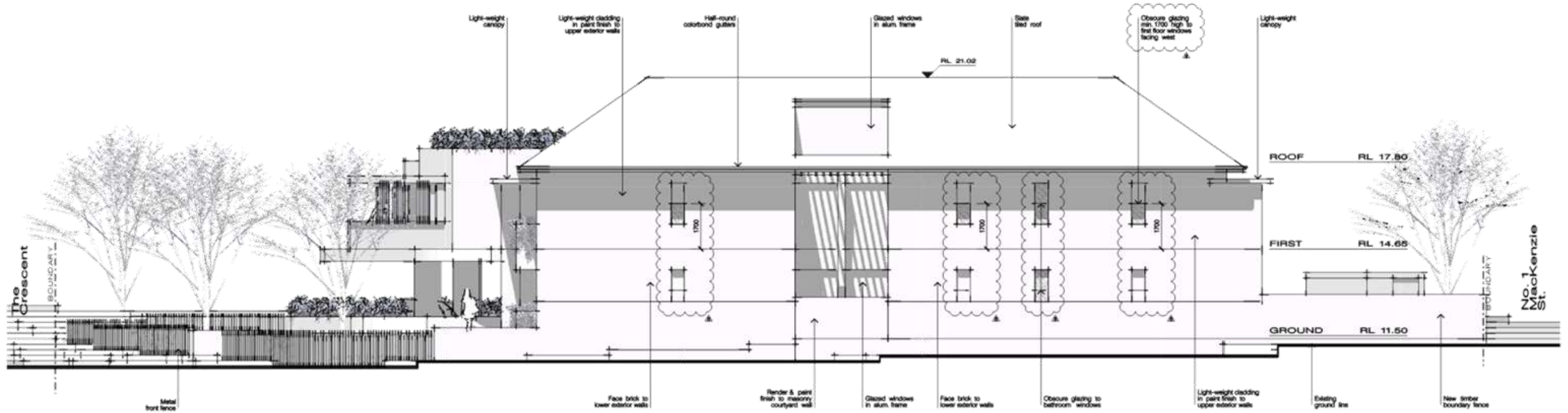
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AMENDED PLANS

DA2017/162
15 January 2018



NORTH ELEVATION

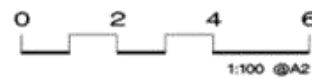


WEST ELEVATION

Proposed Residential Development

at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17



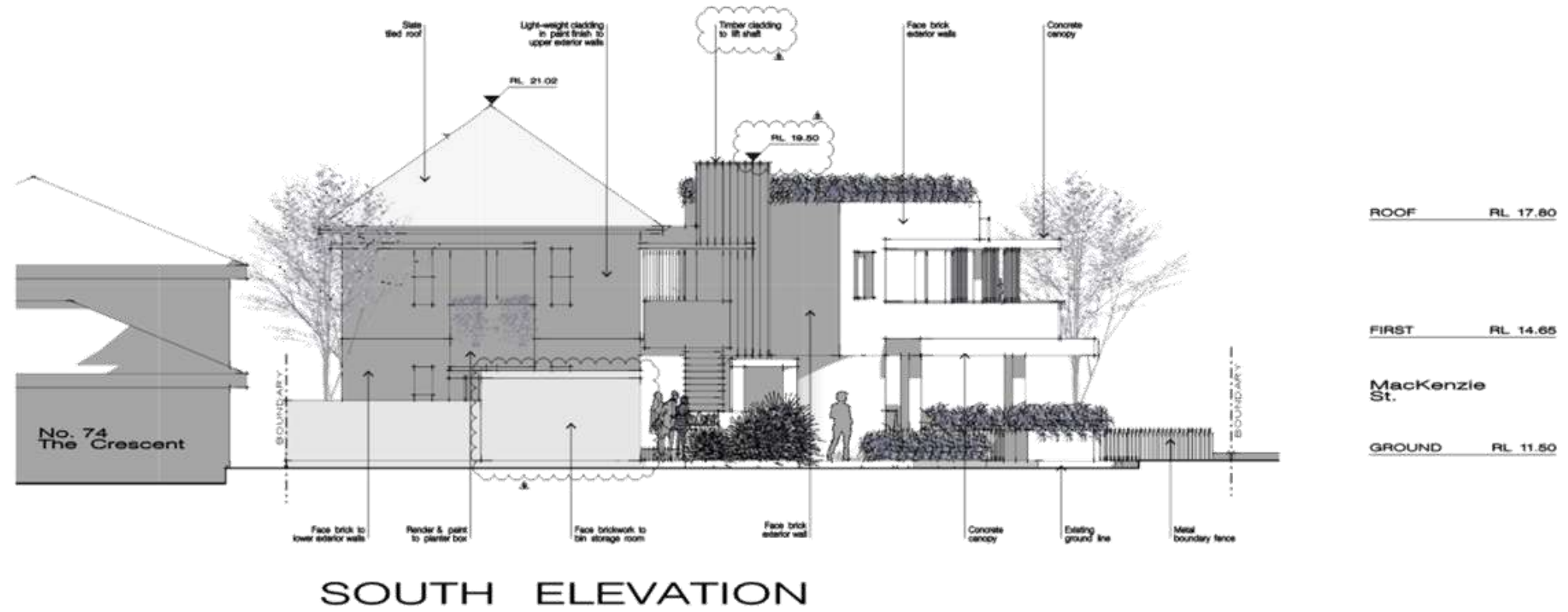
**DA - 301
ELEVATIONS**

Job: 1709
Jun 2017
REV: B

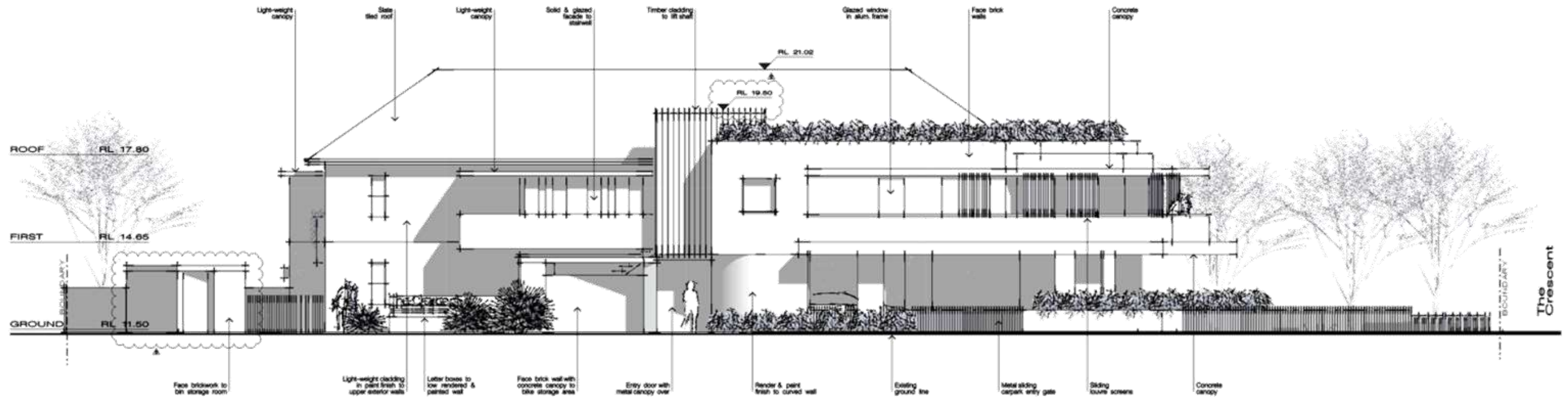
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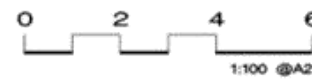
SOUTH ELEVATION



EAST ELEVATION

Proposed Residential Development
at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17



DA - 302
ELEVATIONS

Job: 1709
Jun 2017
REV: B

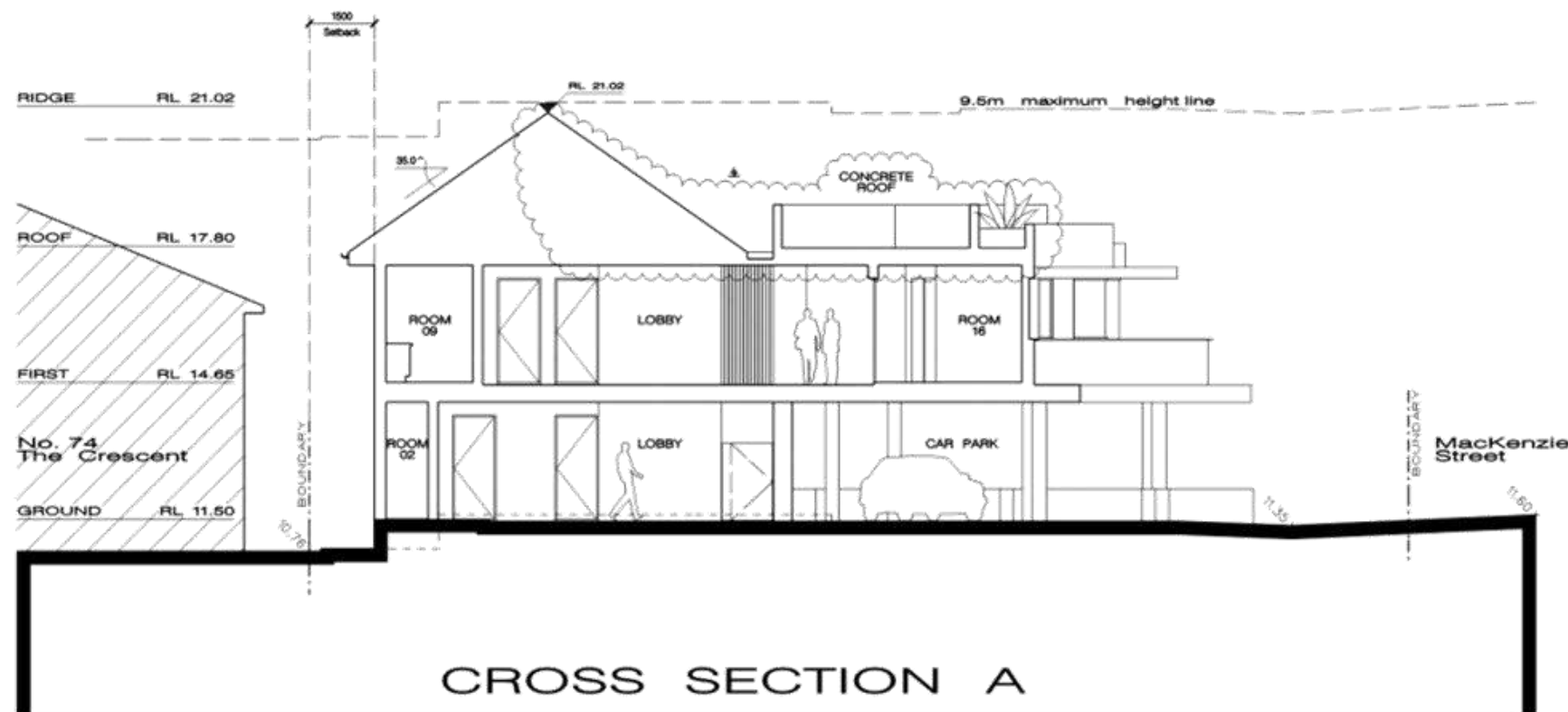
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DA2017/162
15 January 2018

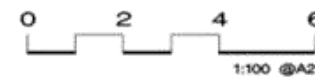


Section J Recommendations:

1. J1.2(a) Any insulation must be installed so that it abuts or overlaps adjoining insulation, forms a continuous barrier with ceilings, walls, bulkheads, floors or the like and does not affect the safe or effective operation of a service or fitting.
2. J1.2(b) Reflective insulation must be installed to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding. It must be closely fitted against any penetration, door or window opening, adequately supported and overlapped not less than 50mm or taped together.
3. J1.2(c) Bulk insulation must be installed so that it maintains its position and thickness and in a ceiling where there is no bulk or reflective insulation in the wall beneath, it overlaps the wall by not less than 50mm.
4. Provide a minimum R3.64 insulation to the ceiling of rooms 8, 9, 12, 13, 14, 17 & 18 that have a pitched tile roof.
5. Provide a minimum R3.08 insulation to the ceiling of rooms 15, 16, the communal living/dining and kitchen.
6. Each skylight to rooms 17 & 18 on level 3 shall have an SHGC-Value of 0.29 and a U-Value of 2.9.
7. Provide insulation of minimum R1.69 to all external cavity brick walls to the conditioned areas.
8. Provide insulation of minimum R1.19 to the internal masonry walls separating rooms 17 & 18 from the roof void.
9. Provide insulation of minimum R1.37 to the floors of rooms 15, 16, the communal living/dining and kitchen that is above the carpark.
10. Provide insulation of minimum R0.22 to that part of the floor of room 17 above the open foyer.
11. Provide glazing to all windows and glass doors of the conditioned areas that have the U-Value and SHGC values as nominated in Annexure 1 of this report.
12. Provide seals to any openable windows and doors within the conditioned areas as mentioned in S.1.3 of this report.
13. The main entry door to the communal living /dining room shall be a self-closing door with a draft protection device attached to the underside of the door, unless it is a fire door.
14. Any miscellaneous exhaust fan such as a bathroom exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned area.
15. Any evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space or an habitable room or a public area of the conditioned areas.
16. All internal linings to the conditioned areas shall be close fitting at the junction of ceiling wall and floors or sealed by caulking skirting, architraves, cornices or the like.
17. Any air-conditioning or mechanical ventilation system to the conditioned areas must comply with the requirements outlined in Heading 10.0.
18. Lighting and Power to the building shall comply with the requirements outlined in Heading 11 and Annexure 2.
19. Any heated water supply for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume 3 – Plumbing Code of Australia.

Proposed Residential Development
at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17



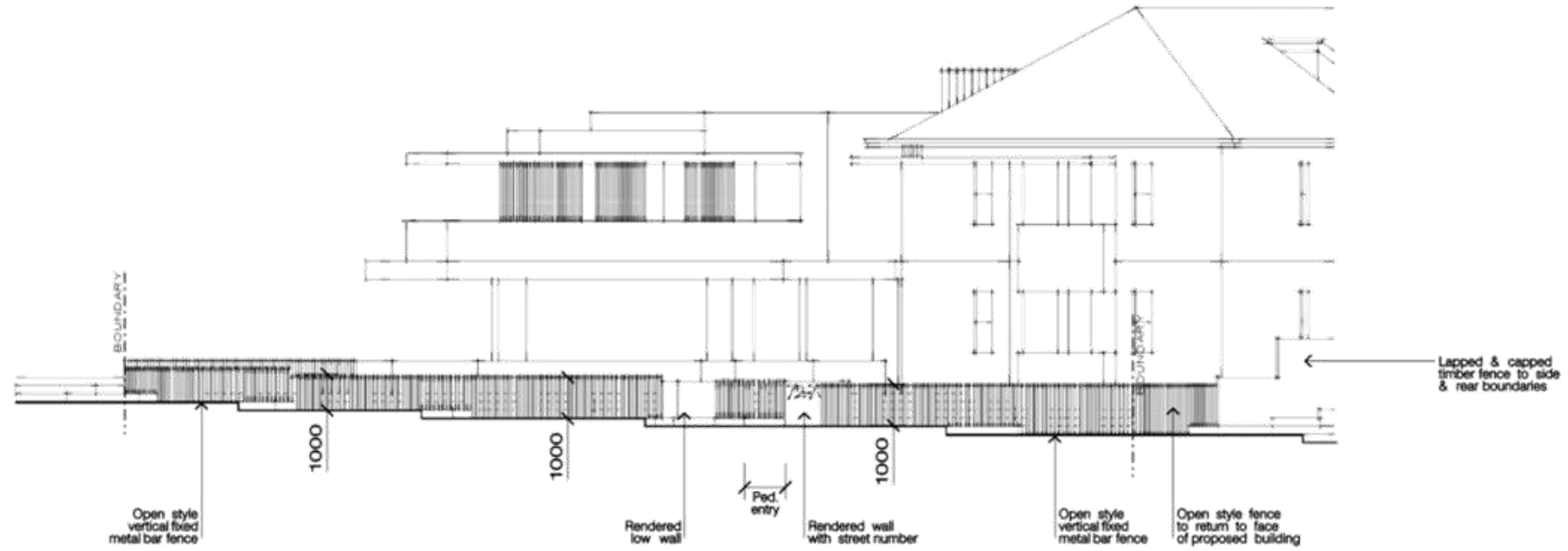
DA – 401
SECTIONS

Job: 1709
Jun 2017
REV: B

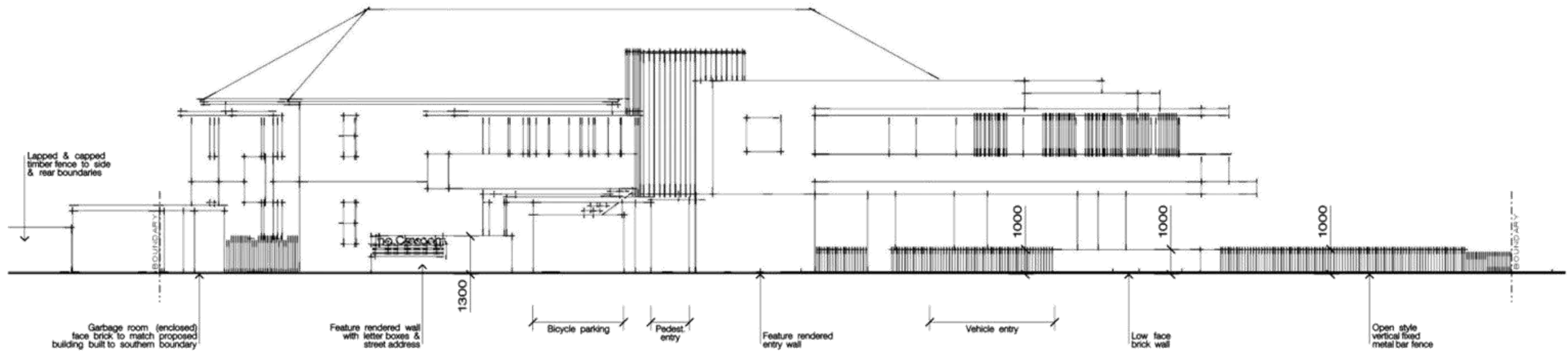
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DA2017/162
15 January 2018



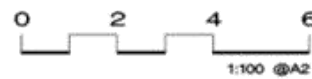
THE CRESCENT FENCE ELEVATION



MACKENZIE STREET FENCE ELEVATION

Proposed Residential Development
at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

A 12.01.2018 Issue for Development Application



DA - 304
FENCE ELEVATIONS

Job: 1709
Jun 2017
REV: A

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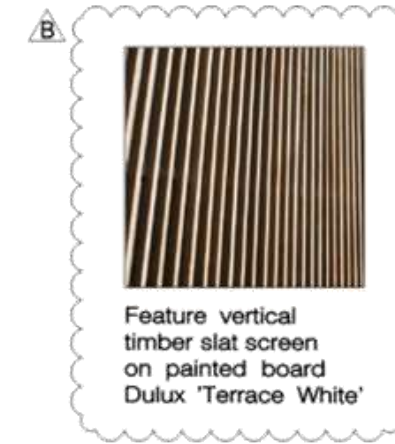
External walls
Primary – Face brick
Bowral Dry Pressed
'Brahman Granite'



External walls
Secondary –
Weatherboard cladding
Dulux 'Terrace White'



Concrete canopies,
balconies & walls –
Render & paint
Dulux 'Vivid White'



Feature vertical
timber slat screen
on painted board
Dulux 'Terrace White'



Roof –
Slate tiles
'Charcoal'



Metal Roof, Gutters
& Downpipes –
Colorbond
'Monument'



Window & Door
Frames –
Powdercoat
Aluminium 'Monument'



Steel Balustrades,
Fences & Gates
'Gunmetal Grey'



Sliding Privacy
Screens –
'Gunmetal Grey'

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AMENDED PLANS

DA2017/162
15 January 2018



72-73 The Crescent – Eastern Facade

Proposed Residential Development

at No. 72-73 The Crescent
HOMEBUSH
for Mr Yong Chen

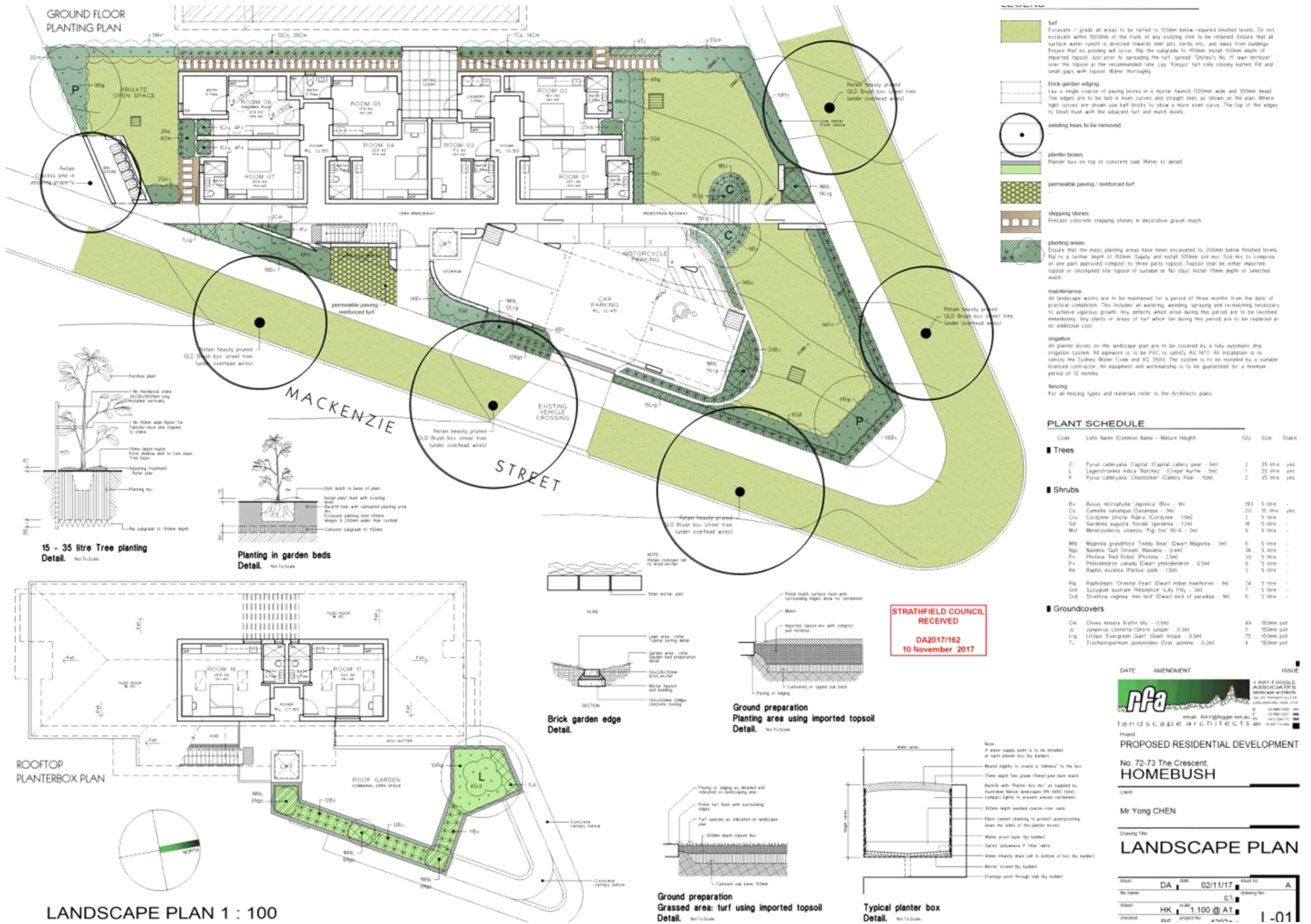
A	06.11.2017	Issue for Development Application
B	12.01.2018	Revised per Council letter 13.12.17

DA – 601
SCHEDULE OF EXTERNAL FINISHES

Job: 1709
Jun 2017
REV: B

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- turf**
Excavate / grade all areas to be turfed to 150mm below required finished levels. Do not excavate within 100mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards open pits, kerbs etc. and away from buildings. Ensure that on grading all areas: Rip the subgrade to 150mm, install 100mm depth of imported topsoil. Just prior to spreading the turf, spread 'Stimley's No. 1' lawn fertilizer' over the topsoil at the recommended rate. Lay 'Kings' turf rolls closely butted. Fill and seal gaps with topsoil. Water thoroughly.
- brick garden edging**
Lay a single course of paving bricks in a mortar trench 100mm wide and 100mm deep. The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to strike a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.
- existing trees to be removed**
- planter boxes**
Planter box on top of concrete slab (Refer to detail)
- permeable paving/ reinforced turf**
- stepping stones**
Precast concrete stepping stones in decorative gravel matrix
- planting areas**
Ensure that the mass planting areas have been excavated to 200mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil if suitable (i.e. No clay). Install 75mm depth of selected mulch.
- maintenance**
All landscape works are to be maintained for a period of three months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants in areas of turf which fail during this period are to be replaced at no additional cost.
- irrigation**
All planter boxes on the landscape plan are to be covered by a fully automatic drip irrigation system. All apparatus is to be PVC to satisfy AS 1471. All installation is to comply with the Sydney Water Code and AS 2509. The system is to be installed by a suitable licensed contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
- finishing**
For all finishing types and materials refer to the Architects plans.

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Splice
Trees				
C	<i>Pyrus calleryana</i> 'Capital' (Capital callery pear - 6m)	2	35 litre	yes
L	<i>Ligustrum elaeagnifolium</i> 'Drooping' (Drooping ligustrum - 5m)	1	35 litre	yes
P	<i>Pyrus calleryana</i> 'Cantabrigia' (Callery Pear - 10m)	2	25 litre	yes
Shrubs				
Bx	<i>Banksia integrifolia</i> 'Japanea' (Banksia - 1m)	103	5 litre	-
Cs	<i>Camellia sasanqua</i> (Sasanqua - 3m)	20	15 litre	yes
Cl	<i>Conyza stricta</i> 'Rubra' (Conyza - 1.5m)	2	5 litre	-
Gd	<i>Gardenia augusta</i> 'Tropic Gardenia' (1.2m)	16	5 litre	-
Md	<i>Mitrasacme aspera</i> 'Fig tree' (MIA - 2m)	9	5 litre	-
Mb	<i>Magnolia grandiflora</i> 'Teddy Bear' (Dwarf Magnolia - 3m)	6	5 litre	-
Np	<i>Nandina 'Gulf Stream'</i> (Nandina - 0.8m)	36	5 litre	-
Pr	<i>Photinia 'Red Robin'</i> (Photinia - 2.5m)	30	5 litre	-
Px	<i>Philadelphus 'James'</i> (Dwarf philadelphus - 0.5m)	9	5 litre	-
Rc	<i>Racine excelsa</i> (Parrot palm - 1.5m)	3	5 litre	-
Rp	<i>Rhododendron 'Oriental Pearl'</i> (Dwarf Indian Hawthorn - 1m)	24	5 litre	-
Sr	<i>Scaevola australis</i> 'Resendia' (Scaevola - 3m)	2	5 litre	-
Sr	<i>Shorea roxburghii</i> (Dwarf bird of paradise - 1m)	6	5 litre	-
Groundcovers				
Ce	<i>Cheilanthes hololepis</i> (0.5m)	49	100mm pot	-
Jc	<i>Juniperus conferta</i> (Green juniper - 0.3m)	5	100mm pot	-
Lg	<i>Liriodendron 'Giant'</i> (Giant lily - 0.5m)	75	100mm pot	-
Tj	<i>Trachypogon jamaicensis</i> (Cray grass - 0.2m)	4	100mm pot	-

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DA2017/162
10 November 2017

GATE AMENDMENT ISSUE

rfa LANDSCAPE ARCHITECTS

100/100 ROBERTS ROAD, STRATHFIELD NSW 2159
P: 02 9550 0200
F: 02 9550 0201
E: rfa@rfa.com.au
W: www.rfa.com.au

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No. 72-73 The Crescent, HOME BUSH
Client: Mr YONG CHEN
Drawing Title: LANDSCAPE PLAN

Issue: DA Date: 02/11/17 Issue No: A
Revised: C1
Drawn: HK Scale: 1:100 @ A1
Checked: JZC Project No: 47000 L-01

TO: Strathfield Local Planning Panel Meeting - 1 March 2018
REPORT: SLPP – Report No. 4
SUBJECT: DA2017/187- 5 ELVA STREET, STRATHFIELD
LOT 4 DP 302827
DA NO. 2017/187

SUMMARY

Proposal: Demolition of existing structures and construction of a three (3) storey boarding house with (25) lodger rooms and one (1) managers room with basement car parking

Applicant: Bechara Chan & Associates

Owner: Mrs. LKY & Mr. AKC Yam

Date of lodgement: 15 December 2017

Notification period: 9 January 2018 – 30 January 2018

Submissions received: One (1) written submission received

Assessment officer: LM

Estimated cost of works: \$2,831,680

Zoning: R3 – Medium Density Residential - SLEP 2012

Heritage: No

Flood affected: Yes

Is a Clause 4.6 variation proposed? No -

RECOMMENDATION OF OFFICER: APPROVAL

EXECUTIVE SUMMARY

- 1.0 Approval is sought for the demolition of existing structures and construction of a three (3) storey boarding house with (25) lodger rooms and one (1) managers room with basement car parking under the Affordable Rental Housing SEPP 2009.
- 2.0 The application was notified under Part L of the Strathfield Development Control Plan with one (1) written submission received during this time raising concern for privacy, bulk, tree removal, parking, impact on the adjoining heritage conservation area and solar access. Amended plans were submitted during the assessment process which have resolved a number of these matters whilst also achieving a more appropriate design for the site. Further conditions of consent have also been imposed to improve residential amenity and achieve a better planning outcome for the site.
- 3.0 The proposal is satisfactory with respect to the relevant legislative provisions of the ARH SEPP, the Strathfield Local Environmental Plan (SLEP) 2012 and relevant DCP 2005 controls. The layout of the boarding house is considered to provide acceptable sized rooms, common areas and bathroom facilities whilst providing an acceptable level of articulation to ensure view corridors are maintained between buildings.

The subject site is located within close proximity to the Strathfield Town Centre, providing close proximity to the Strathfield Railway Station, local services, supermarkets and restaurants. Accordingly, the subject site is recommended for approval.

**DA2017/187- 5 Elva Street, Strathfield
Lot 4 DP 302827 (Cont'd)**

4.0 The subject application is considered a suitable use of the site and is therefore recommended for approval subject to the imposition of conditions of consent.

BACKGROUND

A pre-lodgement meeting was held with Council Officers on 25 January 2017 regarding a proposal for the demolition of the existing dwelling and construction of a three (3) storey boarding house containing (34) lodging rooms, one (1) manager's room and basement parking at 5 Elva Street, Strathfield. The following points of discussion were as follows:

- FSR;
- Building height;
- Articulation;
- Front and side setbacks;
- Visual privacy;
- Urban design;
- Private open space;
- Manager accommodation;
- Parking;
- Communal living room;
- Laundry;
- Stormwater matters;
- Waste management; and
- The need for the applicant to submit an acoustic report, waste management plan and plan of management with any future application.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is a corner allotment located on the north-western corner of Elva Street and Ardittos Lane. The site is a rectangular-shaped allotment providing an 18m frontage width to Elva Street and a 36m frontage width to Ardittos Lane. The site provides a total site area of approximately 657.6m².

Existing development on the site comprises a two (2) storey rendered brick and tile dwelling house featuring a mature eucalyptus tree located within the front setback of the site (refer Figure 2). Vehicular access is provided from the far south-western portion of the site.

The streetscape is currently comprised of a mixture of medium density residential flat development to the north, north-west and south-east with detached dwellings located immediately east and south of the site. The dwellings immediately south of the site form part of the Churchill Avenue Heritage Conservation Area with dwellings presenting to Churchill Avenue and rear lane access from Ardittos Lane.

The streetscape is undergoing transition as it is located within close proximity to the Strathfield Town Centre. A number of new development sites to the far east of the site at 23-25 Churchill Avenue and 38-40 Albert Road, Strathfield have recently been constructed.

DA2017/187- 5 Elva Street, Strathfield
Lot 4 DP 302827 (Cont'd)



Figure 1: Locality plan



Figure 2: View of existing dwelling from Elva Street.

PROPERTY BURDENS AND CONSTRAINTS

A stormwater easement traverses the far north-west portion of the site. Careful consideration has been made throughout the design process to ensure that the building footprint (including basement) is located away from the easement and that the easement will remain easily accessible throughout the demolition, construction and occupation of the development.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

**DA2017/187- 5 Elva Street, Strathfield
Lot 4 DP 302827 (Cont'd)**

The application seeks Council approval for demolition of existing structures and construction of a three (3) storey boarding house with (25) lodger rooms and one (1) managers room with basement car parking.

The specific elements of the proposal are:

- Construction of a boarding house comprising a total of (25) lodger rooms and one (1) manager's room;
- Construction of a single level basement carpark comprised of (6) parking spaces and five (5) motorcycle spaces;
- Provision of an indoor communal living room; and
- Associated drainage and landscape works.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

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

"I have referred to the development application referenced above and reviewed the stormwater drainage concept plan prepared by ALPHA ENGINEERING and DEVELOPMENT rev B drawing no. A7195-COVER – A7195-SW04 dated 14.08.2017. From an engineering perspective, the concept plan is feasible and there are no objections to its approval subject to the following conditions attached."

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

Waste Comments

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

- *The waste storage area must be a minimum of 7.056 m².*
- *The bulk waste storage area must be a minimum of 10.4m².*
- *Details must be provided for collection location on the street and the path of travel of the bins.*
- *Signage for the bin bay can be collected from council.*

Amended plans were submitted during the assessment process demonstrating that the waste and bulk waste storage areas have been increased in size to accommodate for future residents on the site in accordance with Council's Waste Management controls. A condition of consent is recommended to ensure an amended waste management is prepared and submitted for approval which shall include the path of travel for bin collection for the site.

Landscaping Comments

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

*"The proposal to remove one *Corymbia citriodora* which appears in good health and vigour and adds significantly to the local street scape is not supported by tree management staff. An amended*

**DA2017/187- 5 Elva Street, Strathfield
Lot 4 DP 302827 (Cont'd)**

design that accommodates the subject tree within the proposal is requested. Other proposed tree removals appear acceptable.”

Amended plans were submitted during the assessment process which now includes the retention of the *Corymbia citriodora* located within the front setback of the site.

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

Traffic Comments

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

“I refer to the Traffic Report and the architectural drawings to DA2017/187 for the proposed development at 5 Elva Street. It has been noted that the new driveway crossing is being proposed on Elva Street. It should be noted that any surplus vehicular crossing should be reinstated back to the existing kerb/gutter arrangements.

The ramp is 3.6m wide and will not be able to provide access to the incoming and outgoing vehicle both at the same time. The applicant needs to detail how this will be managed as this raises safety concern for the drivers.

The report needs to indicate the swept path and the turning circle of the vehicles inside the basement car park.”

An amended Traffic Impact Assessment Report was prepared and submitted during the assessment of the application including diagrams of the swept paths and turning circles for each of the parking spaces within the basement. This demonstrates that vehicles will be able to easily maneuver within the basement and that the carpark design complies with AS 28901:2004 and AS2890.6:2009.

Heritage Comments

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

“I share your concern about the proposed painted finish to the southern elevation. I note that the colour proposed “Dulux peplum half” is quite a light finish that would be visible from the Churchill Avenue Conservation Area. In order to lessen the visual impact of the proposed building, a more muted colour is recommended. The full version of the proposed colour, “peplum” may be an acceptable compromise in achieving a less obtrusive background colour when viewed from the Churchill Avenue Conservation Area.

In light of the above, a special condition of consent has been recommended to ensure that the dulux peplum half colour is changed to “peplum full” so as to better suit the heritage streetscape.

EXTERNAL REFERRALS

Sydney Water

The application was referred to Sydney Water. No objections were raised subject to the imposition of conditions of consent.

SECTION 79C CONSIDERATIONS – EP&A Act, 1979

DA2017/187- 5 Elva Street, Strathfield
Lot 4 DP 302827 (Cont'd)

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 79C of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

79C(1)(a) the provisions of:

(i) any environmental planning instrument

The following Environmental Planning Instrument's (EPI) are applicable in the assessment of the subject application:

- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- Strathfield Local Environmental Plan 2012; and
- Strathfield Development Control Plan 2005.

An assessment of the proposal against the relevant provisions of each of these EPI's is provided below.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires Council to consider whether the site is suitable in its current state, contaminated state or following the completion of remediation works for the purposes for which development consent is being sought.

The subject site is currently utilised for the purposes of a dwelling house. It is evident that the subject site and allotments immediately surrounding the site to the west and south have been utilised for residential purposes for some time. The site is not located within or in close proximity to a potentially contaminating site as per Part K of the SCDCP 2005 and therefore potential for contamination would be low. It is further noted that the proposed development does not involve any major excavation works, however as a precaution, general conditions of consent have been imposed to ensure that any potentially contaminating soils which are uncovered during construction are managed accordingly.

Overall, the site is considered to be suitable for the purposes of the proposed development and therefore satisfies the requirements of SEPP 55.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The proposed development has been lodged under Part 2, Division 3 of the ARH SEPP which relates to the provision of 'boarding houses'.

An assessment of the development against the development standards for boarding houses under the ARH SEPP is presented in the table below.

It is relevant to note that the ARH SEPP states that Council is unable to refuse an application where it complies with the minimum standards provided by Clause 29 (refer to shaded section of table).

Clause	Development Control	Required	Proposal	Compliance
26	Permissibility	Permissible in the following zones: <ul style="list-style-type: none"> • R2 Low Density Residential 	Within the (R3 – Medium	Yes

DA2017/187- 5 Elva Street, Strathfield
 Lot 4 DP 302827 (Cont'd)

		<ul style="list-style-type: none"> • R3 Medium Density Residential • R4 High Density Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use 	Density Residential) under `SLEP	
27(2)	Location and access to facilities	If it is located in R2 – must be within an 'accessible area'	The site is located 250m from Strathfield Railway Station and is serviced by regular bus services.	Yes
29 Note: Unable to refuse based on compliance these standards	FSR	Max as per SLEP 2012: 1.2:1 (789.12m ²)	0.93:1 (610.66m ²)	Yes.
	Height	Max as per SLEP: 11m	10m	Yes.
	Landscaping	Front setback is compatible with streetscape	7m front setback is provided. Buildings immediately surrounding the site are orientated to other street frontages and accordingly, there is no uniform setback provided along Elva Street. The front setback is considered appropriate as it provides sufficient deep soil landscaped space and allows for ample building separation from the street frontage to allow a sense of openness in the street.	Yes.
	Solar Access	At least one (1) common area receives at least three (3) hours of direct sunlight between 9am and 3pm, mid-winter	North facing common living area capable of receiving a minimum 3 hours solar access.	Yes.
	Private Open Space	Lodgers: Min 20m ² with min. dimension of 3m	138.31m ² With min 3m dimension.	Yes.

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		One (1) bicycle space and one (1) motorcycle space per five (5) boarding rooms. Therefore, 5 spaces required.	ground floor. (5) spaces are proposed and are located within the basement of the site.	Yes, subject to condition.
30A	Character	A consent authority must not consent to development to which this division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	The proposal is well articulated throughout and includes consolidated deep soil landscaped areas to allow canopy tree plantings in the front and rear portions of the site as well as along the southern side boundary of the site. The development has sought a modern yet neutral colour palette which provides visual interest to the development and is generally sympathetic to the streetscape.	Yes, refer to likely impacts discussion.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

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

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

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

Comments: The proposed development is considered appropriate for the site and will integrate well with surrounding development in the streetscape. The proposed boarding house is an appropriate use of the site and will promote affordable rental accommodation for residents. High quality material finishes with a neutral colour palette are incorporated into the development so that it remain compatible with both the existing and more recently constructed development in the streetscape as well as potential future development in the street.

Permissibility

The subject site is Zoned R3 – Medium Density Residential under Strathfield Local Environmental Plan (SLEP) 2012.

Boarding Houses are permissible within the R3 – Medium Density Residential Zone with consent and is defined under SLEP 2012 as follows:

“boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.”

The proposed development for the purposes of a boarding house is consistent with the definition above. Conditions of consent have been imposed to ensure the boarding house operates within the confines of its approved use in accordance with the abovementioned boarding house definition provided by the SLEP 2012.

Zone Objectives

An assessment of the proposal against the objectives of the R3- Medium Density Residential Zone is included below:

Objectives	Complies
• To provide for the housing needs of the community within a medium density residential environment.	Yes
• To provide a variety of housing types within a medium density residential environment.	Yes
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Yes

Comments: The proposed boarding house development achieves the objectives of the R3 zone given that the development provides for the housing needs of the community in a medium density residential setting.

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Part 4: Principal development standards

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

The minimum subdivision lot size, height of building and FSR has been assessed under the provisions of the ARH SEPP 2009 which takes precedence over the provisions of the SLEP 2012.

Part 5: Miscellaneous Provisions

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

5.10 Heritage Conservation

Clause 5.10 of the SLEP seeks to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views. The subject site is located within close proximity to the Churchill Avenue Heritage Conservation Area with the upper portion of the development likely to be visible from the Churchill Avenue streetscape. The development has been designed with a high level of articulation throughout so as to ensure that the development doesn't appear as box-shaped as viewed from all aspects of the development from street level. As previously mentioned, Council's Heritage Advisor raises no objection to the proposal subject to a modification of the proposed "peplum half" render finish. It is suggested that the proposed colour would be of a stark contrast to existing dwellings in the heritage streetscape and that a more muted tone of the colour would be more appropriate and allow the development to be more compatible with the heritage streetscape.

Part 6: Local Provisions

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

6.1 Acid sulfate soils

The subject site is identified as having Class 5 soils and is not located within 500m of Class 1, 2, 3 and 4 soils. As such, an Acid Sulfate Soils Management Plan was not required. The proposed development has therefore satisfied the requirements of Clause 6.1 of the SLEP, 2012.

6.2 Earthworks

Appropriate conditions of consent are recommended so as to ensure compliance with the sediment erosion control plan.

6.3 Flood planning

The proposed development is affected by overland flows from Powell's Creek to a maximum level of RL10.38m AHD. The proposed development has accommodated for the flood affectation of the site through designing the development with a minimum freeboard of RL10.885m AHD. This achieves a minimum 500mm freeboard above the maximum flood level which addresses the 1 in 100 year flood event. This achieves compliance with the flood planning requirements as per Clause 6.3 of the SLEP 2012 and is acceptable.

6.4 Essential services

The proposed development has been designed having consideration for the supply of water, electricity, sewerage, waste, stormwater and suitable vehicular access. Standard conditions of consent have been recommended to ensure that these services are provided for the site.

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

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There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

79C(1)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN (SCDCP) 2005

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

The following is an assessment of the proposal's compliance with the relevant provisions contained within SCDCP 2005.

Heritage and Conservation

Cl. 1.11	Aims	Complies
A	<i>To preserve and enhance the visual and environmental amenity of heritage items and heritage conservation areas within the municipality of Strathfield</i>	Yes
B	<i>Ensure all new development affecting heritage items and conservation areas is designed to be compatible in setting, scale, setbacks, form, materials and character with the building and surrounding area</i>	Yes
C	<i>Ensure that development in the vicinity of a heritage item or conservation area does not have any adverse impact on the heritage significance or setting and that development is compatible in setting, scale, setbacks, form, materials and character with the item or conservation area</i>	Yes
D	<i>Conserve archaeological sites and places of Aboriginal significance</i>	Yes
Cl. 1.11	Controls	Complies
(1)	<i>A Statement of Heritage Impact is required for proposed development:</i> a) <i>affecting a heritage item;</i> b) <i>within a heritage conservation area; or</i> c) <i>in the vicinity of an item or heritage conservation area</i>	Yes
(2)	<i>This statement must set out the heritage significance of the structure or place and assess the extent to which carrying out of the proposed development would affect the significance of the heritage item or heritage conservation area concerned and outline measures to minimise any identified impact</i>	Yes

Comments: As previously discussed, whilst the Churchill Avenue Heritage Conservation area is located immediately south of the subject site, the dwellings are orientated away from the development site fronting Churchill Avenue rather than Ardittos Lane. Notwithstanding, Council's Heritage Advisor has suggested a modification to the white render proposed to the southern elevation of the new development so that it complement the heritage streetscape as it will be readily visible from Churchill Avenue.

PART H - WASTE MANAGEMENT (SCDCP 2005)

Amended plans were submitted during the assessment process following Council's Waste Education Officer's comments. The bin holding area and bulky storage area located within the basement have been provided with an enclosed waste room so as to minimise adverse impacts to surrounding residents as well as future residents of the site.

Accordingly, a condition of consent is recommended to ensure compliance with an amended waste management plan which meets Council's waste management DCP requirements.

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

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No planning agreement has been entered into under section 93F of the *Environmental Planning and Assessment Act 1979*.

(i) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration the provisions of the Government Coastal Policy and Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to these prescribed matters, the proposed development is not located on land subject to the Government Coastal Policy as determined by Clause 92(1)(a)(ii) and does involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

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

(ii) any coastal zone management plan

The NSW Government projects sea levels to rise by 40cm in 2050 and by 90cm in 2100 above the relative mean sea level in 1990. These planning benchmarks are to be considered in the assessment of development applications through the applicable coastal zone management plan or alternatively the provisions of the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise*.

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

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

The proposed development is affected by overland flows from Powell's Creek to a maximum level of RL10.38m AHD. The proposed development has accommodated for the flood affectation of the site through designing the development with a minimum freeboard of RL10.885m AHD. This achieves a minimum 500mm freeboard above the maximum flood level which addresses the 1 in 100 year flood event.

79C(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Streetscape

The proposal responds well to the constrained nature of the site through locating the entire building footprint toward the Elva Street and Ardittos Lane frontages away from the existing stormwater easement. The proposal provides substantial landscapes spaces throughout the site whilst also achieving appropriate separation from all property boundaries of the site.

Amended plans were submitted during the assessment process to improve the presentation of the development from both the front and side elevations of the development fronting Elva Street and

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Ardittos Lane. This has involved the reconfiguration of the ramp within the front setback of the site so as to retain the mature lemon scented gum and deep soil landscaped spaces in the front setback of the site. Further, the stairwells to the southern side elevation of the development have been reconfigured so as to reduce the bulk and scale of the building as viewed from Ardittos Lane as well as to allow for improved deep soil landscaped spaces between the building and property boundary to the south.

Whilst the provisions of the ARH SEPP allows for additional FSR to be permitted for the site, it is noted that the site complies with the maximum FSR provisions as per the SLEP 2012 which indicates that the proposed development is suitable for the site in terms of bulk and scale. Overall, the building is well articulated throughout providing a number of visual breaks throughout the building which assists in further reducing the bulk and scale of the development as viewed from the street. The material finishes proposed are relatively modern including alucobond, off-form concrete and timber composite cladding. Notwithstanding, the colour palette is a selection of neutral tones which will allow the development to support the transitioning nature of the streetscape yet integrate well with existing development in the immediate vicinity of the site.

Laundry Facilities

The plans fail to specify whether laundry facilities have been provided for lodgers on the site. The ARH SEPP does not specify what the minimum requirements are for laundry facilities and whether these facilities must be shared or provided separately within each lodger room. Having consideration for the relatively constrained nature of the site, and to ensure that lodgers are provided with access to a laundry, a condition of consent is recommended to ensure that each lodger room is equipped with laundry facilities suitable for use for future lodgers.

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

The site is located within close proximity to the Strathfield Town Centre which is serviced by frequent train services and bus connections to facilitate movement of residents on a day to day basis. The site is also located within close proximity to restaurants, shops and communal facilities to meet the needs of future residents on the site.

The provision of low cost rental housing in the form of a boarding house is considered a suitable form of development for the subject site. Overall, the proposed development is considered to be of a high quality construction which will positively contribute to the streetscape without adversely impacting upon the amenity of future lodgers and adjoining residents.

The proposed development is therefore considered suitable for the site.

79C(1)(d) any submissions made in accordance with this Act or the regulations

The application was notified in accordance with Part L of the SDCDP 2005 from 9 January 2018 to 30 January 2018, with **one (1)** submission received, raising the following concerns:

1. *Privacy - the proposed development is three storeys in height. That is an extra story above what is presently on the site. Of importance is that each of the three storeys have five windows directly facing our backyard. Not less than 10 windows will directly over look our backyard. This will specifically impact on both the amenity and privacy of our home.*

Assessing officer's comments: The site is located within the R3 – Medium Density Residential zoning and is 10m in height which is 1m below the maximum prescribed 11m building height for the site. This implies that the development is suitable for the site. All south facing openings have either been provided with privacy screening of designed as highlight windows so as to minimise

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opportunities for overlooking into southern adjoining dwellings. The proposed development is therefore acceptable in this regard.

- 2. Bulk - The size of the proposed development is excessive in comparison with the footprint of the land that it sits upon. There is very little open area around the building that places the development into proportion on the block of land. The impact of the bulk of this building in proximity to our home substantially interferes with the amenity of our home in a most serious way.*

Assessing officer's comments: The proposed development complies with the maximum permissible FSR for the site as per the SLEP 2012 which implies that the development is suitable for the site. The development has been designed with an appropriate level of articulation throughout so as to reduce the appearance of the bulk of the building. Further, the development provides consolidated deep soil landscaped spaces to the north-east and south-west portions of the site which will canopy tree plantings as well as provide suitable recreation spaces for use of residents.

- 3. Tree Removal - The impact of the bulk of this building in proximity to our home substantially interferes with the amenity of our home in a most serious way. The proposed replanting by the developers will be meagre and will not go any way toward softening the harshness of the building compared to neighbouring properties. The schematic drawings that are submitted for Council approval are a nonsense in suggesting that trees will be planted along the southern boundary on Ardittos Lane that will cover windows of the first two storeys of accommodation.*

Assessing officer's comments: Amended plans were submitted during the assessment process demonstrating that the rear stairwell to the south has been reconfigured reducing the bulk of the development and allowing further deep soil landscaping to be provided along the southern side boundary of the site. Three (3) water gum trees are proposed to be planted within the southern side setback of the site with a number of canopy trees proposed in the rear and front setback of the site. Whilst the trees within the southern side setback of the site are unlikely to provide any meaningful privacy screening of the development, it will improve the visual buffer between the development on the subject site and the dwellings to the south. As previously addressed, all southern orientated openings/windows have been designed with either privacy screening or as highlight windows to as to preclude views to southern adjoining properties.

- 4. Parking - There are only 6 parking spots provided in this development that is proposed to house 30 residents and an on-site manager. There are only 6 parking spots provided in this development that is proposed to house 30 residents and an on-site manager. in particular Albert Road and Churchill Avenue which are both regularly parked out at night as well as in the day. Either more on-site parking is to be provided in the development or the number of rooms and occupants reduced.*

Assessing officer's comments: A total of (6) off-street parking spaces are proposed within the basement of the development so as to comply with the minimum five (5) off-street parking requirements as per Clause 29 of the ARH SEPP. The development also provides five (5) motorcycle spaces and bicycle spaces within the basement to facilitate the needs of future lodgers. It is noted that the site is in close proximity to Strathfield Town Centre which is frequented by regular bus and train services for future residents to also utilise.

- 5. Impact on Heritage Conservation Area - The size and bulk of the proposed development when considered with how proximate it is to the heritage conservation area in Churchill Avenue only diminishes the value of the conservation area. That the developers suggest that a sympathetic paint pallet compliments the heritage conservation area is a nonsense. That other properties on the northern side of Ardittos Lane are three storeys because of a lack of foresight by previous Councils in the late 1960's and early 1970's does not justify the continuation of overdevelopment immediately adjacent to the heritage conservation area. The building restrictions and requirements of Council on those who are within the heritage conservation*

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area are an unfair and inequitable burden when developments such as that proposed at 5 Elva Street are allowed to proceed immediately adjacent to the heritage conservation area.

Assessing officer's comments: A Heritage Impact Statement was submitted as part of the application having consideration for the site's close proximity to the Churchill Avenue Heritage Conservation Area. The site is located behind the conservation area to the north providing an orientation to Elva Street and Ardittos Lane. It is noted that all dwellings within the conservation area present to Churchill Avenue only and that the rear portions of the properties back onto the laneway of Ardittos Lane within which the site is located. Whilst the top portion of the development is likely to be visible from within the heritage streetscape, this is considered acceptable as the development is well articulated and is significantly setback from the heritage streetscape. As a further precaution however, a condition of consent is recommended to ensure that the "peplum half" dulux render proposed to the southern side elevation of the development is modified to a "peplum full" which is a muted tone that will not be so stark in contrast to dwellings in the heritage streetscape.

6. Solar Access - At 4.3.6 of the Statement of Environmental Effects the developer's submission by Planning Ingenuity includes the following statement:

As demonstrated in the shadow diagrams the solar impacts are predominantly limited to the garage structures along the laneway to No's 35 and 37 and will maintain 3 hours solar access to the rear yard of No 33 in the morning." As it is our yard that is number 33 we can assure you that three hours solar access is no longer possible because of the overshadowing of our home and back yard that already occurs in winter from the 35 metre high building that has been built on the corner of Raw Square and Churchill Avenue at 25 Churchill Avenue. The developer's submission by Planning Ingenuity is flawed in that it considers in isolation only the overshadowing caused by the proposed development at 5 Elva Street and fails to consider the overshadowing caused by other buildings to the east. For this reason it cannot be regarded as accurate.

Assessing officer's comments: A review of the shadow diagrams of the proposed development compared to the shadow diagrams of the approved developments at 38-30 Albert Road and 23-25 Churchill Avenue, Strathfield was undertaken in order to consider the cumulative impact of overshadowing to southern adjoining properties. The shadow diagrams have been included below.

It appears that the shadow cast by the development at 38-40 Albert Road, Strathfield will only impact upon the sites immediately south (23-25 Churchill Avenue) and marginally south-west of the site. The shadow diagrams provided for 23-25 Churchill Avenue also demonstrate that overshadowing will only result in overshadowing immediately south and south-west of the site to the southern side of Churchill Avenue. As such, there is no overlapping of overshadowing between these approved developments and the proposed development on the site.

Whilst the proposed development will result in some degree of overshadowing to allotments immediately south of the site, this is considered acceptable as each of the allotments will receive direct solar access at some point of the day. Further, the extent of overshadowing is contained to the far rear portion of the site which contain private open space areas and outbuilding/garages with no habitable spaces affected.

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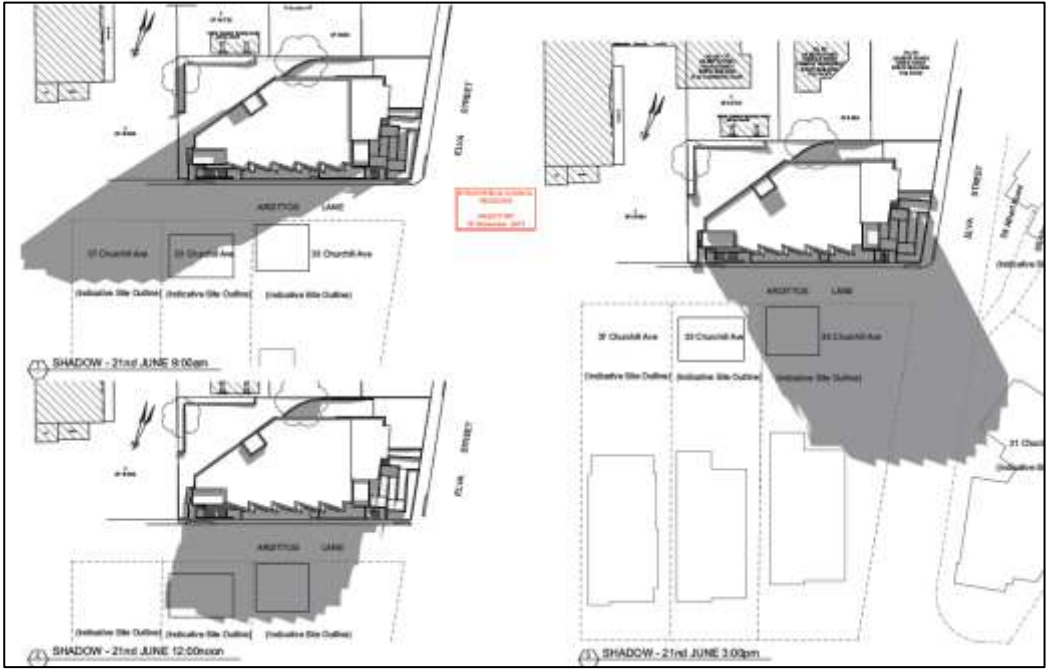


Figure 3: Extent of Overshadowing from– 5 Elva Street, Strathfield

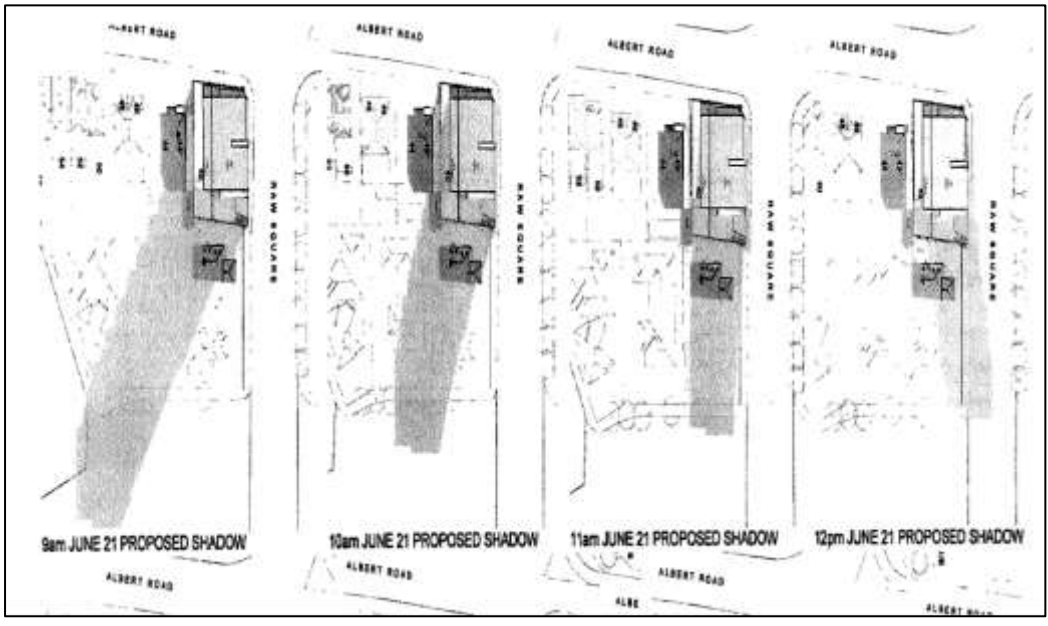


Figure 4: Extent of Overshadowing from– 38-40 Albert Road, Strathfield

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Figure 5: Extent of Overshadowing from– 23-25 Churchill Avenue, Strathfield

79C(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

SECTION 94 CONTRIBUTIONS

Section 94 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

- “(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:
 - (a) the dedication of land free of cost, or
 - (b) the payment of a monetary contribution, or both.
- (2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.”

STRATHFIELD DIRECT SECTION 94 CONTRIBUTIONS PLAN

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

Provision of Community Facilities	\$37,679.42
Provision of Major Open Space	\$171,430.07
Provision of Local Open Space	\$58,752.82
Provision Roads and Traffic Management	\$12,893.42
Administration	\$3249.00
TOTAL	\$284,004.73

CONCLUSION

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The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval, subject to the recommended conditions of consent.

RECOMMENDATION

That Development Application No. 2017/187 for demolition of existing structures and construction of a three (3) storey boarding house with (25) lodger rooms and one (1) managers room with basement car parking at 5 Elva Street, Strathfield be **APPROVED**, subject to the following conditions:

SPECIAL CONDITIONS (SC)

1. SYDNEY WATER (SC)

The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water Tap in™ online self-service replaces our Quick Check Agents as of 30 November 2015.

The Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

(Reason: to comply with Sydney Water requirements)

2. MATERIALS - EXTERNAL FINISHES (SC)

The dulux "peplum half" rendered wall colour proposed in the finishes schedule *Elevations & Sections Plan Da.05, Rev B* prepared by Bechara Chan & Associates, dated 30th Jan 2018, shall be changed to dulux "peplum full" so as to better suit the Churchill Avenue heritage streetscape. The remaining external materials, finishes and colours proposed are to be consistent with the schedule submitted and approved by Council with the development application.

(Reason: Ensure compatibility with Churchill Avenue Heritage Streetscape)

3. LAUNDRY FACILITIES (SC)

Each lodger room shall be equipped with laundry facilities which meet the relevant

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Australian Standards. Details demonstrating compliance with this requirement shall be prepared and submitted to a Principal Certifying Authority for approval **prior to the issue of a Construction Certificate.**

(Reason: Ensure residential amenity is maintained)

GENERAL CONDITIONS (GC)

4. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)

The development, except where modified by a condition(s) of consent, is to be carried out in accordance with the following plans and reference documentation:

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/187:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
DA.01	Site Plan & Demolition Plan	Bechara Chan and Associates	B	7 February 2018
DA.02	Basement & Ground Floor Plan	Bechara Chan and Associates	B	7 February 2018
DA.03	First & Second Floor Plans	Bechara Chan and Associates	B	7 February 2018
DA.04	Driveway Section Plan	Bechara Chan and Associates	A	15 December 2017
DA.05	Elevations & Section Plans & Finishes Schedule	Bechara Chan and Associates	B	7 February 2018
DA.06	Building Footprint Plan	Bechara Chan and Associates	B	7 February 2018
L-01	Landscape Plan	Sussan Zino Landscape Architect	B	15 December 2017
A7195-Cover	General Notes – Stormwater Plan	Alpha Engineering and Development	B	7 February 2018
A7195 – SW01	Sediment and Erosion Control Plan	Alpha Engineering and Development	B	7 February 2018
A7195-SW02	Basement Drainage Plan	Alpha Engineering and Development	B	7 February 2018
A7195-SW0	Ground Floor Drainage Plan	Alpha Engineering and	B	7 February 2018

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3		Development		
A71 95- SW0 4	Stormwater Sections and Details	Alpha Engineering and Development	B	7 February 2018

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2017/187:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	Planning Ingenuity	3 October 2017	15 December 2017
Flood Impact Assessment Report	Alpha Engineering	Rev B	7 February 2018
Traffic Impact Assessment	APEX Engineers	January 2018	7 February 2018
Arboricultural Assessment and Tree Management Plan	Horticultural Management Services	29 January 2018	7 February 2018
Acoustic DA Assessment	Acouras Consultancy	15 October 2017	15 December 2017
National Construction Code 2016 Compliance Report	Building Certificates Australia	Issue 1.0	15 December 2017
Geotechnical Desktop Study Report	Eiaustralia	1 September 2017	15 December 2017
Heritage Impact Statement	Ruth Daniel	August 2017	15 December 2017
Plan of Management	Planning Ingenuity		15 December 2017
Social Impact Assessment	Planning Ingenuity		15 December 2017
Waste Management Plan	Gihad Bechara	23 March 2017	15 December 2017

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

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

5. **BOARDING HOUSE - APPROVED USE (GC)**

This approval is granted for the use of the land for the purposes of a Boarding House comprising a maximum of (25) Boarding Rooms (plus one Manager's Room). This includes five (5) double rooms (maximum 2 persons per room) and (20) single rooms (maximum 1 person per room).

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

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

(Reason: To clarify the terms of the approval and to control the maximum number of lodgers living in the premises at any one time.)

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

The height of the building measured from Australian Height Datum (AHD) must not exceed Relative Level (RL) 20.885mAHD to the ridge of the lift shaft and 20.085AHD to the remaining roof ridge of the building.

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

7. **CONSTRUCTION HOURS (GC)**

No construction or any other work related activities shall be carried out on the site outside the hours of 7.00 am to 5.00 pm Mondays to Fridays and 8am to 1pm Saturdays.

No building activities are to be carried out at any time on a Sunday or public holiday.

Where the development involves the use of jackhammers/ rock breakers and the like or other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

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

8. **CONSTRUCTION WITHIN BOUNDARIES (GC)**

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

(Reason: Approved works are to be contained wholly within the subject site.)

9. **DEMOLITION – GENERALLY (GC)**

Alteration and demolition of the existing building is limited to that documented on the approved plans (by way of notation). No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is not shown to be altered or demolished.

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

10. **DEMOLITION - SITE SAFETY FENCING (GC)**

Site fencing is to be erected to a minimum height of 1.8m complying with WorkCover Guidelines, to exclude public access to the site, prior to any demolition works occurring and maintained for the duration of the demolition works.

If applicable, a separate Hoarding Application for the erection of an A class (fence type) or B class (overhead type) hoarding along the street frontage(s) complying with WorkCover requirements must be obtained including:

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payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety.)

11. FENCING - FRONT FENCE HEIGHT (GC)

The front and side fencing (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1m above natural ground level.

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

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

All common and private landscape areas including all planters of new multi-unit, commercial, mixed-use and industrial development are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior occupation of the premises.

(Reason: To ensure appropriate landscape maintenance.)

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

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

Tree	Height/ Spread (m)	Location
1)Schleffera actinophylla	7x4	Subject site
3)Fraxinus sp.	2x2	Subject site
4)Thuja sp	8x4	Subject site
S)Morus alba	7x7	Subject site

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

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

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

Root deflection barriers having a minimum depth of 600mm are to be installed

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adjacent to all footpaths and driveways.

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

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

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

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

14. **LANDSCAPING- TREE PRESERVATION (GC)**

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited.

All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970- Protection of Trees on Development prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

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

15. **LANDSCAPING- LANDSCAPING- TREE PRESERVATION (GC)**

All street trees and trees on private property that are protected under Council's controls, shall be retained except where Council's prior written consent has been obtained. The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree/s unless in conformity with this approval or subsequent approval is prohibited. This applies to the following trees

Species	Location
2)Corymbia citriodora	Subject site

and protected by the establishment of a **protection zone** (in accordance with Australian Standard *AS4970-Protection of trees on development sites*) before any site works begin (including any demolition/excavation). The protection zone shall be maintained for the duration of works and implemented as follows:

(a) A minimum 1.8m high barrier (Chain wire mesh panels, plywood or wooden paling fence panels: refer to *AS4687-Temporary fencing and hoardings* for fencing requirements) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20mm and be located clear of roots. The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.

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(b) Signs identifying the Protection Zone should be installed on the fencing and be visible from within the development site. Lettering should comply with *AS4970-2009: Protection of Trees on Development Sites*.

(c) No concrete slurry or wash, building materials, builders' rubble, excavation soil or similar shall be placed or stored within the tree protection zone.

(d) The whole of the tree protection zone shall be mulched to a minimum depth of 75mm.

(e) The tree protection zone shall be regularly watered.

(f) Any major structural roots which are encountered shall be pruned by a qualified Arborist.

(g) **No excavation or construction shall be carried out** within the stated *Structural Root Zone* distances from the base of the trunk surface.

(h) Only permeable surfaces (e.g. decomposed granite, gravel, turfpave, permeable paving systems or soft landscaping) are permitted within the canopy spread of the trees to be protected.

All healthy trees and shrubs identified for retention on the approved drawings are to be suitably protected in accordance with Australian Standard AS4970 – Protection of Trees on Development prior to the commencement of any works (including any demolition and excavation) and maintained for the duration of the works.

Manual excavation is required within the canopy spread of the retained trees referred to in table above.

(Reason: To ensure tree preservation.)

16. **LIGHTING (GC)**

Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external signage associated with the development, without the prior approval of Council.

(Reason: To protect the amenity of surrounding development and protect public safety.)

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

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

- i) the Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- ii) the Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person; and
- iii) the sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed

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when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(Reason: Statutory requirement.)

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

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

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

19. SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)

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

- i) All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- ii) Demolition must be carried out by a registered demolition contractor.
- iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out.
- iv) No blasting is to be carried out at any time during construction of the building.
- v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- x) All waste must be contained entirely within the site.
- xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- xiii) Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling.
- xiv) Any materials stored on site must be stored out of view or in such a manner so as

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- not to cause unsightliness when viewed from nearby lands or roadways.
- xv) Public footways, include nature strips and roadways adjacent to the site must be maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.
 - xvi) Building operations such as brick-cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
 - xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
 - xviii) Any work must not prohibit or divert any natural overland flow of water.
 - xix) Toilet facilities for employees must be provided in accordance with WorkCover NSW.
 - xx) Protection pads are to be installed to the kerb and gutter where trucks and vehicles enter the site.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

20. **STORMWATER MANAGEMENT PLAN - CERTIFICATION REQUIREMENT (GC)**

A detailed Stormwater Management Plan (SWMP) in line with Council's Stormwater Management Code is to be prepared and certified by a practicing Chartered Professional Engineer on the National Professional Engineer's Register (NPER) at Engineers Australia and submitted to the Principal Certifying Authority and Council, prior to the issue of a Construction Certificate. The SWMP is to be based on the approved development as modified by any conditions of consent.

(Reason: To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure public infrastructure in Council's care and control is not overloaded.)

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

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

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

(Reason: Compliance with Sydney Water requirements.)

22. **UTILITIES AND SERVICES - PROTECTION OF (GC)**

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

- i) all footings and excavation must be located wholly within the site and clear of any easement boundaries;
- ii) all footings and excavation must be located a minimum of 1000mm from the centreline of the pipeline or 500mm from the outside of the pipeline, whichever is the

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- greater distance from the centreline; and
- iii) footings must extend to at least the depth of the invert of the pipeline unless the footings are to be placed on competent bedrock.

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

Construction plans must be approved by the appropriate utility's office (e.g. council, Sydney Water Corporation) to demonstrate that the development complies with the utility's requirements.

The applicant must provide written evidence (e.g. compliance certificate, formal advice) of compliance with the requirements of all relevant utility providers (e.g. Water, Energy, Telecommunications, Gas).

(Reason: To ensure protection of Council assets.)

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

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

Access for people with disabilities must be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

24. ACCESS - DISABLED TOILETS (CC)

Plans and details of the disabled toilet/s complying with the relevant Australian Standards, the Building Code of Australia, and with regard to the Disability Discrimination Act 1992. Plans shall be notated demonstrating compliance and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

Note: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.

(Reason: To provide equitable access for people(s) with disabilities in accordance with the relevant legislation and Australian Standards.)

25. BICYCLE STORAGE PROVISION (CC)

On-site provision for bicycle storage facilities shall be in accordance with the Strathfield Consolidated Development Control Plan 2005. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction

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Certificate.

(Reason: Compliance with SCDCP 2005 and to encourage sustainable transport options.)

26. BOARDING HOUSE - CONSTRUCTION OF (CC)

The construction of the boarding house shall comply with all applicable legislation/regulation and standards, including:

- i) Boarding Houses Act 2012;
- ii) Boarding Houses Regulation 2013;
- iii) Local Government Act 1993; and
- iv) Local Government Regulation 2005.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to occupation of the premises.

(Reason: To ensure compliance with relevant legislation.)

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

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force before any building work authorised to be carried out by the consent commences.

Details demonstrating compliance with this condition are to be submitted to the Principle Certifying Authority, prior to issue of the Construction Certificate.

(Reason: This is a 'prescribed' condition under clause 98(1) of the Environmental Planning and Assessment Regulation 2000.)

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

Details demonstrating compliance with the following is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate:

- i) Minimal internal clearance of the basement is 2.2m in accordance with BCA requirements.
- ii) Driveways shall comply with Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking and achieve a maximum gradient of 1:4.
- iii) Basement entries and ramps/driveways within the property are to be no more than 3.5m wide.
- iv) Provision of pump-out systems and stormwater prevention shall be in accordance with Council's Stormwater Management Guide.

(Reason: To ensure suitable development.)

29. CAR PARKING - DISABLED CAR PARKING SPACES (CC)

One (1) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 2.4m wide x 5.4m long and

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located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked as such. A shared area 2.4 m wide x 5.4m long shared area should be provided. Bollard shall be placed in this shared area.

Car parking for people with disabilities shall be provided in accordance with the Building Code of Australia, relevant Australian Standards and with regard to the Disability Discrimination Act 1992. Prior to the issue of a Construction Certificate, the plans shall be notated to demonstrate compliance.

The above details shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate.

(Reason: To ensure adequate parking for persons with a disability.)

30. CAR PARKING - VEHICULAR ACCESS RAMPS (CC)

Vehicular access ramps shall comply with the provisions of AS/NZS 2890.1:2004. Plans to be submitted shall contain the following details:

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

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

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

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

Car parking dimensions must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. Details demonstrating compliance are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

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

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

The aisle widths, internal circulation, ramp widths and grades of the car park shall comply with the Roads and Traffic Authority Guidelines and AS/NZS 2890.1:2004 - Off-Street Car Parking Code.

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

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

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

The internal driveway must be a minimum 5.50m wide (clear width) for the first 6 metres inside the property so as to allow entering & exiting vehicles to pass within the site. Should the driveway narrow after this point it is then to be designed with a minimum 1.5m x 1.5m splay to allow the passing to work. Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior the issue of a Construction Certificate.

(Reason: Safety and traffic management)

34. COMMENCEMENT OF WORKS (NO WORKS UNTIL A CC IS OBTAINED)

Building work, demolition or excavation must not be carried out until a Construction Certificate has been issued by either Strathfield Council or a Principal Certifying Authority.

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 81A(2) of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions.)

35. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)

The applicant must prepare and submit a Construction and Environmental Management Plan (CEMP) to the Principal Certifying Authority, including:

- i) Detailed information on any approvals required from other authorities prior to or during construction.
- ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.

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- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- viii) Asbestos management procedures:
 - Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal License which ever applies and a current WorkCover Demolition License where works involve demolition. To find a licensed asbestos removalist please see www.workcover.nsw.gov.au
 - Removal of asbestos by a person who does not hold a Class A or Class B asbestos removal license is permitted if the asbestos being removed is 10m² or less of non-friable asbestos (approximately the size of a small bathroom). Friable asbestos materials must only be removed by a person who holds a current Class A asbestos license.
 - Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with the following:
 - The Work Health and Safety Act 2011;
 - The Work Health and Safety Regulation 2011;
 - How to Safety Remove Asbestos Code of Practice – WorkCover 2011; and
 - Safe Work Australia Code of Practice for the Management and Control of Asbestos in the Workplace.
 - Following completion of asbestos removal works undertaken by a licensed asbestos removalist re-occupation of a workplace must not occur until an independent and suitably licensed asbestos removalist undertakes a clearance inspection and issues a clearance certificate.
 - The developer or demolition contractor must notify adjoining residents at least two (2) working days (i.e. Monday to Friday exclusive of public holidays) prior to the commencement of asbestos removal works. Notification is to include, at a minimum:
 - the date and time when asbestos removal works will commence;
 - the name, address and business hours contact telephone number of the demolisher, contractor and/or developer;
 - the full name and license number of the asbestos removalist/s; and
 - the telephone number of WorkCover's Hotline 13 10 50
 - warning signs informing all people nearby that asbestos removal work is taking place in the area. Signs should be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These

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- signs should be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance; and
- appropriate barricades installed as appropriate to prevent public access and prevent the escape of asbestos fibres. Barricades must be installed prior to the commencement of asbestos removal works and remain in place until works are completed.

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

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

Works Permit

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

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

Standing Plant Permit

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

Skip Bin Permit

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

Temporary Full or Part Road Closure Permit

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

Hoarding Permit

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

Work Zone Permit

This permit must be applied for if you require permanent parking along the kerbside at the front of the site during construction works. A Work Zone Permit Application Form is available from Council's Customer Service Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Ground Anchoring Permit

This permit must be applied for, for the installation of ground anchors under Council's

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

(Reason: Council requirement)

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

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

The Dilapidation Report is to be prepared by a suitably Qualified Engineer with current Corporate Membership with the Institution of Engineers, Australia or Geotechnical Practitioner. The report shall include a photographic survey of adjoining properties detailing the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other such items.

If access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to Council's satisfaction attempts have been made to obtain access and/or advise the affected property owner of the reason for the survey and these attempts have been unsuccessful. Written concurrence must be obtained from Council in such circumstances.

The Report shall cover structural and geotechnical factors likely to arise from the development. A copy of this Report shall be submitted to Council as a record. The person having the benefit of the development consent must, at their own cost, rectify any damage caused to other properties during the construction of the project.

(Reason: To ensure no damage to adjoining properties occurs.)

38. **DRIVEWAY DESIGN - SPEED HUMP AND STOP SIGN ON EXIT (CC)**

The applicant shall install a stop sign and a speed hump at the exit from the site. The stop sign must be accompanied by the associated line marking and the speed hump shall be set back by 1.5 metres from the boundary alignment. The devices shall be designed and constructed in accordance with the provision of all relevant Australian Standards. The building plans shall indicate compliance with this requirement, prior to the issue of a Construction Certificate.

(Reason: Traffic safety and management.)

39. **EROSION AND SEDIMENTATION CONTROL PLAN (CC)**

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

- i) Compliance with the approved Soil and Water Management Plan.
- ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- iii) All uncontaminated run-off is diverted around cleared or disturbed areas.
- iv) Silt fences or other devices are installed to prevent sediment and other debris

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- v) escaping from the cleared or disturbed areas into drainage systems or waterways.
- v) All erosion and sediment controls are fully maintained for the duration of demolition/development works.
- vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
- vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the Australian Water Quality guidelines for Fresh and Marine Waters.
- ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the Principal Certifying Authority and the controls being in place on the site.

(Reason: Environmental protection.)

40. **EXCAVATION - AFFECTING ADJOINING LAND (CC)**

If an excavation associated with the approved development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense, comply with the requirements of clause 98E of the Environmental Planning and Assessment Regulation 2000, including:

- i) protect and support the adjoining premises from possible damage from the excavation, and
- ii) where necessary, underpin the adjoining premises to prevent any such damage.

The condition referred to in subclause (i) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying. Details shall be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Structural safety.)

41. **FIRE SAFETY SCHEDULE (CC)**

A Fire Safety Schedule specifying the fire safety measures (both current and proposed) which should be implemented in the building premises must be submitted with the Construction Certificate application, in accordance with Part 9 of Clause 168 of the Environmental Planning and Assessment Regulation 2000.

Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.

(Reason: Compliance with the Environmental Planning and Assessment Act 1979.)

42. **FLOODING - COMPLY WITH FLOOD IMPACT REPORT (CC)**

The applicant shall comply with the flood recommendations provided in the Flood Impact Report prepared by Alpha Engineering. A certificate from a suitably qualified Engineer shall be submitted to the Certifying Authority stating compliance with these recommendations,

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prior to the issue of a Construction Certificate.

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

43. **LANDSCAPING - AMENDED LANDSCAPE PLAN REQUIRED (CC)**

Prior to the issue of a construction certificate the applicant shall submit and have approved by the Principal Certifying Authority (PCA) a detailed landscape implementation report certifying that landscaping has been installed in accordance with the proposed landscape plan with the landscape plan which is to be amended to include the retention of Tree 2 *Corymbia citriodora* and the Landscape provisions contained within section 10.0 of Part A of the Strathfield Council Development Control Plan. The plans shall include the following:

(a) A minimum 1.5m wide garden is to be established to the full width of the property frontage (except for vehicular crossings and pedestrian ways). The garden bed is to be planted with suitable shrubs and ground cover plants;

(b) A detailed planting schedule for all garden areas indicating the species type, height, number and size;

(c) Soft landscaping shall account for no less than ***the approved FSR for the development on the site;***

(d) Details of all hard and soft surfaces such as turf, gravel, paving, stepping stones and the like shall be shown;

(e) Gardens should feature a mix of trees, shrubs, grasses and ground covers. A

minimum of 25% of all plantings shall be locally indigenous species;

(f) Evergreen shrubs with a minimum 5 litre container size achieving a minimum mature height of 3m shall be planted along side and rear boundaries to provide privacy screening; and

(g) The plan shall demonstrate compliance with any other landscape condition of consent.

Should Council not act as the Certifying Authority a copy of the plan shall be forwarded to

Council as part of the Construction

Certificate.

(Reason: Landscape quality.)

44. **LANDSCAPING - MAINTENANCE STRATEGY (CC)**

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared and provided to the satisfaction of the Principal Certifying Authority with the Construction Certificate application. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

(Reason: Ensure landscape survival.)

45. **LANDSCAPING ON SLAB (CC)**

To ensure the site landscaping thrives, the on slab landscaping shown on the approved

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landscaping plan is to be designed to include a minimum soil depth of 650mm for shrubs and trees; and 300mm for grass and ground covers. Adequate drainage provision and a permanent, automatic irrigation system conforming to Sydney Water requirements shall be included. Details demonstrating compliance shall be submitted to the Principal Certifying Authority with the Construction Certificate application.

(Reason: Ensure landscape survival.)

46. PRIVACY - OBSCURE GLAZING IN WET AREAS (CC)

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

(Reason: Privacy amenity.)

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

In accordance with the provisions of Section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Strathfield Direct Development Contributions Plan 2010-2030, a contribution in the form of cash, cheque or credit card (financial transaction fee applies) shall be paid to Council for the following purposes:

Provision of Community Facilities	\$37,679.42
Provision of Major Open Space	\$171,430.07
Provision of Local Open Space	\$58,752.82
Provision Roads and Traffic Management	\$12,893.42
Administration	<u>\$3249.00</u>
TOTAL	\$284,004.73

The total amount of the contribution is valid as at the date of determination and is subject to quarterly indexation. Contributions shall be indexed at the time of payment in accordance with clause 2.14 of the Strathfield Direct Development Contributions Plan 2010-2030.

Contributions must be receipted by Council and submitted to the Accredited Certifier, prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

Note: A copy of Strathfield Council's Section 94 Direct Development Contributions Plan may be downloaded from Council's website.

(Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development.)

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

A security (damage deposit) of **\$18,000.00** (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

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accordance with the Building Code of Australia.

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

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

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

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

(Reason: Protection of Council infrastructure.)

49. **STORMWATER DRAINAGE (CC)**

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

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

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

50. **TRAFFIC - CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CC)**

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

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

- i) description of the demolition, excavation and construction works;
- ii) site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- iii) size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- iv) proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- v) impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;

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

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

51. UTILITIES AND TELECOMMUNICATIONS - TELECOMMUNICATIONS ASSETS (CC)

Provision must be made for relocation of telecommunications network assets including underground placement of any existing aerial cables and infrastructure. Any costs associated with the relocation of the above are at the requestor's expense. Any disturbance to public land as a result of the undergrounding of services shall be restored at no cost to Council.

Details are to be submitted to the Principal Certifying Authority with the Construction Certificate application.

(Reason: To ensure suitable relocation of telecommunications infrastructure if required.)

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

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

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

53. VENTILATION SYSTEMS – MECHANICAL (CC)

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The mechanical ventilation system is to comply with the following:

- i) The Building Code of Australia;
- ii) Protection of the Environment Operations Act 1997; and
- iii) Australian Standard AS1668-1991.

In addition, odour control measures, such as activated carbon or catalytic oxidisers, must be used to treat ventilation gases prior to discharge. The method of odour control must be designed by a suitably qualified mechanical ventilation engineer.

Details demonstrating compliance with the above are to be submitted to the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To ensure the mechanical ventilation system complies with the relevant requirements/standards.)

54. WASTE MANAGEMENT PLAN (CC)

A Waste Management Plan (WMP) is to be provided in accordance with Part H of Strathfield Consolidated Development Control Plan 2005. All requirements of the approved Waste Management Plan must be implemented during demolition, construction and on-going use of the premises.

The WMP must identify the types of waste that will be generated and all proposals to re-use, recycle or dispose of the waste. The WMP is to be submitted to the Principal Certifying Authority, prior to issue of the Construction Certificate.

NOTE: The property must be inspected by a Council Waste Officer prior to the issue of an Occupation Certificate so as to ensure that the correct number of general waste and recycling bins are ordered from Strathfield Council.

(Reason: To ensure appropriate management of waste.)

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

Details of the Water Sensitive Urban Design (WSUD) components (stormwater treatment measures) shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a Construction Certificate. Details shall demonstrate compliance with the water conservation and stormwater quality targets set out under Sections 3.1 and 3.2 respectively under Part N of the SCDPC 2005, and be prepared by a suitably qualified professional engineer.

(Reason: To promote Water Sensitive Urban Design.)

56. WATER SUSTAINABILITY – GENERALLY (CC)

Water collected in the rainwater tank must comprise roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:

- i) toilet flushing;
- ii) clothes washing;
- iii) garden irrigation;
- iv) car washing and similar outdoor uses;
- v) filling swimming pools, spa pools and ornamental ponds; and

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- vi) fire fighting.

(Reason: To promote sustainable water management practice.)

57. WATER HEATING SYSTEMS - LOCATION OF (CC)

Water heating systems shall be located so as not to be visible from public places and the ground level of adjoining properties. Details (type and location) of the water heaters shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: To maintain streetscape character.)

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

An application for a 'Works Zone' must be submitted to and approved by the Strathfield Council Traffic Committee prior to the commencement of any site work (including demolition).

The suitability of the proposed length and duration of the Works Zone is to be demonstrated in the application for the Works Zone. The application for the Works Zone must be submitted to Council at least six (6) weeks prior to the commencement of work on the site to allow for assessment and tabling of agenda for the Strathfield Council Traffic Committee.

The requirement for a Works Zone may be varied or waived only if it can be demonstrated in the Construction Traffic Management Plan (to the satisfaction of Council) that all construction related activities (including all loading and unloading operations) can and will be undertaken wholly within the site. The written approval of Council must be obtained to provide a Works Zone or to waive the requirement to provide a Works Zone prior to the commencement of any site work.

(Reason: Council requirement.)

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

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

No work shall commence in connection with this Development Consent until:

- i) A construction certificate for the building work has been issued by the consent authority or a Principal Certifying Authority.
- ii) The person having the benefit of the development consent has appointed a principal certifying authority for the building work, and notified the principal certifying authority that the person will carry out the building work as an owner/builder, if that is the case.
- iii) The principal certifying authority has, no later than 2 days before the building work commences:
 - notified the Council of his or her appointment, and
 - notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- iv) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:
 - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved;
 - notified the principal certifying authority of such appointment; and

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- unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.
- v) The person having the person having the benefit of the development consent has given at least 2 days notice to the Council of the person's intention to commence the erection of the building.

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

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

(Reason: Statutory requirement.)

60. **NOTICE OF COMMENCEMENT (CW)**

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

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

(Reason: Statutory requirement.)

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

61. **FILL MATERIAL (DW)**

The only waste derived material which may be received at the development site is:

- i) Virgin excavated material (within the meaning of the Protection of the Environment Operations Act 1997), and
- ii) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

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

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

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

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The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without the prior approval of Council.

(Reason: To maintain public access and safety.)

63. **PUBLIC INFRASTRUCTURE AND SERVICES (DW)**

The applicant must comply with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc.) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: To maintain public infrastructure and/or services.)

64. **SITE REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION**

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

- i) All demolition is to be carried out in accordance with Australian Standards AS 2601-2001.
- ii) Demolition must be carried out by a registered demolition contractor.
- iii) A single entrance is permitted to service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.
- iv) No blasting is to be carried out at any time during construction of the building.
- v) Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- vi) Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.
- vii) Any demolition and excess construction materials are to be recycled wherever practicable.
- viii) The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- ix) All waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- x) All excavated material should be removed from the site in the approved manner and be disposed of lawfully to a tip or other authorised disposal area.
- xi) Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation.
- xii) All materials on site or being delivered to the site are to generally be contained within the site. The requirements of the Protection of the Environment Operations Act 1997 must be complied with when placing/stockpiling loose material, disposing of concrete waste, or other activities likely to pollute drains or water courses.
- xiii) Details as to the method and location of disposal of demolition materials (weight docket, receipts etc.) should be kept on site as evidence of approved methods of disposal and recycling.
- xiv) Any materials stored on site must be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
- xv) Public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction unless prior separate approval from

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Council is obtained including payment of relevant fees.

- xvi) Building operations such as brick cutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- xvii) All site waters during excavation and construction must be contained on site in an approved manner to avoid pollutants entering into waterways or Council's stormwater drainage system.
- xviii) Stamped plans, specifications, documentation and the consent shall be available on site at all times during construction.

(Reason: To ensure that demolition, building and any other site works are undertaken in accordance with relevant legislation and policy and in a manner which will be non-disruptive to the local area.)

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

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

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

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

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

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

66. CAR PARKING - SURPLUS VEHICULAR CROSSINGS (OC)

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

(Reason: Maintenance of public infrastructure.)

67. CAR PARKING - VISITOR CAR PARKING SIGNAGE (OC)

A sign shall be erected in a suitable location on the property near the driveway entrance indicating where visitor parking is available on the site. Signage shall also be erected above the visitor parking itself. Details demonstrating compliance shall be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

(Reason: Adequate access and egress.)

68. ENGINEERING WORKS (CERTIFICATION OF)

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Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers Australia and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, demonstrating that:

- i) the stormwater drainage system; and/or
- ii) the car parking arrangement and area; and/or
- iii) any related footpath crossing works; and/or
- iv) the proposed basement pump and well system; and/or
- v) the proposed driveway and layback; and/or
- vi) any other civil works

have been constructed in accordance with the approved plans and any relevant Standards and Council policies/specifications.

For major works, such as subdivisions, works within the road reserve (requiring separate S138 approval) and as where specified by Council, a Part 4A Certificate will be required. It is strongly recommended that an Engineer supervise all engineering related works.

Where Council is not the Principal Certifying Authority, an electronic copy of the above documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management.)

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

As part of the on-going assessment of the tree/s to be retained, the consulting arborist engaged by the applicant is to assess their health and any impacts suffered by them as a result of the proposed approved development, prior to the issue of an Occupation Certificate. Findings are to be compiled in a detailed report and submitted to the Principle Certifying Authority, which documents the following:

- i) methods of excavation or construction used to carry out the works;
- ii) any damage sustained by the tree/s as a result of the works;
- iii) any subsequent remedial works required to be carried out by the consulting arborist as a result of the damage; and
- iv) any future or on-going remedial work required to be carried out to ensure the long term retention of the tree/s.

(Reason: To ensure the survival of trees to be retained.)

70. OCCUPATION OF BUILDING (OC)

A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- i) all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- ii) any preconditions to the issue of the certificate required by a development consent have been met.

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Note: New building includes an altered portion of, or an extension to, an existing building.

(Reason: Statutory requirement.)

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

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

(Reason: Adequate stormwater management.)

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

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and a Restriction as to User under section 88E and or section 88B of the Conveyancing Act as appropriate in favour of Council, ensuring the ongoing retention, maintenance and operation of the stormwater facility (on-site detention)

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

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

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

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

73. BOARDING HOUSES - OPERATIONAL PLAN OF MANAGEMENT (OU)

An Operational Plan of Management is to be formulated and submitted to Council for approval, prior to the issue of any Occupation Certificate.

The Plan of Management must include the minimum criteria as stipulated in Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation, 2005 under the Local Government Act 1993, the Public Health Act, 1991, Boarding Houses Act 2012 and Boarding Houses Regulation 2013.

The plan shall be dated and the name and signature of the author of the document shall be included. The Plan of Management shall be displayed in prominent locations within the premises and a copy of the Plan shall be provided to all residents of the boarding house. The on-site Caretaker shall be responsible for ensuring that the terms of the Plan are adhered to at all times.

This Operational Plan of Management must incorporate the following:

- i) All the measures to be implemented on the premises in terms of safety & security, amenity and health including but not limited to matters relating to curfews and after-hours access, bringing of visitors on to the site, drug and alcohol policy (including

DA2017/187- 5 Elva Street, Strathfield
Lot 4 DP 302827 (Cont'd)

- smoking), and use of communal areas etc.
- ii) All the responsibilities of the Caretaker/Manager.
 - iii) An Incident Register to be maintained by the Caretaker. This Register must be produced upon demand by any Council officer or NSW Police Officer. The Register must contain a direction that all incidents of a criminal nature are to be reported to the Police immediately.
 - iv) Prior to commencement of the boarding house use, a notification letter shall be forwarded to Council, the Police and neighbours providing contact details for the Caretaker/Manager so that any issues regarding the operation of the premises etc. can be addressed promptly. Evidence of this letter being forwarded as required in this condition shall be provided to the Principal Certifying Authority, prior to the issue of any Occupation Certificate and commencement of the use.

The Plan of Management referred to in this condition shall be reviewed by Council annually from the date of issue of an Occupation Certificate by the Principal Certifying Authority. The operator of the boarding house shall contact Council annually to carry out this review and the review shall include the Incident Register referred to in point (iii) above. Should amendments be made to the Plan of Management an updated version of same shall be provided to Council and the residents of the boarding house within one (1) month of the annual review being completed.

(Reason: To minimise the impact of the use on surrounding residences.)

74. **BOARDING HOUSE - ONGOING USE OF (OU)**

Ongoing operation of the approved use for the purpose of a boarding house shall comply with the following:

- i) Use of the premises shall remain consistent with the definition of 'boarding house' as defined under Strathfield Local Environmental Plan 2012 as a building that:
 - is wholly or partly let in lodgings, and
 - provides lodgers with a principal place of residence for 3 months or more, and
 - may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
 - has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers but does not include "backpackers" accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.
- ii) Subdivision of the approved boarding house under strata or community title is prohibited.
- iii) The use and operation of the boarding house shall comply with all applicable legislation/regulation and standards, including:
 - Boarding Houses Act 2012;
 - Boarding Houses Regulation 2013;
 - Local Government Act 1993; and
 - Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation 2005.
- iv) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within the bedroom or cubicle in accordance with the relevant provisions under the Public Health Act 1991 for each person.
- v) No speakers or music is permitted outdoors or in the communal areas

(Reason: To minimise the impact of the boarding house on surrounding residences.)

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Lot 4 DP 302827 (Cont'd)

75. NOISE - COMPLIANCE WITH ACOUSTIC ASSESSMENT REPORT (OU)

All recommendations contained in the approved Acoustic Assessment Report Acouras Consultancy – 15 October 2017 shall be adopted, implemented, and adhered to.

The Principal Certifying Authority (PCA) shall obtain a statement from an appropriately qualified acoustic consultant, certifying that the acoustic mitigation measures outlined in the above stated report have been suitably incorporated into the development and that relevant noise criteria have been satisfied prior to the issue of any Occupation Certificate.

Any changes made to the proposal that would alter the acoustic assessment will require a further acoustic assessment and a copy of this further report shall be provided to Council for approval prior to the commencement of works and any recommendations adopted, implemented, and adhered to.

(Reason: Noise control and amenity.)

76. NOISE - NO AMPLIFIED MUSIC (OU)

Music and other amplified sound played on the premises shall not give rise to offensive noise as defined under the provisions of the Protection of the Environment Operations Act 1997. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.

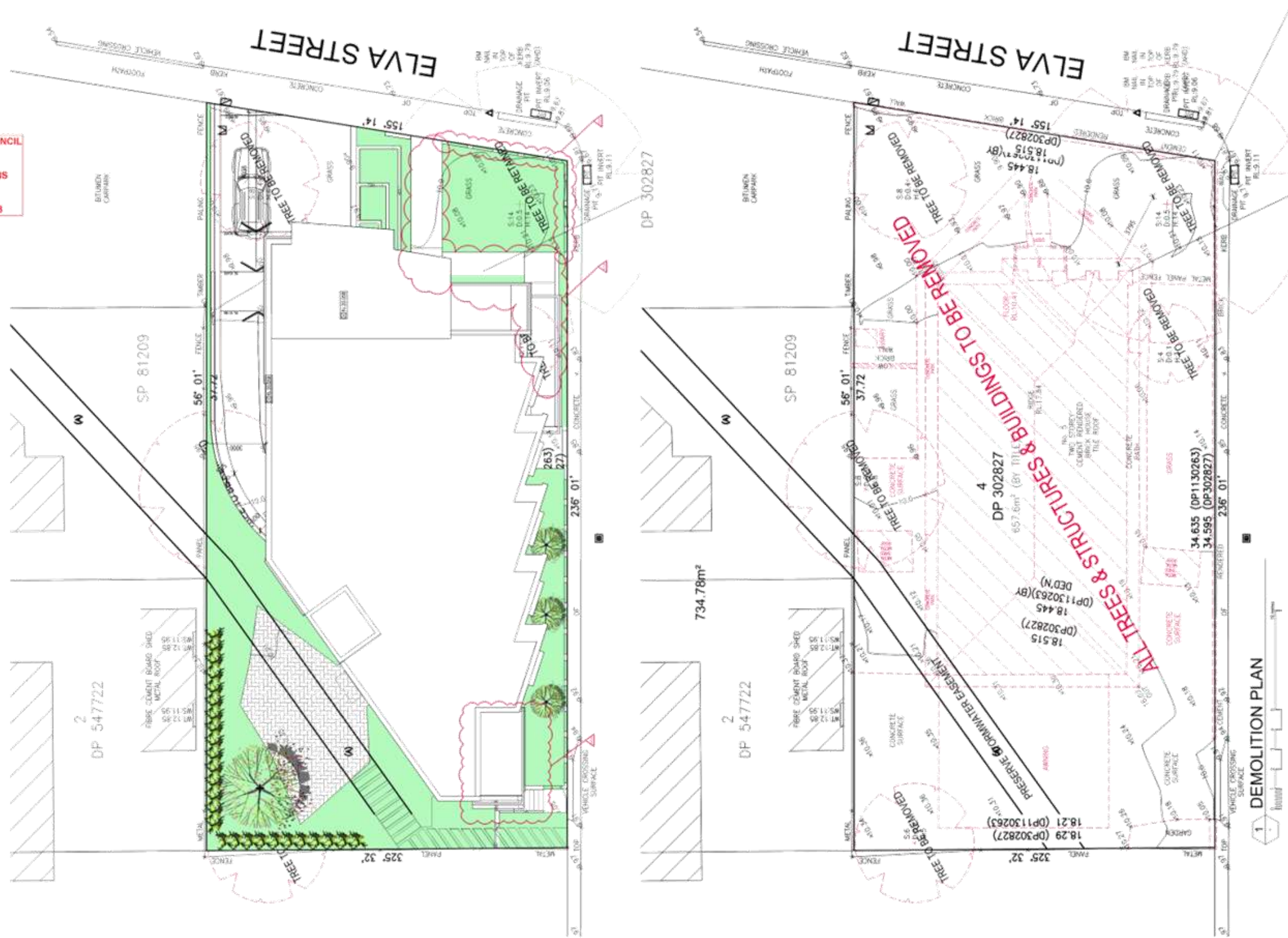
Speakers must not be installed and music must not be played in any of the outdoor areas associated with the premises including the public domain. Speakers located within the premises must not be placed so as to direct the playing of music towards the outdoor areas associated with the premises.

(Reason: Environmental amenity.)

ATTACHMENTS

1. [↓](#) Architectural Plans

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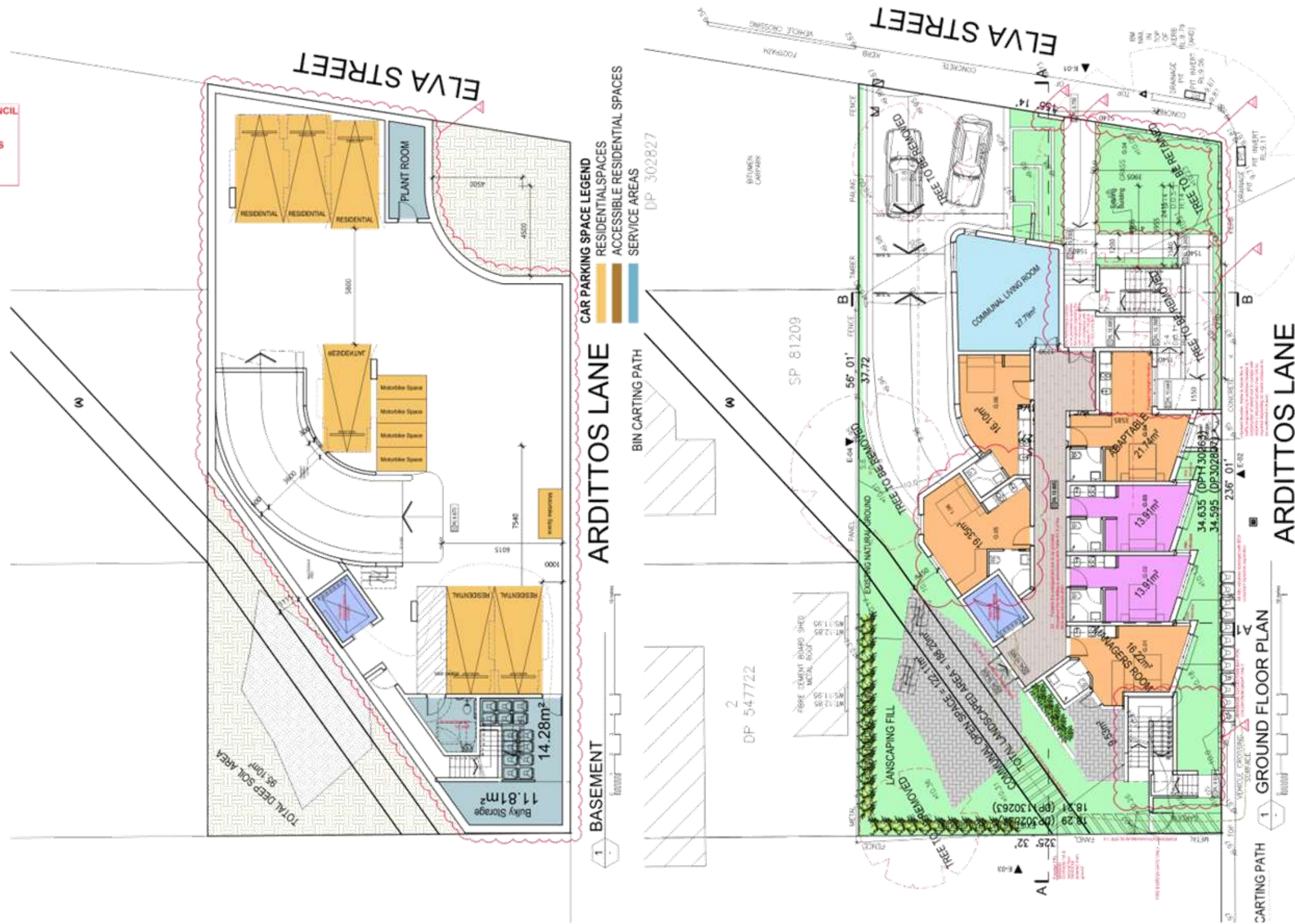
LIST OF CHANGES
 CH01 Front retaining wall and fence to preserve soil levels for tree
 CH02 Relocated fire escape and side bench
 CH03 Re-designed fire escape and side bench
 CH04 Relocated boarding room to allow better ramp access design
 CH05 Redesignated basement to allow for deep soil structural root zone 0

AREA CALCULATION
 Site Area = 657.6m² (By Title)
 Permissible FSR = 1.7:1
 Required Landscape Area = N/A
 Proposed GFA = 740.25m² (1.13:1)
 Proposed Landscape Area = 188.20m²
 Proposed Deep Soil Area = 123.98m²

TOTAL ROOMS = 26
 DOUBLE LODGER ROOM = 5
 SINGLE LODGER ROOM = 20
 MANAGERS ROOM = 1
 CAR, MOTOR BIKE & BICYCLE SPACES = 6 EACH

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	SITE PLAN DEMOLITION PLAN			DA.01		

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CAR PARKING SPACE LEGEND
 RESIDENTIAL SPACES
 ACCESSIBLE RESIDENTIAL SPACES
 SERVICE AREAS

ARDITTOS LANE

BASEMENT

ARDITTOS LANE

GROUND FLOOR PLAN

AREA CALCULATION

Site Area = 657.6m² (By Title)
 Permissible FSR = 1.7:1
 Permissible GFA = 1117.9m²
 Required Landscape Area = N/A
 Proposed GFA = 740.25m² (1.13:1)
 Proposed Landscape Area = 188.20m²
 Proposed Deep Soil Area = 123.98m²

TOTAL ROOMS = 26
 DOUBLE LODGER ROOM = 5
 SINGLE LODGER ROOM = 20
 MANAGERS ROOM = 1
 CAR, MOTOR BIKE & BICYCLE SPACES = 6 EACH

LIST OF CHANGES

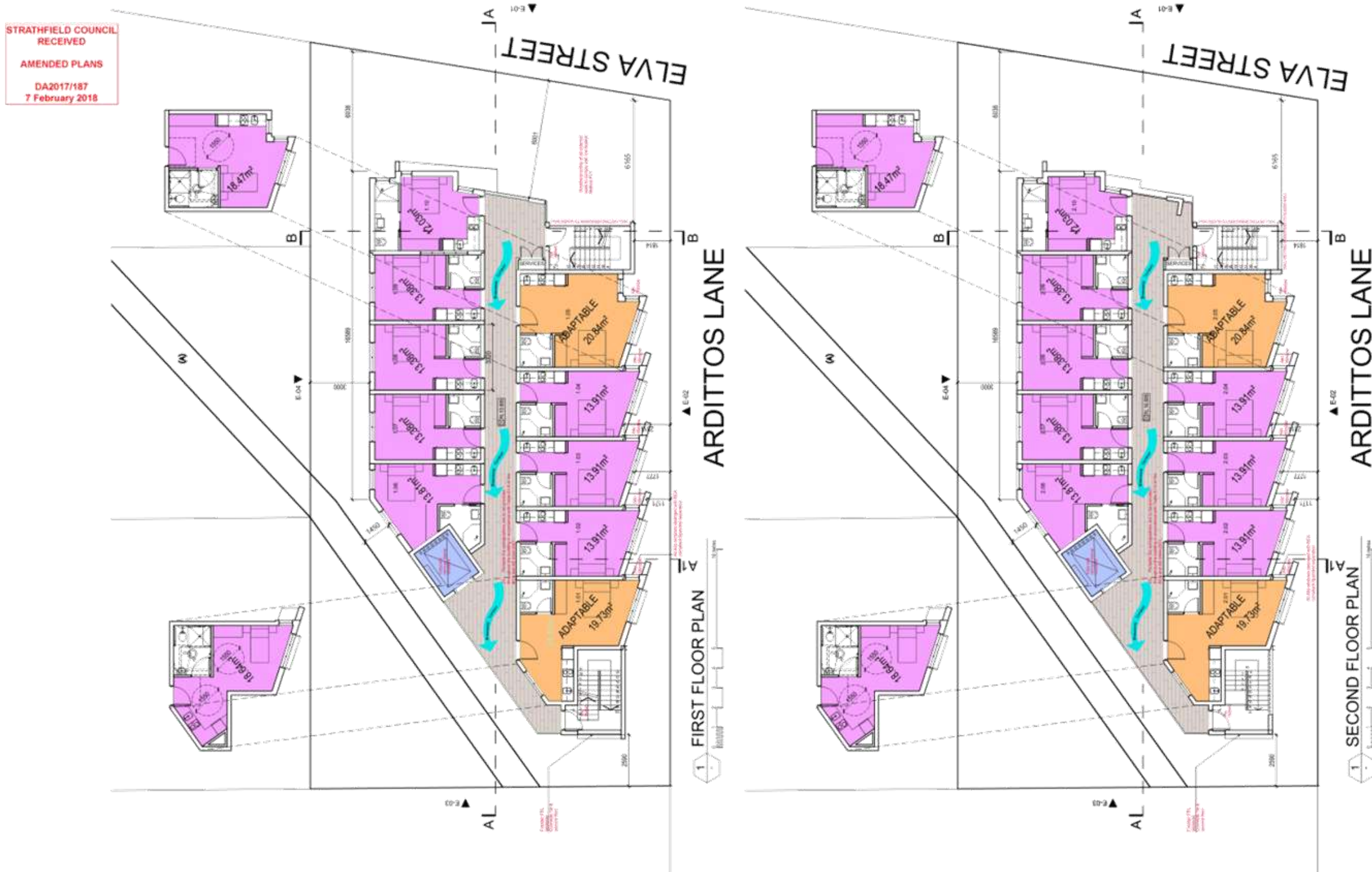
- CH01 Front retaining wall and fence to preserve soil levels for tree
- CH02 Re-developed Fire Egress and Side Fence
- CH03 Re-developed Fire Egress and Side Fence
- CH04 Relocated boarding room to allow better ramp access design.
- CH05 Re-developed Basement to allow for deep soil Structural roof zone 0

Design by: **BCA**

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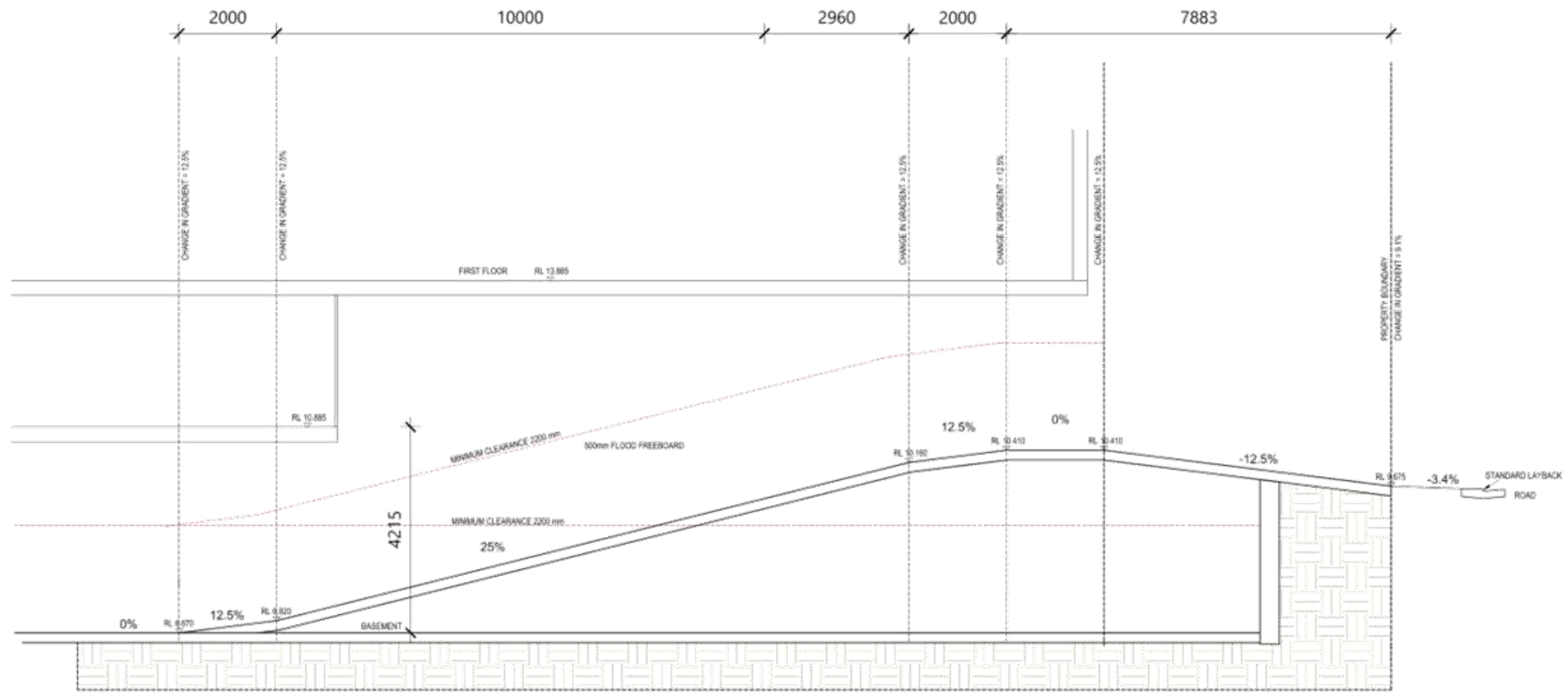
Revision	Date	Drawn	Project
A	21.09.2017	ISSUED FOR DA LODGEMENT	PROPOSED BOARDING HOUSE
B	30.10.2018	AMENDED DA LODGEMENT	5 Elva St, Strathfield

PLANS




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	PLANS Do not scale key drawings.			DA.03		

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1 DRIVEWAY SECTION
0 1 2 3 4 5 10 metres

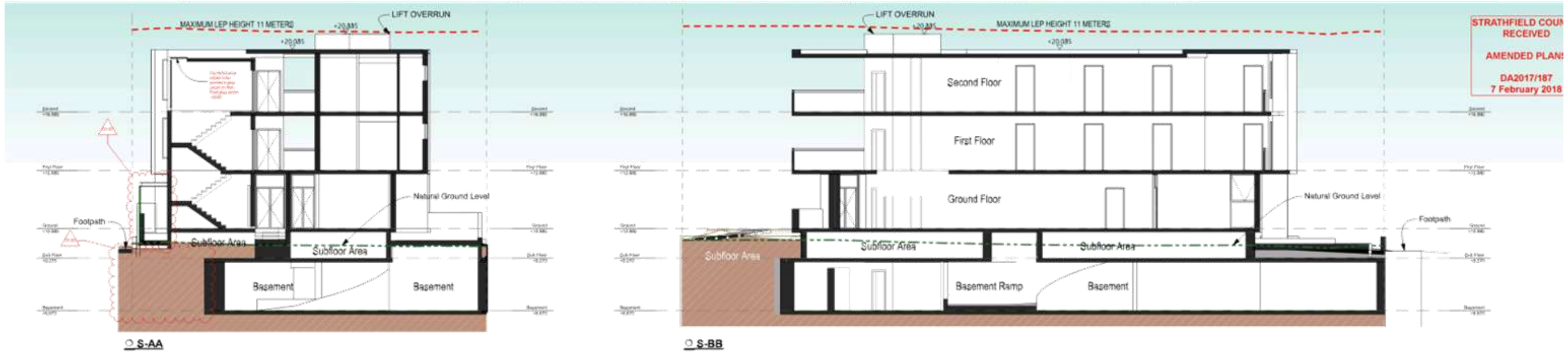
 <p>Design by: BC&A Latta & Latta Architects</p>	<p>© COPYRIGHT 2017: THIS PLAN IS THE EXCLUSIVE PROPERTY OF BICHABA CHAN & ASSOCIATES PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART IN ANY MANNER WITHOUT WRITTEN PERMISSION OF THE COMPANY DIRECTOR.</p>	<p>Revision: A</p>	<p>Date: 21/09/2017</p>	<p>Drawing: DRIVEN RV</p>	<p>Project: PROPOSED BOARDING HOUSE</p>
		<p>ISSUED FOR DA LODGEMENT</p>	<p>PROJ NO: 150716</p>	<p>DATE: 15/09/2017</p>	<p>5 Elva St, Strathfield</p>
				<p>CHECKED: GB</p>	<p>DA.04</p>
				<p>DRIVEWAY SECTION</p>	<p>4</p>



FINISHES SCHEDULE

A. Dux "Natural" - Reinforced Wet Color	B. Dulux "Satin" - Reinforced Wet Color & Powdercoat Window & Door Frame Color - Colorbond "Resolute"	C. Accosol "Arctic Grey" - Reinforced	D. Euro-Deck "Grey Oak" - Timber Composite Cladding	E. Inceosol "Stone" - Timber Composite Cladding	F. Offsets - Concrete	G. Bond Bricks - Footpaths
---	---	---------------------------------------	---	---	-----------------------	----------------------------

- List Of Changes**
- CH01 Front retaining wall and fence to prepare site levels for trees
 - CH02 New Ramp design and site plan structure
 - CH03 Re-designed Fire Egress and site fence
 - CH04 Re-located existing ramp to allow better ramp access design
 - CH05 Redesign of Basement to allow for deep soil structural root zone of retained trees



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Revised	21-09-2017
A ISSUED FOR DA	20-01-2018
B AMENDED DA LODGEMENT	

Drawn: RV
 Checked: GB
 PROJECT NO: 161125
 SCALE: 1:100
 DATE: JANUARY 2018

Project: PROPOSED BOARDING HOUSE
 5 Elva St, Strathfield

ELEVATIONS & SECTIONS

DA.05

Do not print from drawings. Verify all information on site before commencing work.

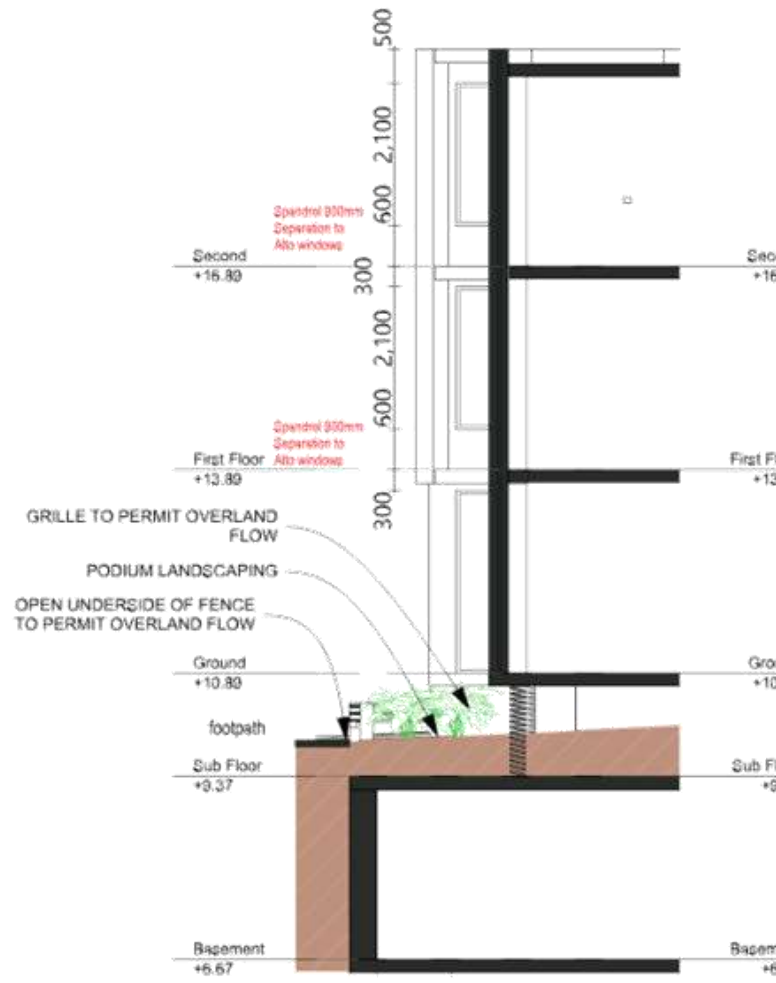
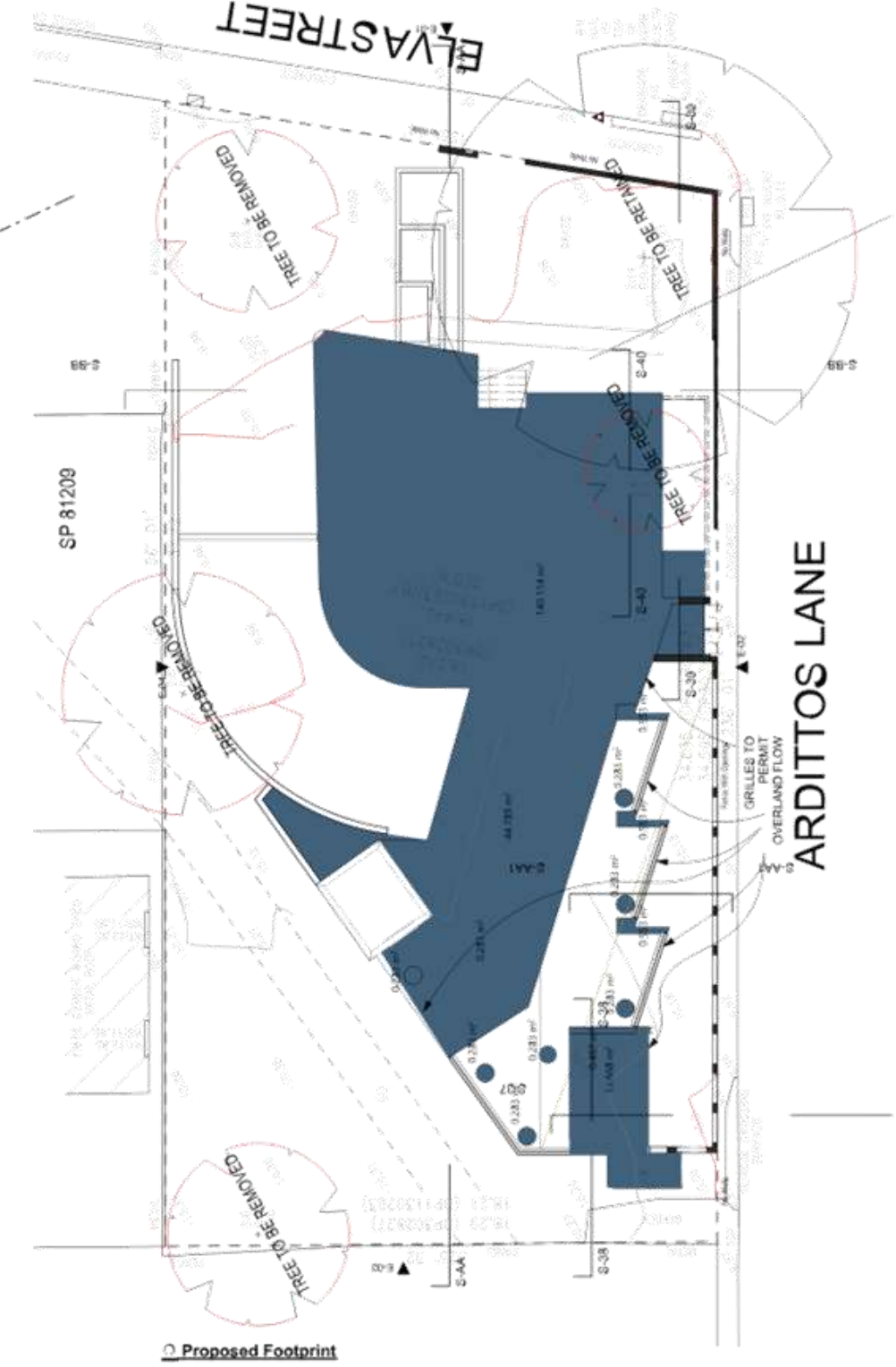
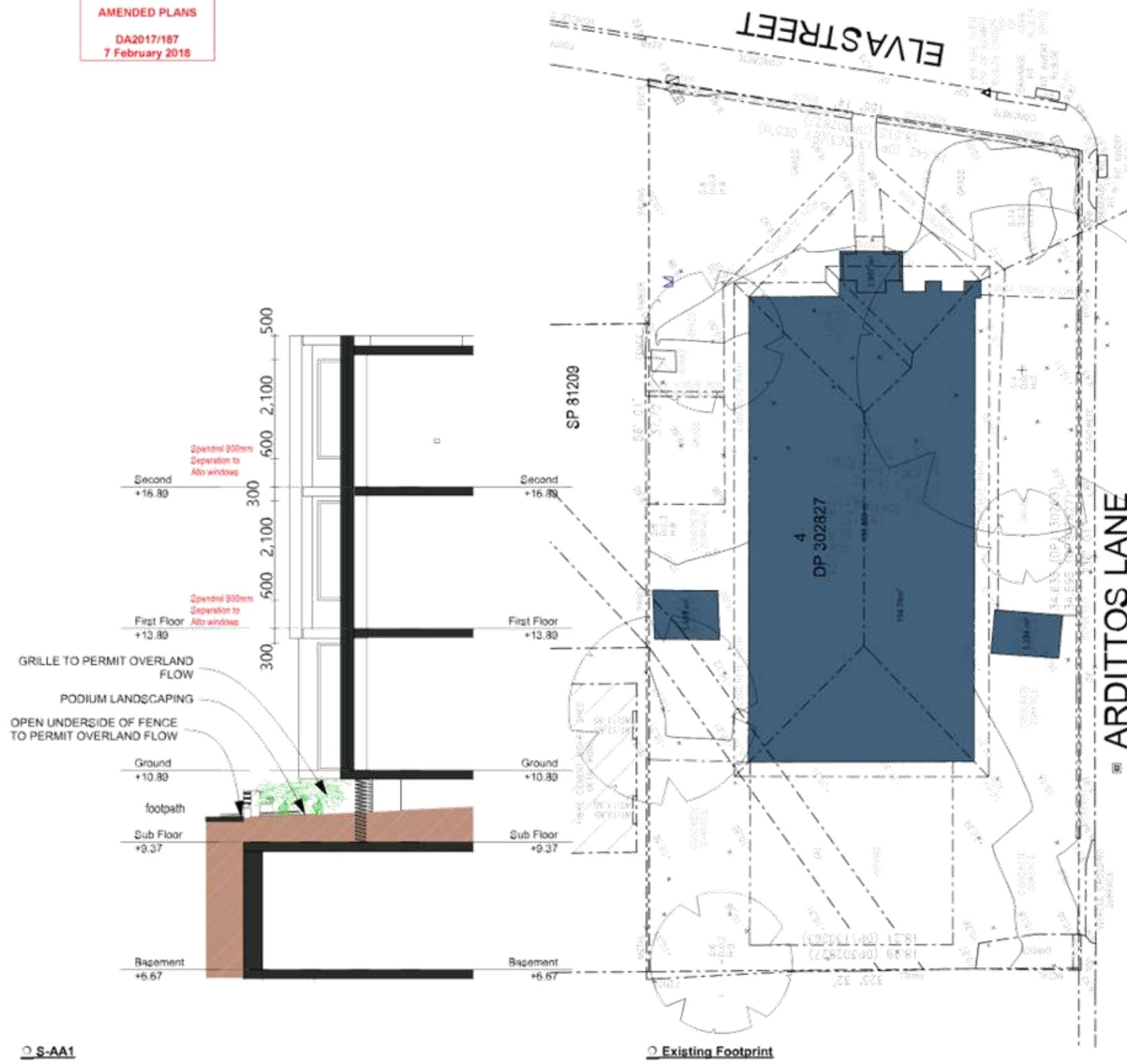
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DA2017/187
7 February 2018

INDICATES FOOTPRINT AREA OF BUILDING

Total Existing Footprint 205.77m²

INDICATES FOOTPRINT AREA OF BUILDING

Total Proposed Footprint 205.77m²



S-AA1

Existing Footprint

Proposed Footprint

BOCA
Bechara Chan & Associates Pty Ltd
Level 4, 111 Network Road, North Ryde NSW 1513
Tel: 02 9388 1000 Fax: 02 9388 1001

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Revision	Issued For	Date
A	ISSUED FOR DA	21-09-2017
B	AMENDED DA LODGEMENT	20-01-2018

Drawn	Checked	Proj. No.	Date
RV	GB	161125	JANUARY 2018
SCALE	DATE	1:100	

Building Footprint

Do not plot from drawings.
Verify all dimensions on site before commencing work.

Project
PROPOSED BOARDING HOUSE
5 Elva St, Strathfield

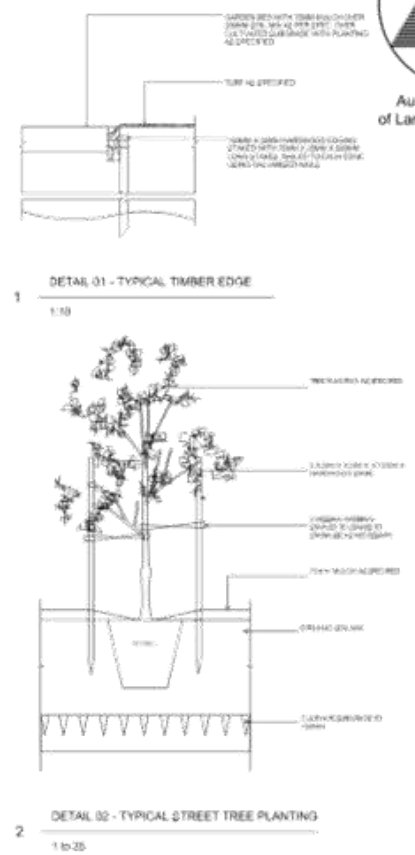
DA.06

5





WEED EXCLUSION:
Preparation and Cultivation:
General: All builders rubble, spoil and excess materials to be removed from all areas prior to the commencement of planting. No substitute material is to be used without prior approval from the Superintendent.
Weed Eradication: All noxious plants, weeds and grasses on the site and within the planting areas shall be eradicated before the commencement of landscape works.
Cultivation of natural ground: All natural garden areas are to be excavated to a depth of 150mm. Existing top soil is to be stockpiled onsite for reuse. Stockpiled topsoil is to be free of any foreign and/or deleterious material. The resultant subgrade is to be hand cultivated to a depth of 200mm. Where cultivation intrudes into clay soils, gypsum is to be added at a rate of 0.25kg/m². A depth of 150mm topsoil to AQ 4410 or site topsoil is to be added to the garden beds and thoroughly turned in and integrated into the cultivated subgrade prior to planting.
Planting: All plants used are to have been grown, selected and planted in accordance with NatSpec specifications. Plant sizes are to be in accordance with the included plant schedule.
Planting Style: The planting style for this property uses native plants including low maintenance indigenous trees. These are used to create a planting style which is hearty and interesting in a minimalist style. The use of plants with interesting/textural foliage will greatly enhance the site. Plant selection has been made to keep with native plants but using the plants strengths to create the aesthetic look suited to the architecture of the development.
Mulch: Material: Australian Native Landscapes Hardwood Chipp or similar. Mulch is to be free of deleterious and extraneous matter such as soil, weeds and sticks. Use organic mulches which are free of stones. To AQ 4454-2002. Application: Place organic mulch clear of plant base to a total depth of 75mm, sloping down around the base of the plant.
Irrigation: The client may choose to have an approved automated drip irrigation system installed to the garden beds prior to planting. The system must have a backflow prevention. Drip lines are to be placed less than 400mm apart for even water distribution. Irrigation to be selected and operated in line with current Sydney Water requirements. Hockcocks to be provided in common areas.
Stormwater: For further details please see provided detailed design in accompanying documents.
Turf: Sir Walter Buffalo.
Landscape Management Statement: All landscape works are to be maintained for a period of 12 months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified. Any plants or areas of turf which fail during this period are to be replaced at no additional cost. Mulch is to be kept at specified depths. All planting is to be watered on a regular basis to maintain moisture levels required for optimum growth. All beds and areas are to be maintained in order to achieve a weed free growth.

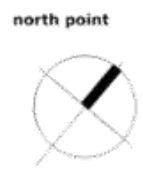


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SYMBOL	Botanical Name	Common Name	Container Size	Details	Total Quantity
TREES					
CP	CUPANIOPSIS ANACARDIODES	Snow in Summer	45LTR	Property tree	4
TL	TRISTANIOPSIS LAURINA	Water Gum	45LTR	Property tree	3
SHRUBS					
SZ	ACMENA SMITHII 'GOODBYE NEIGHBOUR'	Lily Pilly	200MM	Hedge	100
WN	WESTRINGIA 'NARINGA'	Naringa Coastal Rosemary	200MM	Hedge	24
AM	ACMENA 'ALYN MAGIC'	Acmena	200MM	Low Shrub	115
DE	DORYANTHES EXCELSA	Gymea Lily	200MM		4
WF	WESTRINGEA FRUITICOSA	Native Rosemary	200MM	Hedge	35
GRASSES/GROUNDCOVERS/CLIMBERS					
MP	MYOPORUM PARVOFOLIUM	Creeping Boobialla	140MM	Groundcover	15
LT	LOMANDRA TANIKA	Tanika Cultivar	140MM	Grass	58
DC	DIANELLE CASSA BLUE	Cassa Blue	140MM	Grass	54
TS	TRACHELOSERMUM JASMINOIDES	Star Jasmine	140MM	Climber	10



sv no.	details	signature	date
A	FIRST ISSUE FOR DA	SZ	24AUG17
B	COUNCIL CHANGES	SZ	24OCT17



client
BECHARA CHAN & ASSOCIATES
 title
5 ELVA STREET STRATHFIELD LANDSCAPE PLAN

date	scale	original	designer
170817	1:100	A1	SZ
project no.	dwg no.	rev no.	
17 0801	L-01	B	

sussan zindo
 LANDSCAPE ARCHITECT
 level 1 | 245 the boulevard fairfield heights nsw 2165
 t 2 9756 4470 f 2 9756 4471 m 0404 469 739
 e sussan@zindoconstructions.com.au

PROPOSED DEVELOPMENT
5 ELVA STREET, STRATHFIELD
STORMWATER PLANS

GENERAL NOTES

- G1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED.
G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWINGS. REFER ARCHITECT'S DRAWINGS FOR ALL DIMENSIONS.
G3. REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
G4. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
G5. THE ALIGNMENT AND LEVEL OF ALL SERVICES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM THE POSITION AND LEVEL OF ALL SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
G6. NO WORKS ARE TO COMMENCE UNTIL THE REQUIRED TREE REMOVAL PERMITS HAVE BEEN GRANTED BY RELEVANT LOCAL AUTHORITY, AND THE APPROPRIATE NOTICE OF INTENTION TO COMMENCE GIVEN.
G7. ALL SERVICES OR CONDUITS FOR SERVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION.
G8. SUBSOIL DRAINAGE, COMPRISING 100mm AGRICULTURE PIPE IN GEO-STOCKING TO BE PLACED AS SHOWN AND AS MAY BE DIRECTED BY THE SUPERINTENDENT. SUBSOIL DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
G9. NO WORK IS PERMITTED WITHIN ADJOINING PROPERTIES WITHOUT WRITTEN PERMISSION FROM THE OWNERS OR RESPONSIBLE AUTHORITY.

DRAINAGE NOTES

- D1. ALL DRAINAGE OUTLET LEVELS SHALL BE CONFIRMED ON SITE, PRIOR TO CONSTRUCTION COMMENCING.
D2. ALL PIPES WITHIN THE PROPERTY TO BE MIN. 100 DIA UPVC @ 1% MIN. GRADE U.N.O.
D3. ALL PITS WITHIN THE PROPERTY ARE TO BE FITTED WITH 'WELLDOR' OR APPROVED EQUIVALENT GRATES.
- LIGHT DUTY FOR LANDSCAPED AREAS
- HEAVY DUTY WHERE SUBJECT TO VEHICULAR TRAFFIC
D4. PITS WITHIN THE PROPERTY MAY BE CONSTRUCTED AS:
1) PRECAST STORMWATER PITS
2) CAST IN-SITU MASS CONCRETE
3) CEMENT RENDERED 230mm BRICKWORK
SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
D5. ENSURE ALL GRATES TO PITS ARE SET BELOW FINISHED SURFACE LEVEL WITHIN THE PROPERTY. TOP OF PIT AS IS ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
D6. ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP U.N.O.
D7. ALL PITS IN ROADWAYS ARE TO BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS RING.
D8. PROVIDE STEP RINGS TO STORMWATER PITS GREATER THAN 1000 IN DEPTH.
D9. TRENCH BACK FILL IN ROADWAYS SHALL COMPRISE SHARP, CLEAN GRANULAR BACK FILL IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION TO NON-TRAFFICABLE AREAS TO BE COMPACTED BY ROLLING AND TAMPING USING A FLAT PLATE VIBRATOR.
D10. WHERE A HIGH EARLY DISCHARGE (HED) PIT IS PROVIDED ALL PIPES ARE TO BE CONNECTED TO THE HED PIT. U.N.O.
D11. DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE (SPVC OR 100X100 COLORBOND/ZINCALUME STEEL. U.N.O.
D12. COLORBOND OR ZINCALIME STEEL BOX GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.
D13. EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR EQ EQUIVALENT AREA) COLORBOND OR ZINCALIME STEEL. U.N.O.
D14. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM U.N.O.

EARTHWORKS NOTES

- E1. THE EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
E2. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.
E3. SUBGRADE SHALL BE COMPACTED UNTIL A DRY DENSITY HAS BEEN ACHIEVED OF NOT LESS THAN 100% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS 1289 TESTS E 1.1, OR E 1.2.
E4. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL.
E5. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 150 LOOSE THICKNESS AND COMPACTED TO 95% OF STANDARD DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
E6. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.
E7. STORMWATER MUST NOT BE CONCENTRATED ON TO AN ADJACENT PROPERTY.
E8. AT NO TIME DURING OR AFTER CONSTRUCTION IS STORMWATER TO BE PONDED ON ADJOINING PROPERTIES.
E9. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
E10. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE SITE WORKS AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.
E11. ALL SURFACE CATCH DRAINS SHALL BE GRADED AT 1% (1 IN 20) MINIMUM. THE GROUND SHALL GRADE AWAY FROM ANY DWELLING AT 3% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40).
E12. WHERE A CUT FILL PLATFORM IS USED THERE SHALL BE A MINIMUM BERM 1000 WIDE TO THE PERIMETER OF THE SITE WORKS WHICH SHALL BE SUPPORTED BY BATTERS OF 3:1 IN FILL.
E13. ANY VERTICAL OR NEAR-VERTICAL PERMANENT EXCAVATION (CLIFF) DEEPER THAN 600 IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1.
E14. WHERE BATTERS CANNOT BE PROVIDED TO SUPPORT THE CUT OR FILL, THEY SHALL BE ADEQUATELY RETAINED.
E15. RETAINING WALLS ARE TO BE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE PAVEMENT

- C1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
C2. PROVIDE JOINTING AT MINIMUM 600 MAX. INTERVALS OR AS OTHERWISE SPECIFIED IN THE DRAWINGS.
C3. CONCRETE SHALL COMPRISE A MIN. COMPRESSIVE STRENGTH OF 32MPa AT 28 DAYS IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION. U.N.O.
C4. ANY SUB-BASE MATERIAL SHALL BE COMPACTED AS OUTLINED IN EARTHWORKS.
C5. CONCRETE KERBS AND GUTTER SHALL COMPRISE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa U.N.O.
C6. CONCRETE WORKS ARE TO BE CURED BY ONE OF THE FOLLOWING MEANS:
- WETTING TWICE DAILY FOR THE FIRST THREE DAYS.
- USING AN APPROVED CURING COMPOUND FOR A MINIMUM OF 7 DAYS COMMENCING IMMEDIATELY AFTER POURING.

FLEXIBLE PAVEMENT NOTES

- F1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
F2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCKS AS PER THE RELEVANT COUNCIL AUTHORITY SPECIFICATION.
F3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150 AND NOT LESS THAN 75 COMPACTED THICKNESS.
F4. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS 1141.
F5. FAVEMENT MATERIALS TO EXTEND AT LEAST 200 BEYOND PAVED SURFACE.
F6. CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.
F7. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS 1289-2):

Table with 3 columns: DESCRIPTION, SUB-BASE, BASE COURSE, ASPHALTIC CONCRETE, and MEDIUM DENSITY RATIO (98% MDD, 98% MDD, 97% MDD).

- F7. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS 1289, AT NOT MORE THAN 30M INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS 3378.

PAVED AREAS NOTES

- A1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
A2. ALL PAVERS ARE TO BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
A3. TRAFFICABLE AREAS:
- SUB-BASE TO BE 150 COMPACTED THICKNESS OGTS.
- SUB-BASE TO BE SUITABLY COMPACTED TO MEDIUM DENSITY 98% MDD.
- SUB-BASE TO EXTEND AT LEAST 200 BEYOND PAVED SURFACE.
- PAVERS TO BE 80 THICK INTERLOCKING PAVERS ON 50 SAND BEDDING.
A4. NON TRAFFICABLE AREAS:
- SUB-BASE AS PER TRAFFICABLE AREAS.
- PAVERS TO BE 60 INTERLOCKING PAVERS ON 50 SAND BEDDING (U.N.O).

EROSION AND SEDIMENT NOTES

- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS ATTACHED.
B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF THE RELEVANT LOCAL AUTHORITY PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT THE RELEVANT LOCAL AUTHORITY APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NEW DEPARTMENT OF HOUSING'S 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS'.
B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL SHALL BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RE-SPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BARRS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LAZEN RUNOFF.
B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF THE WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST ONCE. ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
B5. LAY TURF STRIP (MIN 300 WIDE) ON 100 TOPSOIL BEHIND ALL KERBS WITH 1000 LONG RETURNS EVERY 8000 AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING AS PER THE RELEVANT LOCAL AUTHORITY SPECIFICATION.
B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
B7. WHEN ANY DEVICES ARE TO BE HANDLED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
B8. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
B9. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
B10. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
B11. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL.
- DOWNPIPES CONNECTED
- PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER

SYMBOLS

Table with 2 columns: DESCRIPTION and DESCRIPTION. Contains various symbols for detention tanks, absorption trenches, downpipes, stormwater pits, etc.

SCHEDULE OF DRAWINGS

Table with 2 columns: SHEET No and DESCRIPTION. Lists sheets SW01 to SW04 including General Notes, Sediment and Erosion Control Plan, Basement Drainage Plan, and Stormwater Sections and Details.



STRATHFIELD COUNCIL RECEIVED
AMENDED PLANS
DA2017/187
7 February 2018

FOR DA APPROVAL

Table with 3 columns: ISSUED FOR DA APPROVAL (14-08-2017), ISSUED FOR COORDINATION (07-08-2017).

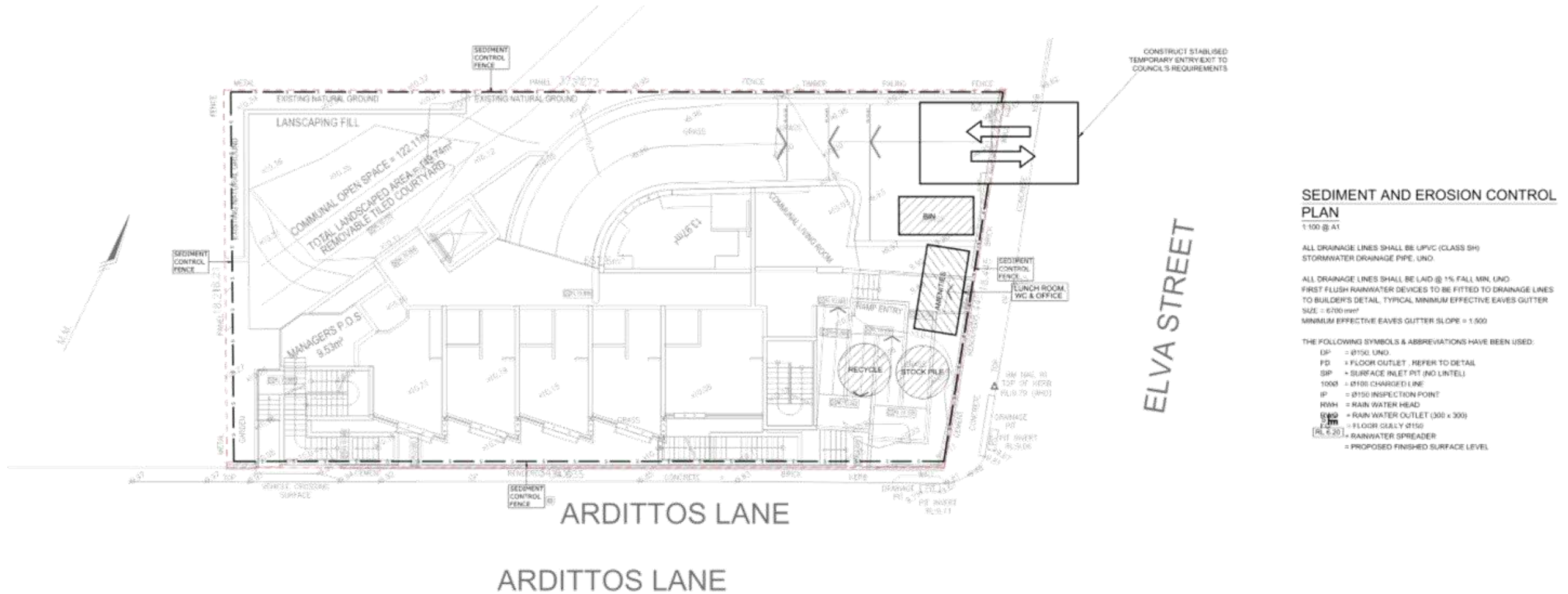


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PROJECT
PROPOSED DEVELOPMENT
5 ELVA STREET,
STRATHFIELD

Table with 3 columns: DRAWING TITLE (GENERAL NOTES), SCALES (AS SHOWN), DESIGNED (MD), DRAFT (RF).



SEDIMENT AND EROSION CONTROL PLAN
1:100 @ A1

- ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO. FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL. TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm². MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500.
- THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:
 - DP = Ø150 UNO.
 - FO = FLOOR OUTLET, REFER TO DETAIL.
 - SP = SURFACE INLET PIT (NO LINTEL).
 - 1000 = Ø100 CHARGED LINE.
 - IP = Ø150 INSPECTION POINT.
 - RWH = RAIN WATER HEAD.
 - 300x300 = RAIN WATER OUTLET (300 x 300).
 - 150x150 = FLOOR GALLY Ø150.
 - RS-SD6 = RAINWATER SPREADER.
 - PROPOSED FINISHED SURFACE LEVEL.

SEDIMENT AND EROSION CONTROL NOTES

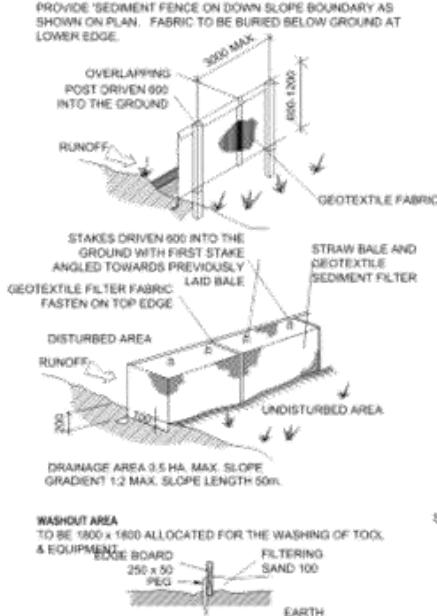
SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION. A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS. THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE. SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL. ALL TOPSOIL STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

SOIL CONSERVATION NOTE

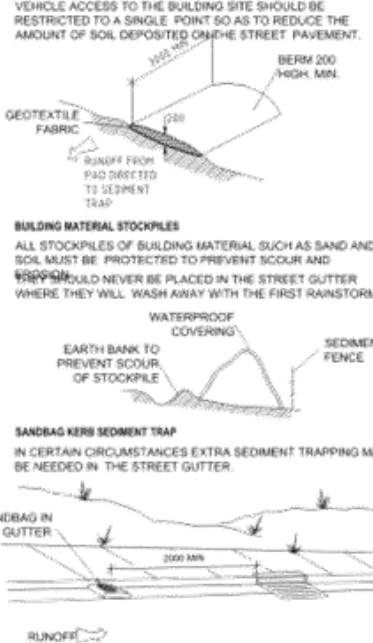
PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE SEDIMENT FENCE, SEDIMENT TRAP AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE. MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION AND CLEAR THE SEDIMENT TRAP AFTER EACH STORM.

SEDIMENT TRAP
1000 x 1800 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

SEDIMENT FENCE



VEHICLE ACCESS TO SITE



GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO UNLESS NOTED OTHERWISE.

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3:1999 'STORMWATER DRAINAGE' & AS/NZS 3500.3.2:1999 'STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS'.

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN150 SW-GRADE UPVC OR 100X100 COLORBOND ZINCALUME STEEL UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

STRATHFIELD COUNCIL
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ISSUED FOR CONSTRUCTION	07-08-2017

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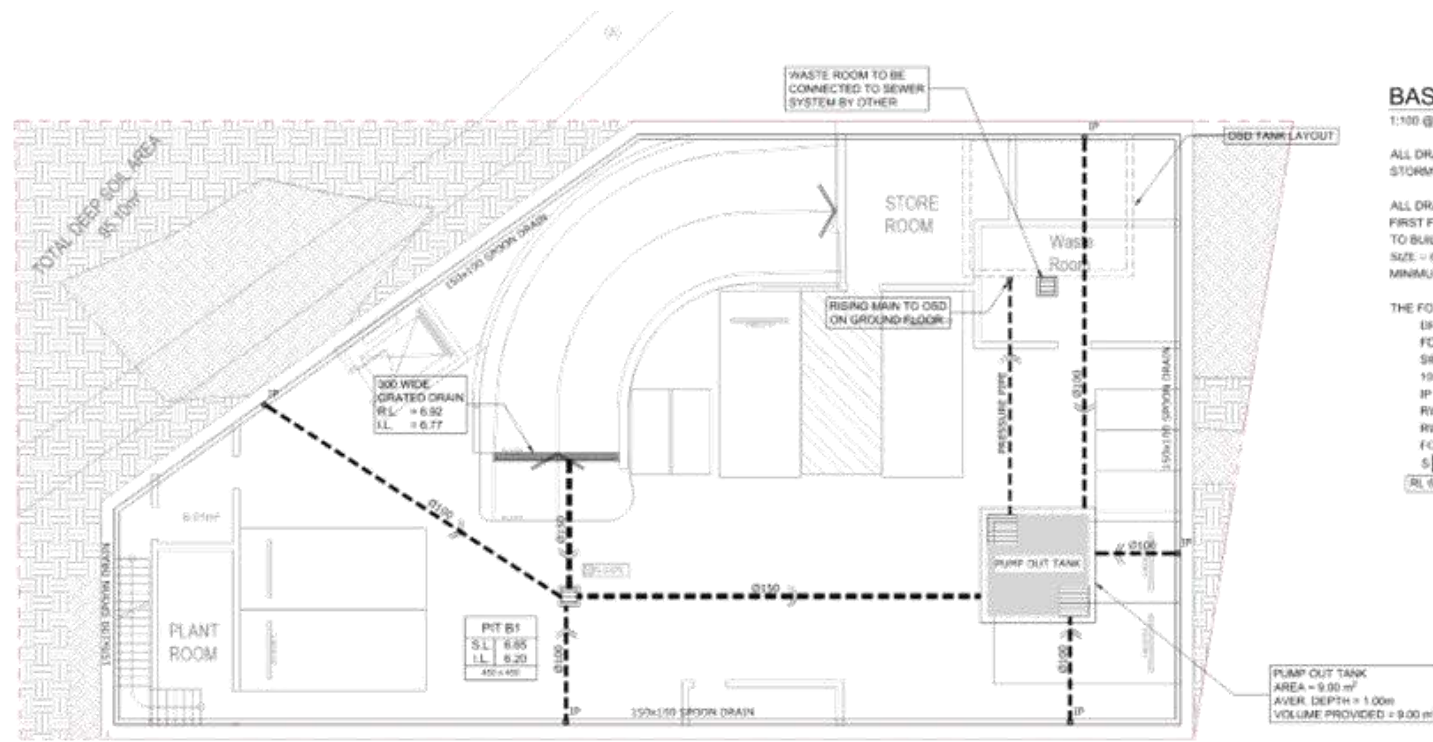
CLIENT

BCA
BECHARA CHARAI & ASSOCIATES PTY LIMITED
ACN: 150 400 872

PROJECT

PROPOSED DEVELOPMENT
5 ELVA STREET,
STRATHFIELD

DRAWING TITLE		
SEDIMENT AND EROSION CONTROL PLAN		
SCALES	DESIGNED	DRAWN
AS SHOWN	MD	RF



PUMP DESIGN SUMMARY
CATCHMENT AREA = 58.00 m² (DRIVEWAY RAMP)

1:100 ARI 4 HOUR STORM = 26 mm/h
 TOTAL WATER = 4 x 26 mm = 104 mm
 TOTAL STORAGE VOLUME REQUIRED = 0.104 x 58 = 6.032 m³

TOTAL VOLUME REQUIRED = 6.032 m³
 PUMP OUT TANK STORAGE = 9.00 m³

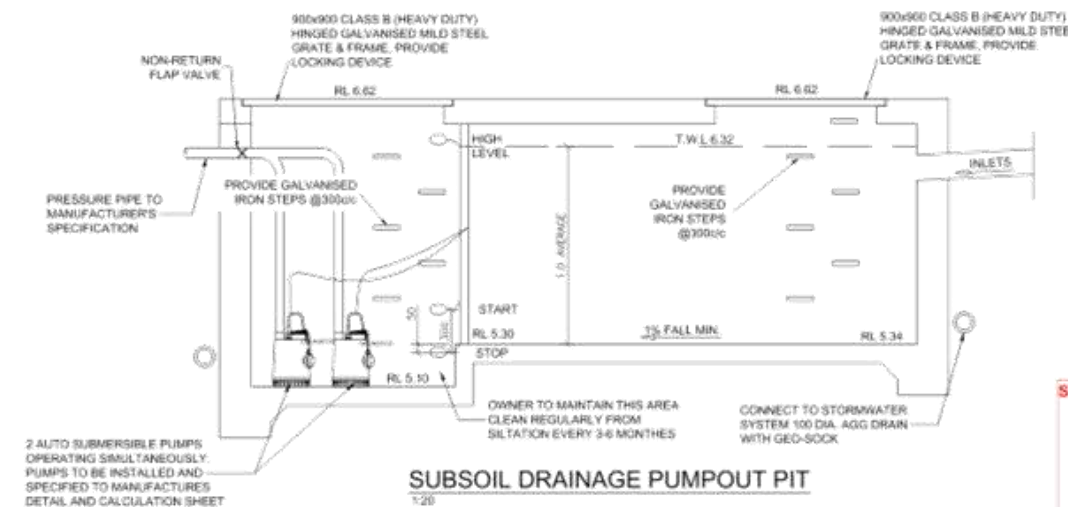
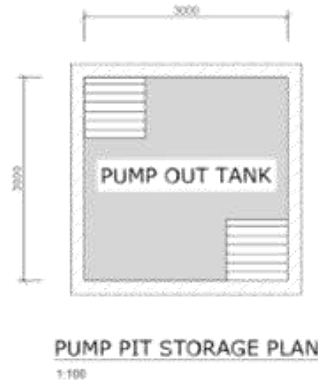
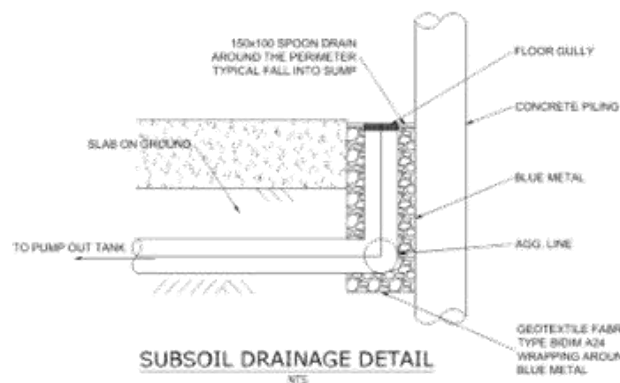
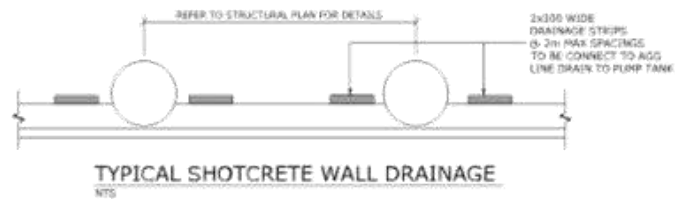
PUMP HEAD = 7 m
 RAINFALL INTENSITY FOR CALCULATIONS = 100 YEAR ARI
 STORM DURATION 5 MINUTE = 217 mm/h
 PUMP RATE REQUIRED = 2.17 x 58.00 / 2600 = 3.49 l/s



CONFINED SPACE WARNING SIGN TO BE PLACED INSIDE PUMPOUT PIT & OSD TANK
 NOT TO SCALE

STANDARD PUMP OUT DESIGN NOTES
 THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:

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



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ISSUED FOR MODIFICATION	07-08-2017

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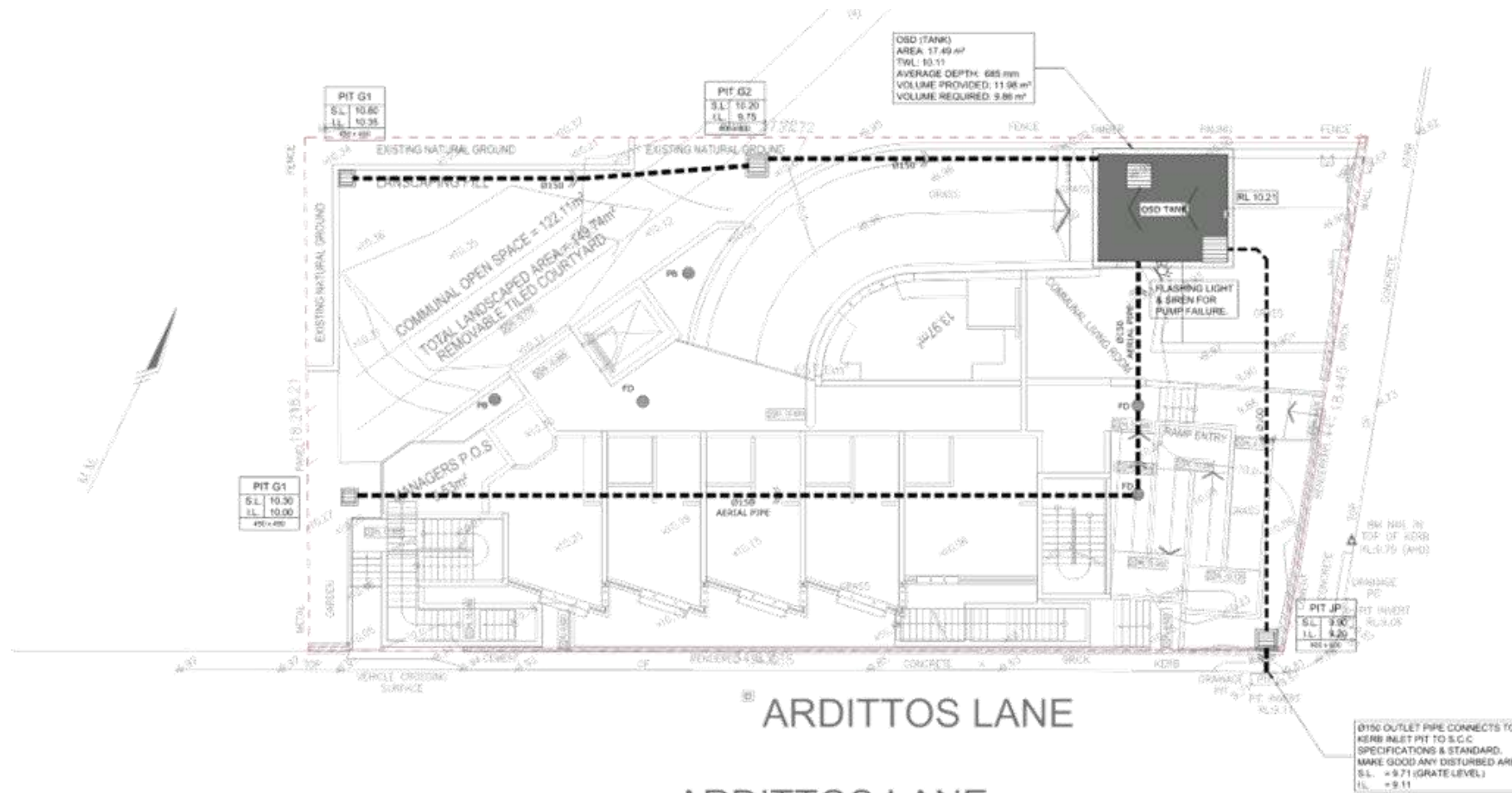
CLIENT

BCA
BECHARA CHAR & ASSOCIATES PTY LIMITED
ACN: 150 600 872

PROJECT

PROPOSED DEVELOPMENT
 5 ELVA STREET,
 STRATHFIELD

DRAWING TITLE		
BASEMENT DRAINAGE PLAN		
SCALES	DESIGNED	DRAWN
AS SHOWN	MD	RF



ARDITTOS LANE
ARDITTOS LANE

GROUND FLOOR DRAINAGE PLAN

1:100 @ A1
ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.
ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDERS DETAIL. TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm². MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:50.
THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:
DP = Ø150 UNO.
FD = FLOOR OUTLET - REFER TO DETAIL.
SP = SURFACE INLET PIT (NO LINTEL)
100R = Ø100 CHARGED LINE
IP = Ø150 INSPECTION POINT
RWK = RAIN WATER HEAD
RWO = RAIN WATER OUTLET (300 x 300)
FG = FLOOR GULLY Ø150
S_{RM} = RAINWATER SPREADER
RL(±0.20) = PROPOSED FINISHED SURFACE LEVEL

NOTE
ALL STORMWATER FROM LEVEL 1 AND ABOVE TO BE COLLECTED TO OSD TANK.

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Strathfield Council
On-site Detention Check Sheet

Location: 5 ELVA STREET, STRATHFIELD Job No. A7195
Designer: Alpha Engineering & Development Phone: 02 9745 5202
Total Site Area 657.6 sq.m

2yr Allowable Discharge 100% of Site	Q2a = C.A. x 13	8.55 L/s
10yr Allowable Discharge 100% of Site	Q10a = C.A. x 17	11.18 L/s
100yr Allowable Discharge 100% of Site	Q100a = C.A. x 23	15.12 L/s
2yr Site Storage Volume	V2 = C.A. x 6	3.95 m ³
10yr Site Storage Volume	V10 = C.A. x 9	5.92 m ³
100yr Site Storage Volume	V100 = C.A. x 15	9.86 m ³

Head to Orifice Plate
2yr Site Storage Volume H2 = 284 mm
10yr Site Storage Volume H10 = 426 mm
100yr Site Storage Volume H100 = 710 mm

ORIFICE PLATE SIZING $A=Q/C(2gh)^{1/2} \times 1000$ Use 'C' = 0.60 for Sharp edge orifice

	2yr	10yr	100yr
Q2	8.55	Q10	11.18
C	0.6	C	0.6
g	9.81	g	9.81
h	0.284	h	0.426
A	0.0060 sq.m	A	0.0064 sq.m
Required	88 mm	Required	91 mm
		Q100	15.12
		C	0.6
		g	9.81
		h	0.710
		A	0.0068 sq.m
		Required	93 mm

Orifice Plate Diameter Required = 88mm

On-site Detention Check Sheet

OVERFLOW WEIR SIZING
OVERFLOW WEIR CALCULATIONS 1:10 YEAR ARI

Enter Variables to find Flow through Orifice in 1:10yr A.R.I. Storm
Enter Variables to find Q $Q=C^2A(2gh)^{3/2} \times 1000$

C	0.6	Q	10.47 l/s
A	0.0060	Permissible 1:10 yr Site Discharge	11.18 l/s
Calculated Diameter	88		
g	9.81		
h	0.426		

10 Yr
Q(10 - 2) = 0.71
L = 0.9
D = 0.0060 m
Weir Dimensions 900 mm Wide 6 mm Dee

OVERFLOW WEIR CALCULATIONS 1:100Year ARI

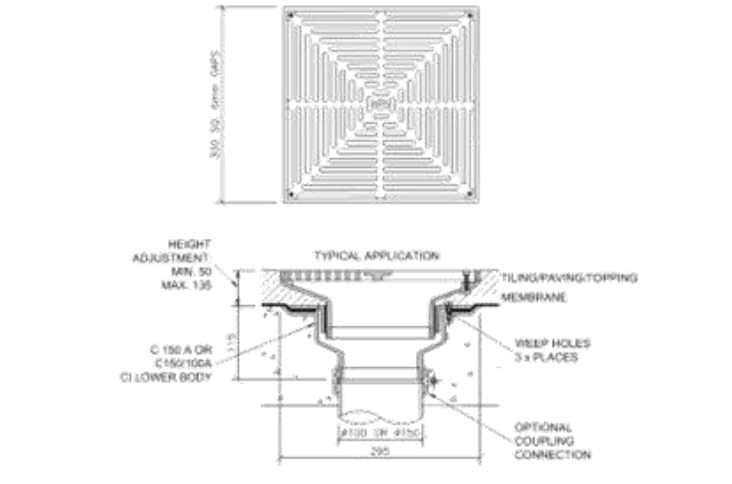
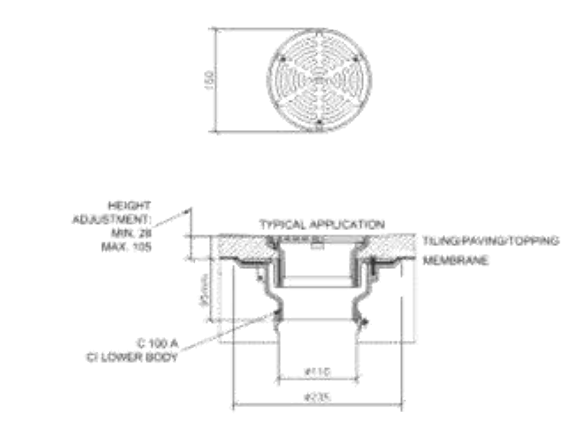
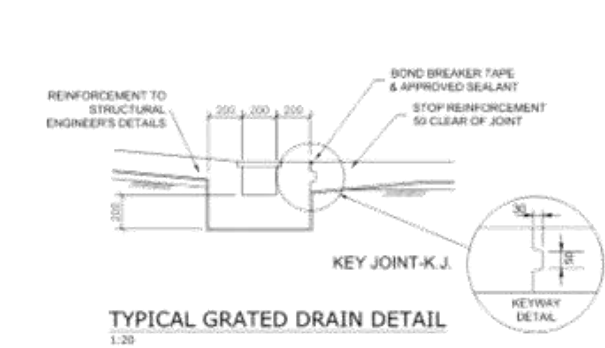
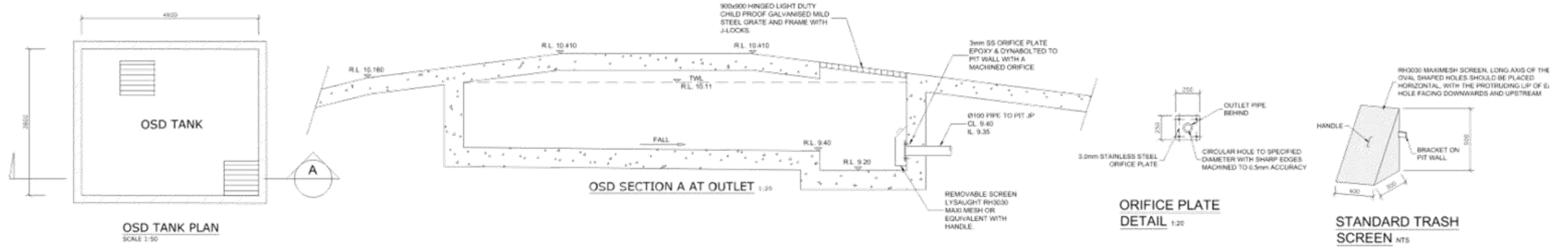
Enter Variables to find Flow through Orifice in 1:100yr A.R.I. Storm
Enter Variables to find Q $Q=C^2A(2gh)^{3/2} \times 1000$

C	0.6	Q	13.52 l/s
A	0.0060	Permissible 1:100yr Site Discharge	15.12 l/s
Calculated Diameter	88		
g	9.81		
h	0.710		

100 Yr
Q(100 - 2) = 1.61
L = 0.9
D = 0.0105 m
Weir Dimensions 900 mm Wide 10 mm Dee

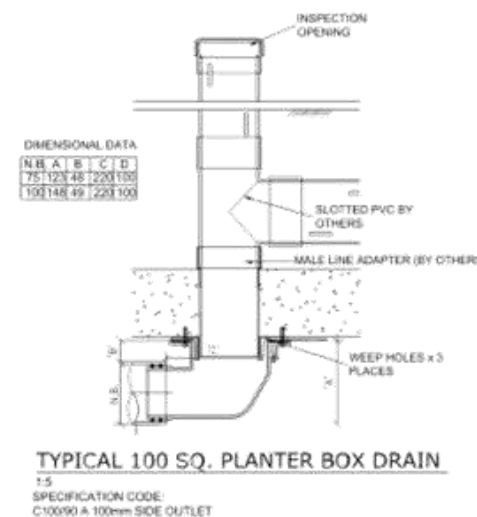
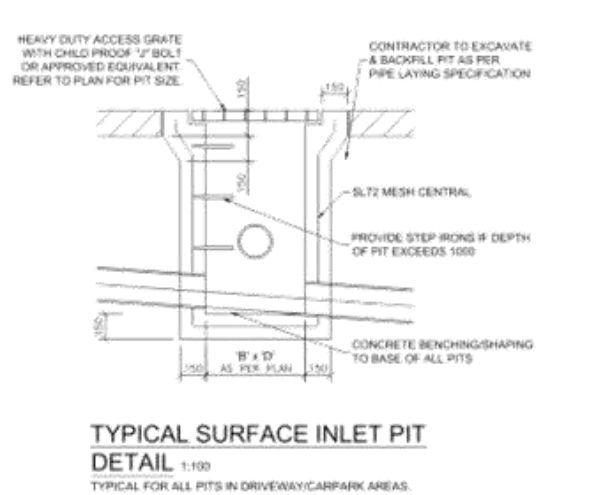
FOR DA APPROVA

ISSUED FOR DA APPROVAL 14-08-2017	14-08-2017	 Phone: (02) 9745 5202 Fax: (02) 8004 7461 Email: jean@alphaengineering.com.au Address: 24A Burleigh St, Burwood NSW 2134 Website: www.alphaengineering.com.au	CLIENT BECHARA CHAR & ASSOCIATES PTY LIMITED ACH: 150 600 872	PROJECT PROPOSED DEVELOPMENT 5 ELVA STREET, STRATHFIELD	DRAWING TITLE GROUND FLOOR DRAINAGE PLAN
ISSUED FOR VARIATION 07-08-2017	07-08-2017		SCALES AS SHOWN	DESIGNED MD	DRAFTER RF



TYPICAL Ø150 FLOOR DRAIN (FD) INLET IN SUSPENDED SLAB
 SPECIFICATION CODE:
 R 50 5/7 BRONZE GRATE, C I LOWER BODY)
 R 50 N/C (NICKEL - BRONZE GRATE, C I LOWER BODY)
 R 50 5/7 (316 STAINLESS STEEL GRATE, C I LOWER BODY)

TYPICAL 300 SQ. FLOOR DRAIN (FD) INLET IN SUSPENDED SLAB
 SPECIFICATION CODE:
 Q300N2 x C (NICKEL-BRONZE GRATE, C I LOWER BODY)
 Q300S2 x C (316 STAINLESS STEEL GRATE, C I LOWER BODY)



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PROJECT
 PROPOSED DEVELOPMENT
 5 ELVA STREET,
 STRATHFIELD

FOR DA APPROVAL

DRAWING TITLE
 STORMWATER SECTIONS AND DETAIL

SCALES AS SHOWN	DESIGNED MD	DRAWN RF
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