

Agenda

Strathfield Local Planning Panel Meeting

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

Thursday, 6 May 2021

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

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

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TO: Strathfield Local Planning Panel Meeting - 6 May 2021
REPORT: SLPP – Report No. 1
SUBJECT: DA2017/142/2 - 29 POMEROY STREET, HOMEBUSH
 LOT 35 DP 834
DA NO. DA2017/142/2

SUMMARY

Proposal:	Section 8.2A Review of the consent of S4.55 (2) DA2017/142/2 modification application to increase the number of boarding rooms from thirteen (13) to nineteen (19) and ancillary building works.
Applicant:	Bechara Chan & Associates
Owner:	Maxim Property Holdings P/L
Date of lodgement:	4 January 2021
Notification period:	13 January 2021 to 29 January 2021
Submissions received:	Nine (9)
Assessment officer:	D Strbac
Estimated cost of works:	Nil
Zoning:	R3 Medium Density Residential - SLEP 2012
Heritage:	No
Flood affected:	Yes
Is a Clause 4.6 variation proposed?	No, however a further 260mm increase to overall building height from 11.67m to 11.93m is sought.
RECOMMENDATION OF OFFICER:	APPROVAL

EXECUTIVE SUMMARY

On 7 December 2017 the Strathfield Independent Hearing and Assessment Panel (SIHAP) approved DA2017/142 for demolition of existing structures and construction of a four (4) storey boarding house containing (13) rooms over a single level of basement parking under the Affordable Rental Housing SEPP 2009.

On 2 November 2020, Strathfield Local Planning Panel (SLPP) refused DA2017/142/2 which proposed to increase the number of boarding rooms from thirteen (13) to nineteen (19) and ancillary building works. The reasons for refusal predominately related to insufficient off-street car parking and inadequate waste management.

The current application seeks a review of the determination made by SLPP in accordance with Section 8.2 of the *Environmental Planning and Assessment Act 1979*.

The proposal as modified is considered to be satisfactory with respect to the relevant provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009, the Strathfield Local Environmental plan (SLEP) 2012 and the Strathfield Consolidated Development Control Plan (SCDCP) 2005. The proposal is considered to be acceptable and supportable, and is recommended for approval, subject to the imposition of conditions of consent.

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SECTION 4.55 OF THE EP&A ACT 1979

Section 4.55 of the Environmental Planning and Assessment states as follows:

“4.55 Modifications of consents – generally

(2) Other modifications

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
- (c) it has notified the application in accordance with:*
 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Subsections (1) and (1A) do not apply to such a modification.”

As regards subclause ‘a’, Council is satisfied that the development to which the consent as modified relates is substantially the same development for which consent was originally granted and before that consent as originally granted was modified (if at all).

In answering this threshold question, a comparative analysis of the approved development as modified has been undertaken. In this regard, the proposed use does not change; the external building appearance in terms of bulk and scale as viewed from the adjoining properties and public domain is not altered in a significant or readily discernible manner; and amenity impacts to neighbouring development in terms of privacy, views, solar access and overshadowing are essentially the same as that of the approved development. Accordingly, the development as modified is considered to satisfy the ‘substantially the same’ test in that it will result in essentially and materially the same development as that originally approved.

As regards subclause ‘c’, the application was notified in accordance with Council’s Community Participation Plan (CPP) and nine (9) submissions were received during this time.

Clause 4.55(3) of the *Environmental Planning and Assessment 1979* states the following:

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

The reasons for granting consent for the approved development were as follows:

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"The variation the maximum building height control is considered to be well founded given that the proposed development is significantly under the FSR provisions pertaining to the development and will not result in additional overshadowing and/or visual privacy impacts.

The development provides an acceptable level of articulation to ensure view corridors are maintained between buildings.

The subject site is located within a medium and high density residential and commercial setting providing a suitable location for boarding house accommodation.

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."

Considering the nature of the proposed modification, the above reasons for granting consent apply. The proposed modification retains the approved land use as a boarding house development. The nature and extent of works proposed ensure that the modification reflects similar compliance as the approved development, with regard to the relevant planning provisions and considerations, including those under the ARH SEPP, SLEP 2012 and SCDCP 2005. The proposed modification retains a near identical design as the approved built form and as such, is similar in terms of its response to the site's constraints and context and the generation of potential environmental and social impacts. The modifications proposed are appropriately justified and the development, as modified, will remain consistent and compatible with other built forms in the immediate locality.

BACKGROUND

2 November 2020

DA2017/142/2 involving an increase to the number of boarding rooms from thirteen (13) to nineteen (19) and ancillary building works was refused by the SLPP. The reasons for refusal are as follows:

1. The proposed modification results in a shortfall of 5 spaces from the minimum 10 off-street parking spaces required for the site contrary to Clause 29 of the Affordable Rental Housing SEPP 2009 which requires a minimum of 0.5 (9.5) off-street parking spaces to be provided per room (Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*).
2. The proposed modification is likely to result in increased on-street parking demands as a result of significantly reduced off-street parking on the site. This is contrary to the aims (a)(b) and (e) of the Strathfield Local Environmental Plan which seek to achieve high quality urban form and to promote the efficient and spatially appropriate use of land (Section 4.15(1)(a)(i), Section 4.15(1)(a)(iii) and Section 4.15(1)(b), & of the *Environmental Planning and Assessment Act 1979*).
3. The proposal fails to provide sufficient information regarding the waste management of the facility to substantially satisfy the requirements of Part H of the Strathfield Consolidated Development Control Plan 2005 (Section 4.15(1)(iii) of the *Environmental Planning and Assessment Act 1979*).

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4. The proposed modification is not suitable for the site in that parking on the site results in a shortfall from the minimum off-street parking requirements. Accordingly, the parking proposed for the site is unable to adequately accommodate the needs of future residents on the site (Section 4.15 (1)(c) and (1)(iv) of the Environmental Planning and Assessment Act 1979.)
5. The proposed modification is not considered to be in the public interest (Section 4.15(1)(d) and (e) of the Environmental Planning and Assessment Act 1979.

- 4 January 2021** The subject Section 8.2 Review application was lodged with Council.
- 13 January 2021** The application was publicly exhibited for a minimum period of (14) days, until 29 January 2021. Nine (9) submissions were received during the notification period.
- 11 February 2021** A Request For Information (RFI) letter was sent to the applicant requesting the following:
- Insufficient bicycle parking spaces;
 - Insufficient accessible parking; and
 - Insufficient detail relating to proposed car stackers.
- 15 February 2021** The applicant lodged additional information and amended plans to Council to address the above matters. Insufficient details relating to the proposed clearance height of the car stackers remained an outstanding issue.
- 17 February 2021** An email was sent to the applicant which requested for the outstanding matter (internal clearance height of proposed car stackers) to be resolved.
- 25 February 2021** Additional information was provided by the applicant which addressed the above outstanding matter.
- 2 March 2021** A site visit was conducted by the Assessing Officer.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is a corner allotment located on the south-western corner of the Pomeroy Street and Underwood Road intersection. The site is rectangular in shape described as follows:

Dimensions: 13.715m x 40.235m
Site Area: 551.8m²

The subject site currently comprises a brick and tile dwelling and detached garage. The dwelling fronts Pomeroy Street whilst the garage faces Underwood Road, with access obtained via an existing crossover towards the rear of the site. The site falls from the west to the east across the site, with the lowest point occurring towards the northern corner of Underwood Road. A single tree exists on the site close to the Underwood Road boundary.

An aerial and streetscape photo of the subject site is included below.

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



Figure 2: Existing development on subject site.

The surrounding streetscape is in a state of transition from low density development to medium and high density development.

Whilst the land immediately north and west of the subject site is zoned R3 – Medium Density Residential (providing a maximum building height of 9.5m), development located immediately south and south-east of the site is zoned B2 – Local Centre (providing a maximum building height of up to 16m).

More specifically, the corner site immediately south of the subject site (30-32 Pomeroy Street) is a commercial building of approximately three (3) storeys. Approval was granted by Council in 2018 under DA2017/109 for construction of a five (5) storey mixed use development.

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Figure 3: Existing development at 30-32 Pomeroy Street, Homebush

Located east of the site on the opposite side of Underwood Road is the Ausgrid Homebush Depot, a collection of large industrial type buildings of varying height and scale. Located south-east of the site at the corner of Underwood and Pomeroy Street (32-36 Underwood Road, Homebush) is a seven (7) storey mixed use development containing one (1) commercial tenancy.



Figure 4: Part 4, Part 5 mixed use development at 32-36 Underwood Road, Homebush

SECTION 8.2 OF EP&A ACT 1979

A review of the determination may be undertaken in accordance with Section 8.2 of the *Environmental Planning and Assessment Act 1979*.

Section 8.3 of the *Environmental Planning and Assessment Act 1979* contains the following timing provisions:

- (1) *An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.*

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(2) A determination or decision cannot be reviewed under this Division—

- (a) after the period within which any appeal may be made to the Court has expired if no appeal was made, or
- (b) after the Court has disposed of an appeal against the determination or decision.

Section 8.10 of the *Environmental Planning and Assessment Act 1979* states that:

- (1) An appeal under this Division (except by an objector) may be made only within the following periods after the relevant date (being the date the decision appealed against is notified or registered on the NSW planning portal or the date of deemed refusal under section 8.11)—
 - (a) 6 months after the relevant date, if the relevant date occurs after the prescribed period, or
 - (b) 12 months after the relevant date, if the relevant date occurs—
 - (i) during the prescribed period, or
 - (ii) during the 6-month period immediately before the prescribed period.

Prescribed period means the period commencing on 25 March 2020 and ending on 25 March 2022.

With regard to the subject Section 8.2 Review application, the original modification application was determined on 1 October 2020 and during the prescribed period. Therefore, the application may be determined no more than 12 months after 1 October 2020. Accordingly, timing as per above sections is adequate and the subject application can be determined by the consent authority.

DESCRIPTION OF THE PROPOSED MODIFICATION(S)

The specific elements of the modification(s) sought are as follows:

Basement Level

- Reconfiguration of basement layout to accommodate new laundry;
- Reconfiguration of motorcycle and bicycle spaces;
- Reduction of bicycle parking spaces from ten (10) spaces to four (4) spaces;
- Increase in motorcycle parking spaces from three (3) spaces to four (4) spaces;
- Relocation and enlargement of garbage room and bulk bin storage;
- Provision of four (4) car stackers to provide a total of ten (10) car parking spaces; and
- Additional of a lift.

Ground Floor Level

- Provision of new temporary bin collection area in front setback;
- Replacement of landscaping with pavers to G.01 terrace;
- Reconfiguration of external walkways;
- Reconfiguration and enlargement of common living room and adjoining terrace;
- Reconfiguration of central stairwell;
- New lift adjacent to common living room; and
- Reconfiguration of rooms to include an additional lodger room (increase from 3 to 4).

Level 1

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- Reconfiguration of rooms to include an additional lodger room (increase from four (4) to five (5) rooms including an accessible lodger room).

Level 2

- Reconfiguration of rooms resulting in the deletion of one (1) room (reduction from six (6) to five (5) rooms). This level includes an accessible lodger room.

Level 3

- Reconfiguration of rooms to delete mezzanine level for units on level 2 to create five (5) new lodger rooms.

Overall changes

- In total, the proposal will result in an increase from thirteen (13) to nineteen (19) lodger rooms. All will be single lodger rooms.
- No change is proposed to the approved schedule of materials, colours and finishes of the building.



Figure 5: Approved basement floor plan

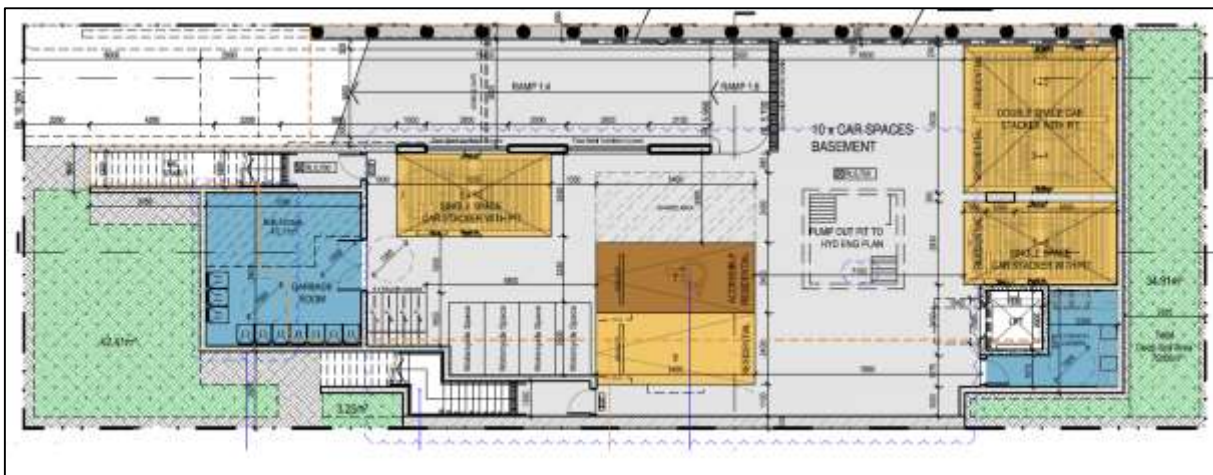


Figure 6: Proposed basement floor plan

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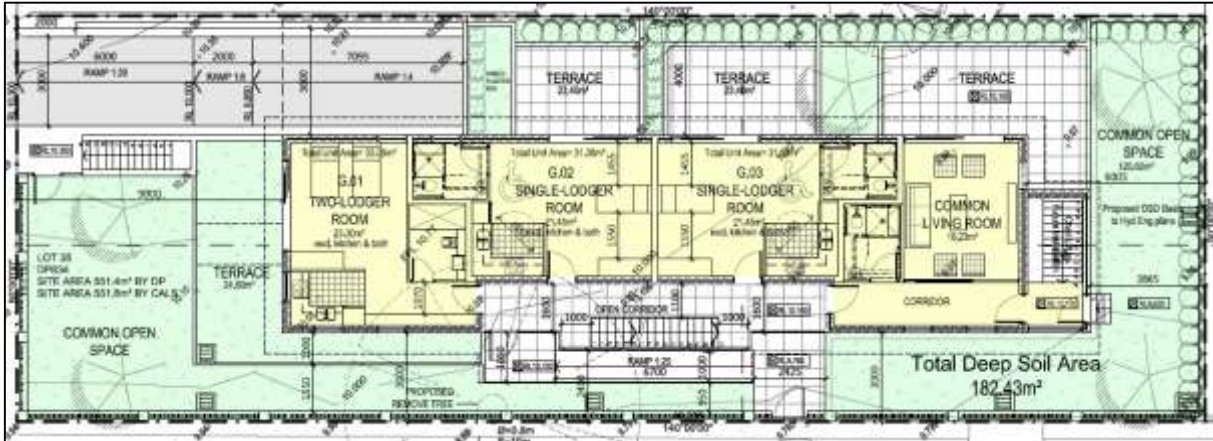


Figure 8: Approved ground floor plan



Figure 9: Proposed ground floor plan

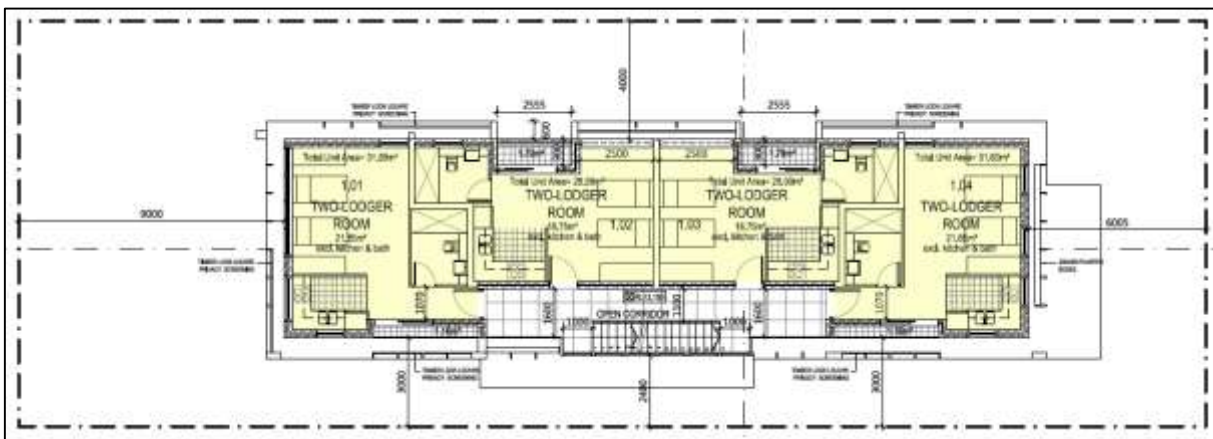


Figure 10: Approved first floor plan

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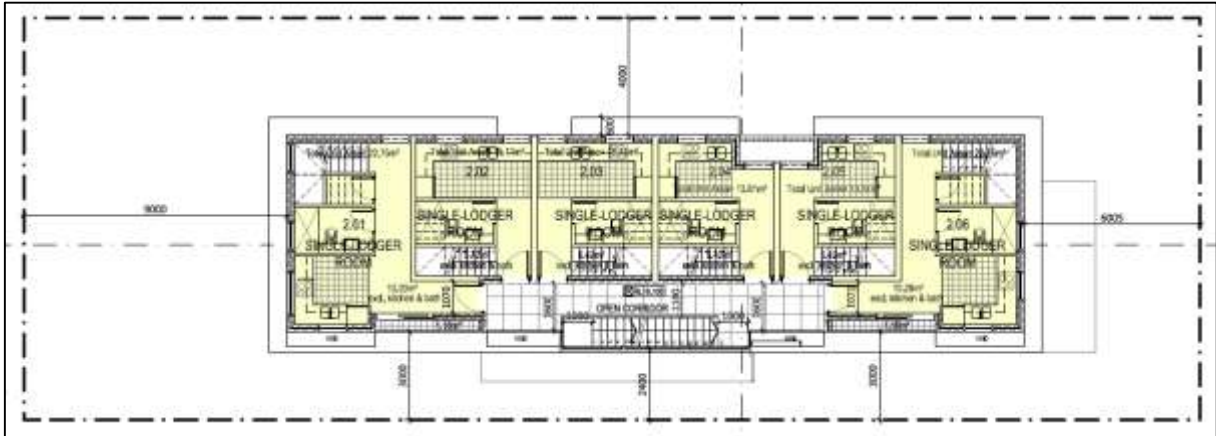


Figure 11: Approved second floor plan

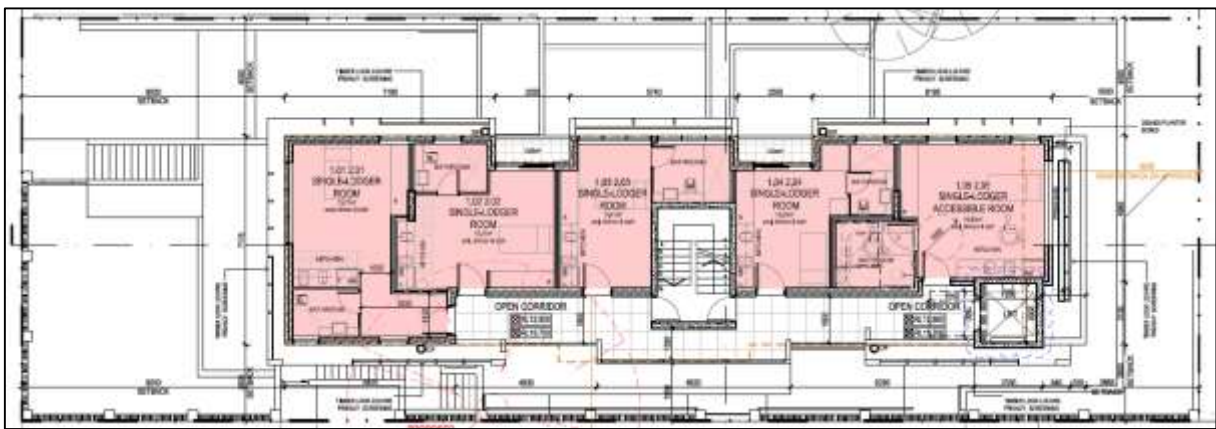


Figure 12: Proposed first and second floor plan

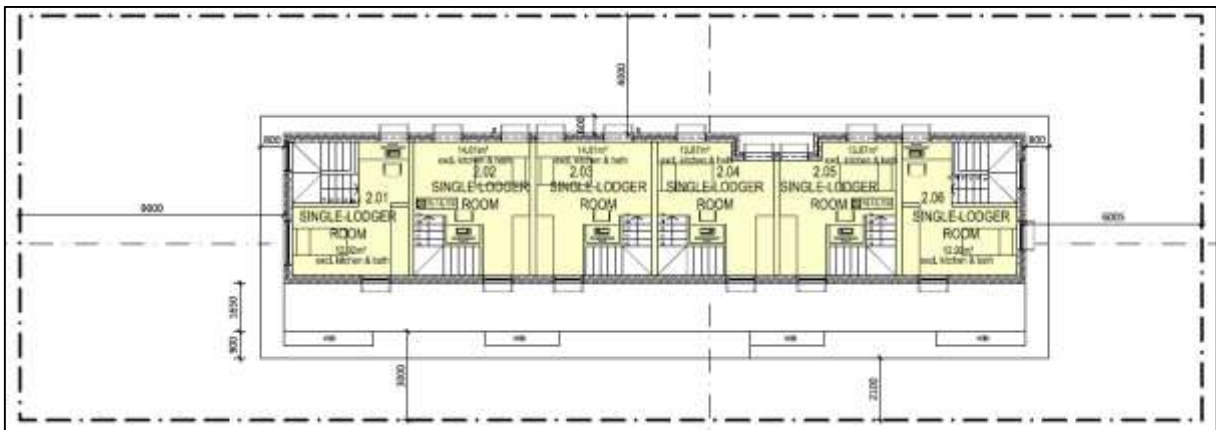


Figure 13: Approved third floor plan

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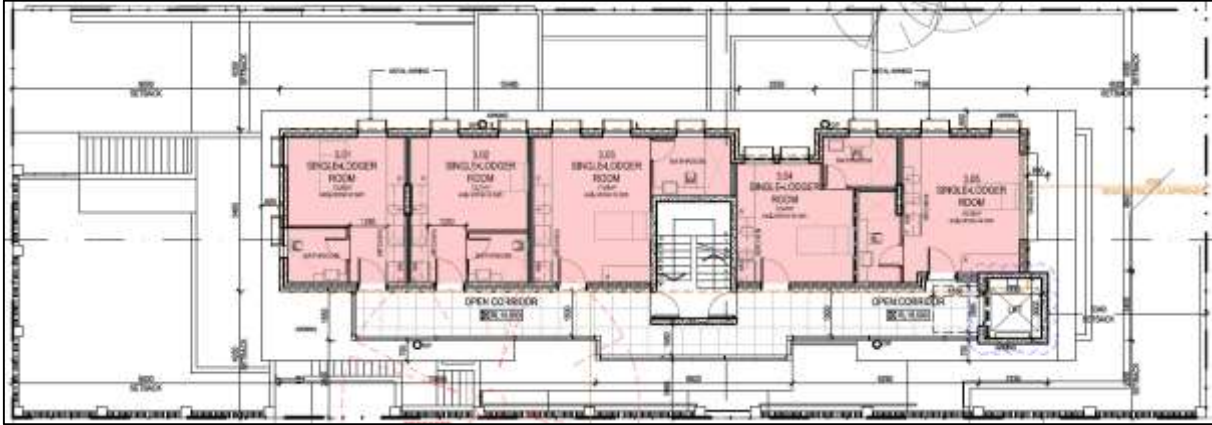


Figure 14: Proposed third floor plan

REFERRALS

INTERNAL REFERRALS

Waste Comments

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

“Bin requirements for a boarding house with (19) rooms are:

- *Recycling bins*
 - *20L per occupant space per week*
 - *4 X 240L bins or 2 x 660L Recycling Bins (if it is collected fortnightly – agreements to be made with private licensed waste contractor)*
- *Garbage Bins*
 - *60L per occupant space per week*
 - *5 X 240L or 2 X 660L Garbage Bins (if it is collected weekly – agreements to be made with private licensed waste contractor)*
- *Amended Waste Management Plan indicates private contractor will collect recyclables weekly and general waste twice a week, reducing the number of bins needed.*
- *Bulk collection provided at a rate of 4m² per 10 units, with a minimum area of 7.6m².*
- *Bins and waste room need to be maintained at all times. This can be conditioned.*
- *Written evidence for the regular collection and disposal of waste (collected twice a week) and recyclables (collected weekly) generated on the site by a licensed waste contractor must be provided. This can be conditioned.*
- *Written confirmation shall be provided by a private waste contractor to the applicant confirming that onsite waste (general waste, recycling and bulky goods) collections can occur within the boundaries of the site without obstructing vehicle access to or from the site. No kerbside collections accepted. Waste collection vehicles must enter and exit the site in a forward direction. This can be conditioned.*
- *The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area. All garbage and*

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recyclable matter must be enclosed in the waste bins with lids completely closed at all times. This can be conditioned.

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

Traffic Comments

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

1. Traffic Generation

"It is agreed that the additional traffic generation would be marginal and would not have an unacceptable adverse impact on the surrounding road network.

2. On-site Car Parking Provision

The development generates an overall minimum requirement of 10 car spaces, 4 motorbike spaces and 4 bicycle spaces. The amended design contains 4 car stackers (8 car parking spaces), 1 standard space and 1 disabled space totaling 10 car spaces, 4 motorbike spaces and 4 bicycle spaces.

The parking provision is considered satisfactory.

3. Onsite Parking Layout and Access

The amended design includes one disabled space as per the original approval.

The car stacker details and amended plans indicate that the proposed car stackers can accommodate 2050mm on lower platform and 1850mm on the upper platform. In the absence of a standard for car stackers, this arrangement is considered acceptable given the following:

- The car stackers account for the most popular vehicles in Australia which generally have a height less than 1.8m.*
- The 2050mm on lower platform would also accommodate accessories such as roof bar or tail boot opening.*
- The nature of boarding house allows flexible allocation of car spaces to suit various cars so larger vehicles may be allocated with lower platform."*

Council's Traffic Manager raised no objections to the proposal, subject to the imposition of recommended conditions of consent which relate to driveway sight splays, car parking space allocations, positive covenant for mechanical parking installations and entering and existing of vehicles.

Environmental Health Comments

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

"The property borders Pomeroy Street and Underwood Road. The thoroughfare and lift access is on the Underwood Road side, therefore the addition of more rooms is unlikely to cause any acoustic impacts on neighbouring properties."

Council's Environmental Health Officer raised no objections to the proposal and confirmed that no additional conditions are required to be imposed.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

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

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

State Environmental Planning Policy (Affordable Rental Housing) 2009

An assessment of the proposal against the relevant development standards for boarding houses under the ARH SEPP is presented in the table below.

Clause	Development Control	Required	Proposal	Compliance
29 Note: Unable to refuse based on compliance these standards	FSR	Max as per SLEP 2012: 0.65:1 (358.67m ²) PLUS incentive of 0.5:1(275.9m ²) if the max FSR is < 2.5:1 TOTAL Max Permissible = 1.15 (634.57m²)	APPROVED 0.795:1 (438.78m ²) PROPOSED 0.93:1 (511.48m ²)	Yes
	Height	Max as per SLEP: 9.5m	APPROVED 11.67m PROPOSED 11.93m resulting in 260mm increase	No – refer to Clause 4.3 under SLEP 2012 discussion below
	Landscaping	Front setback is compatible with streetscape	The 9m front setback will remain unchanged	Yes
	Solar Access	At least one (1) common area receives at least three (3) hours of direct sunlight between 9am and 3pm, mid-winter	Common living area to ground floor with northern and western oriented openings capable of receiving a minimum 3 hours solar access.	Yes
	Private Open Space	Lodgers: Min 20m ² with min. dimension of 3m	31.9m ² Min 3m dimension.	Yes
	Parking	In an 'accessible area': 0.5 spaces per room = 10 (9.5) spaces required	10 spaces proposed (includes 4 car stackers and 1	Yes

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	Dwelling size	Single: min 12m ² May have a kitchen/bathroom however is not required to.	accessible space). Single: min 13.3m ² min All lodger rooms 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: 19 rooms = 4 spaces required for each	One (1) communal living room provided. Max 19.63m ² Condition previously imposed. An additional shared laundry facility is proposed in the basement. 19 lodgers proposed thus on-site manager is not required. Four (4) motorcycle spaces and four (4) bicycle spaces have been provided in the basement.	Yes Yes Yes Yes - Conditions of consent were previously imposed to ensure each lodger room is equipped with laundry facilities as well as there being a communal laundry facility. Yes 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.	The proposal continues to achieve compatibility with the transitioning streetscape to	Yes

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			medium and high density residential and commercial development.	
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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 approved development as modified by this current section 4.55 modification application is consistent with the general aims of SLEP 2012. The proposed off-street car parking spaces are sufficient in satisfying the minimum off-street parking requirement for the site. The additional traffic generated by the increase in boarding rooms (from thirteen (13) to nineteen (19)) is considered to be marginal and will not have an adverse impact on the surrounding road network.

Permissibility

No change is proposed to the approved use of the site for the purpose of a boarding house.

Zone Objectives

An assessment of the proposal against the objectives of the R3 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 as modified achieves the objectives of the R3 zone given that the development is suited to the medium density residential environment and is compatible with approved residential flat building developments within the streetscape.

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Part 4: Principal development standards

The modification application seeks to amend the approved floor space ratio and building height as follows:

Floor space ratio

As previously discussed, the proposal complies with the maximum Floor Space Ratio requirements of the ARH SEPP which override Clause 4.4 of the SLEP 2012.

Height of building

Cl.	Standard	Controls	Approved	Proposed	Complies
4.3	<i>Height of building</i>	9.5m	11.67m	11.93m	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 to discussion below regarding height non-compliance.

Clause 4.6 Exceptions to Development Standards

This modification application will result in a further increase to the overall building height. This results in a further 260mm exceedance beyond the maximum permitted building height under Clause 4.3 of the SLEP 2012.

This application has been made under Section 4.55 of the EP&A Act 1979, which is a free standing provision which in itself authorises the development to be approved notwithstanding any breach of development standards. Therefore, the applicant does not strictly need to address the requirements of Clause 4.6.

Notwithstanding that Clause 4.6 does not apply, the merits of the departure have been considered having regard to the objectives of the development standard. The submitted Statement of Modification prepared by the Applicant has addressed the further height exceedance in providing the following reasons:

- *The height represents a suitable transition from that of the adjoining B1 zone, from 16m down to 11.93m (to the lift overrun);*
- *The locality is transitioning from older style detached dwelling houses to multi-storey mixed use developments, townhouses and residential flat buildings which are present within the visual catchment;*
- *Council have introduced a level of built form to the Underwood Road and Pomeroy intersection, the proposed modification maintains that presentation and further reinforced it along the Underwood Road frontage;*
- *The proposal maintains consistency with (b), (d), (f) and (g) of the Aims of Policy listed in the SEPP ARH;*
- *The proposal will ultimately be compatible with the Parramatta Road Corridor Urban Transformation – Planning and Design Guidelines’ (Guidelines); and*
- *The proposed modification will not adversely impact any special condition originally imposed on the Development consent.*

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Part 5: Miscellaneous Provisions

This modification application involves no change to the assessment of the original application against the relevant provisions contained within Part 5 of the SLEP 2012.

Part 6: Local Provisions

This modification application involves no change to the assessment of the original application against the relevant provisions contained within Part 6 of the SLEP 2012.

4.15(1)(a)(ii) any draft environmental planning instruments

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

4.15 (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 Q – URBAN DESIGN

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

Objectives of the DCP

1.4	Objectives	Satisfactory
1.	To establish built form guidelines that encourage high quality urban design outcomes for all development types.	Yes
2.	To encourage best practice sustainable urban transformation.	Yes
3.	To strengthen the relationship between people, places and buildings.	Yes
4.	To make the public environment safer, attractive and more liveable.	Yes
5.	To create more efficient, sustainable and inspiring places to live that support the social, cultural, economic and environmental well-being of the community.	Yes
6.	To deliver the highest standard of architectural, urban and landscape design.	Yes
1.6	Objectives	Satisfactory
1.	To deliver the highest standard of architectural, urban and landscape design.	Yes
2.11	Objectives	Satisfactory
a.	a. To ensure that development adjacent to the Public Domain complements the landscape character, public use and enjoyment of that land.	Yes
b.	b. To enhance the quality of the Public Domain.	Yes
c.	c. To ensure the Public Domain is attractive, safe, interesting, comfortable, readily understood and easily accessed.	Yes
2.1.2	1) All development applications involving substantial external changes that are visible from or effect public space, or have significant land use implications, must be designed in accordance with this DCP Part Q to ensure a positive contribution to the public environment. 2) Development is to be designed to address elements of the public domain, including the building	Yes

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interface between private and public domains, circulation patterns and access ways, gateways, nodes, edges, landscape features, heritage items, ground floor activity and built form definition to the street.

- 3) *Public access to the public domain is to be maximised.*
- 4) *Development is to be located to provide an outlook to the public domain, without appearing to privatise that space.*
- 5) *Development is to provide passive surveillance to the public domain. Where appropriate, ground floor areas abutting public space should be occupied by uses that create active building fronts with pedestrian flow, and contribute to the life of the streets and other public spaces.*
- 6) *Continuous lengths of blank walls and fences at the public domain interface are to be avoided.*

2.2.1	<ul style="list-style-type: none"> a. <i>To ensure that all development contributes positively to the street and locality.</i> b. <i>To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.</i> c. <i>To increase the legibility of streetscapes and urban spaces so that the interrelationship between development and the Public Domain is visually coherent and harmonious.</i> d. <i>To maximise opportunities for buildings to define the Public Domain.</i> e. <i>To encourage attractive street frontages and improve pedestrian amenity.</i> 	Yes
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2.2.2	<ul style="list-style-type: none"> 1) <i>Building height at the street frontage and building alignment must maintain a compatible scale with adjacent development, whilst having regard to this Plan's height controls; and</i> 2) <i>Buildings and fences must be designed to complement and/or visually improve existing streetscapes.</i> 3) <i>Development must respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and vistas and the patterns of development within the area</i> 4) <i>Building design and landscaping must be in harmony with the form, mass and proportions of the streetscape.</i> 5) <i>New buildings must recognise and reinforce the elements of facades within the street. Designs must have regard to the horizontal and vertical proportions of building elements which create the visual scene.</i> 6) <i>Building setbacks from the street boundary must be consistent with prevailing setbacks of adjoining and nearby buildings</i> 7) <i>Buildings on corner sites must be designed and articulated to address each street frontage and must define corners.</i> 8) <i>Development adjoining land use zone boundaries must provide a transition in form, height, scale, appearance, materials and setbacks with adjoining development and the Public Domain.</i> 9) <i>Buildings must be constructed of suitably robust and durable materials which contribute to the overall quality of the streetscape.</i> 10) <i>The use of security devices, such as roller shutters or grilles on shopfronts, shall not compromise natural surveillance of streets and public places. Solid roller shutters will not be permitted as security devices on shop fronts (windows and doors).</i> 11) <i>Where side setbacks are an important part of the local streetscape character, these are to be maintained.</i> 	<p>Yes- the development is well articulated and addresses the corner frontage of Pomeroy Street and Underwood Road. The side setbacks provided through the site are considered appropriate to the surrounding context.</p>
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2.3	<p><i>Siting</i></p> <p><i>Development must achieve high quality urban form that is cohesive. The arrangement of buildings affects the Public Domain, amenity of spaces, the quality of space between buildings, visual and acoustic privacy and solar access to private and shared open spaces. Appropriate building separation is required to maximise light, air and outlook. Good site planning can reinforce an area's character, or make an important contribution to the future character of an area undergoing change. Appropriate building configuration and site planning will be informed by the surrounding built environment, street conditions and any vision statements adopted for individual areas.</i></p>	Yes
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2.3.1	<p><i>Building configuration and site planning essential criteria</i></p> <ul style="list-style-type: none"> 1) <i>Development must respond to the scale of surrounding buildings and definition of the street networks and public spaces.</i> 2) <i>The distinctive and valued character of the surrounding area, particularly those elements that contribute to a sense of place and identity, must be protected and enhanced.</i> 3) <i>Building forms (including heights and massing) are to be arranged to reinforce the future desired structure and character of the area.</i> 4) <i>Buildings must address the street, laneway, new through-site link or open space.</i> 5) <i>Street edges must be defined with low rise buildings or appropriately scaled podiums to create a pedestrian scale and active frontages at street level.</i> 6) <i>Appropriate building separation must be provided to protect privacy and solar access to private property and the Public Domain.</i> 7) <i>Building corners on key streets must be emphasised to signify key intersections and enhance Public Domain legibility.</i> 8) <i>Possible future development on adjoining sites must be considered as part of any design.</i> 	Yes
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2.4	<i>Building Envelope</i>	
	<i>Building envelopes should allow for a 'loose fit' and room for articulation and modulation</i>	Yes
2.4.1	<i>a. To ensure the scale and bulk of future development is compatible with site conditions, surrounding development and the existing and desired future character of the streetscape and locality</i>	Yes
2.4.2	<i>1) The bulk and scale of any development must reflect the existing and future character of the existing street and surrounding locality. 2) The bulk and scale of any development must be compatible with the amenity of the immediately and surrounding locality. 3) Buildings must not be designed to be outside the building envelope even if they do not achieve 100% of the permissible Gross Floor Area (GFA) or maximum height permitted.</i>	Yes
2.5	<i>Building massing and scale</i>	
2.5.1	<i>a. To ensure buildings are compatible in form relative to the spatial characteristics of the local area. b. To ensure building mass and form reinforces, complements and enhances the visual character of the street. c. To ensure the building height and mass preserves and enhances the Public Domain, neighbourhood amenity, and site characteristics. d. To ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surrounding or nearby development.</i>	Yes
2.5.2	<i>1) Buildings must be of a height that responds to the topography and shape of the site. 2) Buildings, or their individual elements, must be appropriately scaled to reinforce the surrounding character. 3) Building heights are to be reduced and setbacks increased to provided appropriate transitions to heritage buildings and places or sensitive uses such as public recreation areas and schools. 4) The proportion and massing of buildings must relate favourably to the form, proportions and massing of existing and proposed building patterns in the street. 5) Building height and mass must not result in loss of amenity to adjacent properties, open space or the Public Domain. 6) The form and massing of buildings must provide a transition between adjoining land use zones and building types. 7) Building form and massing must support individual and communal entries.</i>	Yes
2.6.1	<i>Transition zone essential criteria</i>	
	<i>1) Development proposing to be higher than adjoining development must incorporate gradual stepping up of the built form at its interface with existing low rise development. Where there is a common boundary between areas where a different height limit is specified, one solution may be that the top storey of the development on the land with the higher height limit be stepped back to fit within a plane projected at a 45 degree angle from the floor below the topmost floor. 2) Development proposals are to be sensitive and complementary in scale and site location to surrounding properties of identified heritage and/or streetscape value, and which contributes positively to the desired character of the street or area concerned</i>	Yes. Refer to comments below.
2.7	<i>Building frontages to Public Domain</i>	
2.7.1	<i>a. To ensure the appearance of buildings complement and enhance neighbourhood and streetscape character. b. To encourage contemporary designs which integrate with the appearance of the streetscape. c. To provide attractive building facades which establish identity and contribute to the streetscape.</i>	Yes
2.7.2	<i>Essential Criteria</i>	
	<i>1) Building design and architectural style must interpret and respond to the positive character of the locality, including the dominant patterns, textures and compositions of buildings. 2) Demonstrated design consideration must be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; the location and proportion of windows and doors. 3) Building facades must be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture. 4) Alterations and additions must be compatible with design elements of the existing building. 5) Building frontages and entries must provide a sense of address and visual interest from the street. Stairwells must not be located at the front and in view of the Public Domain. 6) Where security grilles/screens, ventilation louvres and car park entry doors are proposed, they must be integrated into facade designs. Solid security shutters will not be permitted. 7) New buildings and facades must not result in glare that causes discomfort or threaten the safety of pedestrians or motorists. 8) Large areas of blank walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, or a recognisable increased setback to the upper storey. 9) New business and industrial buildings shall be designed so that entry points and client service areas are easily identified from the street and are clearly linked to car parking areas and pedestrian</i>	Yes

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	<p><i>paths.</i></p> <p>12) Site services and related enclosures (such as for waste disposal and recycling, mail and deliveries, water and energy metering and emergency services) are to be integrated into the design of the development and not detract from the streetscape.</p> <p>13) Development must respond to the positive attributes of an area by incorporating dominant patterns, textures and compositions into the built form.</p> <p>14) Development must provide a sense of address and visual interest from the street through the use of insets and projections that create interest and, where relevant, the appearance of finer grain buildings. Recesses that undermine the safety of the Public Domain are to be avoided.</p> <p>15) Building materials, finishes and colours must be of a high quality and compatible with those qualities that are dominant in and contribute to the streetscape and locality.</p>	
2.8	Roof Forms	
2.8.1	<p>a. To treat roof spaces and forms as an important element of the overall building appearance.</p> <p>b. To encourage roof forms that provide continuity and consistent character in the streetscape.</p> <p>c. To encourage roof designs that integrate with the building composition and form.</p>	Yes
2.8.2	<p>1) Plant and lift overrun structures must be incorporated into the roof design. Plant equipment, vents or lift over-runs or solar energy and stormwater collectors are to be designed to avoid visibility from the surrounding spaces and buildings.</p> <p>2) The roof is to be designed to provide for rainwater and solar energy collection.</p> <p>3) The proposed roof form shall minimise the appearance of bulk and scale of the building and be treated as an important architectural element in the street, which can reinforce continuity and character.</p> <p>4) Roof forms are to respond to the neighbouring roofs, in particular in terms of scale and pitch. Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.</p> <p>5) Roofs must be designed to avoid or minimise loss of views from adjacent and nearby properties and public spaces, however, this does not justify a roof form that is inconsistent with the prevailing streetscape character.</p> <p>6) Attics are to be designed to fit within the building envelope with the exception of dormer windows.</p>	Yes
3.1.1	<p>a. To improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.</p> <p>b. To encourage pedestrian through-site links that are designed to promote safety and amenity.</p>	Yes
3.1.2	<p>1) Pedestrian links must be provided where possible through large development sites to improve connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools. Where Council considers it appropriate to have through site links, it will consider the public benefit that is derived from this in terms of potential loss of development potential.</p> <p>2) Through-site links must be arranged on the site to enable casual surveillance from buildings on the site and from the street or Public Domain. Through-site links are to be landscaped appropriately and include provision for appropriate lighting.</p> <p>3) Public, communal and private areas must be clearly delineated within the site.</p> <p>4) Pedestrian and cycle links must be provided on sites adjacent to waterways to improve accessibility to these natural systems.</p> <p>5) Existing through-site pedestrian links are to be retained by all types of development, except where alternative access can be provided to Council's satisfaction.</p>	Yes
3.2	Building Entries	
3.2.1	<p>a. To create street entrances with a strong identity that provide a transition from the street to residential interiors.</p> <p>b. To ensure car park entries do not detract from the street.</p>	Yes
3.2.2	<p>1) Legible entry/lobby areas accessed from a public street are to be provided to encourage surveillance and activation of the Public Domain, thereby increasing safety.</p> <p>2) Strong visual and physical connections must be provided between the street and lobby spaces. Entries and foyers must be designed to be comfortable, sheltered, safe, convenient and visible at all times of day and night.</p> <p>3) Car park entrances and crossovers are not permitted unless there is no alternative in retail and commercial areas. Entrances must be located off streets that have a predominantly service role, and these streets should be upgraded as necessary to cater for this role.</p> <p>4) Pedestrian access must be incorporated with car park entrances to reduce the visual impact of the car park entrance. Car park entrances must be carefully designed to avoid unattractive or extensive gaps in street frontages.</p>	Yes
3.3	Visual and Acoustic Privacy	
3.3.1	<p>a. To ensure that development does not cause unreasonable overlooking of habitable rooms and principal private open spaces of dwellings.</p> <p>b. To ensure that visual privacy is provided both within a development and between a development and its neighbours.</p> <p>c. To ensure that the siting and design of development minimises the impacts of noise transmission between properties.</p>	Yes

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3.3.2	<p>1) New development must ensure adequate visual and acoustic privacy levels for neighbours and residents. 2) Development must be located, oriented and designed to maximise visual and acoustic privacy between buildings. 3) The internal layout of buildings must be designed to minimise overlooking of living areas, private open spaces and adjoining school yards. 4) Building elements such as balconies and decks must be designed to minimise overlooking of living areas, private open spaces of adjoining dwellings and adjoining school yards. 5) The windows of dwellings must be located so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas 6) Building design elements shall be used to increase visual and acoustic privacy such as recessed balconies and/or vertical fins between adjacent balconies, oblique windows, fencing, vegetation and louvres and pergolas which limit overlooking of lower dwellings, private open space and adjoining school yards 7) The internal layout of buildings including windows must be designed so as to reduce the effects of noise transmission 8) Appropriate building materials shall be used to provide acoustic privacy. 9) Consideration to the relationship between residential and non-residential components of mixed use development with regard to noise attenuation and privacy must be demonstrated in the design of the development.</p>	Yes
3.4	Acoustic amenity and air quality	
3.4.1	<p>a. To ensure that the siting and design of buildings minimises noise impacts from abutting roads, rail corridors and other noise-generating land uses. b. To ensure that new commercial or industrial development does not unreasonably diminish the amenity of nearby residential uses by noise intrusion. c. To ensure mitigation measures such as building layout and design and building materials are taken into consideration where poor air quality is likely to affect inhabitants.</p>	Yes
3.4.2	<p>6) For residential development: – internal habitable rooms of dwellings affected by high levels of external noise must be designed to achieve internal noise levels of no greater than 50dBA; – The internal layout of buildings/dwellings shall be designed so as to minimize the impacts of poor air quality on inhabitants.</p>	Yes
3.5	Solar access and cross ventilation	
3.5.1	<p>a. To provide thermal comfort for occupants. b. To ensure that development does not unreasonably diminish sunlight to neighbouring properties and within the development site. c. To ensure that sunlight access is provided to private open space and habitable rooms to improve amenity and energy efficiency. d. To ensure sufficient volumes of fresh air circulate through buildings to create a comfortable indoor environment and to optimize cross ventilation. e. To ensure that sunlight access is provided to the Public Domain.</p>	Yes
3.5.2	<p>1) Development must be designed and sited to minimise the extent of shadows that it casts on: - private and communal open space within the development; - private and communal open space of adjoining dwellings; - significant areas of the Public Domain, such as main streets, open space and plaza areas, main pedestrian links etc; - solar collectors of adjoining development; and - habitable rooms within the development and in adjoining developments. Note: Building setbacks may need to be increased to maximise solar access and to minimise overshadowing from adjoining buildings. Building heights may also need to be stepped to maximise solar access. 2) Generally, dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm on 21 June. Where existing development currently receives less sunlight than this requirement, this should not be unreasonably reduced. In order to demonstrate that this can be achieved, shadow diagrams may be required with the development application. 3) Living areas of dwellings such as kitchens and family rooms shall be located on the northern side of dwellings and service areas such as laundries and bathrooms to the south or west. 4) In habitable rooms, head and sill heights of windows must be sufficient to allow sun penetration into rooms. 5) Landscaping must provide shade in summer without reducing solar access in winter. 6) Buildings must have narrow cross sections, providing dual aspect for dwellings to allow for cross ventilation. 7) Buildings must be orientated to benefit from prevailing breezes. 8) All rooms must contain an external window to provide direct light and ventilation. Exceptions may be considered for non-habitable rooms where this cannot be achieved practicably and mechanical ventilation can be provided. 9) Natural cross ventilation shall be achieved by locating window openings in opposing walls and in line with each other. 10) Building elements such as operable louvres and screens, pergolas, blinds etc shall be used to modify environmental conditions where required, such as maximising solar access in winter and sun shading in summer.</p>	Yes

Building massing and scale

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Section 2.5 of Part Q of the SCDP 2005 requires the building height and mass to preserve and enhance the public domain, neighbourhood amenity and site characteristics. The development height and mass should be appropriately scaled to reinforce the surrounding character and achieve a built form proportional to the site.

The proposed development as modified will achieve a 3.87m rear setback to the ground floor, a 5m rear setback to levels 1 and 2 and a 6m rear setback to level 3. The eastern setback has been reduced by 400mm as a result of the new lift shaft and reconfiguration of lodger rooms. This is considered acceptable given that the building's eastern elevation fronts Underwood Road and will therefore continue to achieve a suitable degree of building separation between the development and other developments opposite the site. Further, articulation and a sense of openness to the street along the eastern elevation of the building is improved as a result of the relocation and reconfiguration of the stairwell which no longer abuts the eastern elevation wall. The corridors will continue to remain relatively open to the street.

Building Height

As previously discussed, the proposal exceeds the maximum 9.5m building height permitted for the site. The application was previously approved with a height of 11.67m with the proposal seeking a 260mm increase resulting in an 11.93m building height. It is acknowledged that whilst the lift shaft results in a further encroachment beyond the maximum building height, overall the remaining height of the development has been reduced slightly from RL21.550 along the west and RL21.400 along the east to RL21.370 and RL21.3 respectively. This is a result of reduced floor to ceiling heights across each level of the development which will allow the development to better align with that of established developments surrounding the site.

Transition Zones

The subject site is located within a transitioning area from low to medium and high density development. The figures below demonstrate the interface between R3- Medium Density Residential, B2- Local Centre and SP2 – Infrastructure with all differing density and height limits of the surrounding streetscape. The greater height limits are centred upon the intersection with Underwood Road and Pomeroy Street and gradually taper down in height and density away from the centre.



Figure 15: Zoning interface with B2, SP2 and R3 zoning. Subject site outlined in yellow.

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Figure 16: Building heights of subject site and surrounding sites. Subject site outlined in yellow.

J (green) = 9.5m, N1 (lighter brown) = 13m, and O (brown) = 16m.

The rear setbacks in addition to the high level of building articulation achieved to each side elevation of the development, addresses and satisfies the need to transition the development to adjoining lower density developments surrounding the site.

Solar Access

Section 3.5 of Part Q of the SCDCP requires the *development site and adjoining properties to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm on 21 June.*

Revised shadow diagrams submitted during the assessment process demonstrate that the western adjoining property at 31 Pomeroy Street will be capable of receiving a minimum 3 hours direct solar access during the day. The private terraces to units G.03 and G.04 will not receive any solar access during the winter solstice until 2pm. This is considered acceptable as a minimum 3 hours solar access is still achieved to the rear communal open space area on the site as required by Clause 29 of the ARH SEPP 2009.

PART H - WASTE MANAGEMENT (SCDCP 2005)

A revised waste management plan was submitted to Council during the assessment process. Council's Waste management Officer raised no concerns to the proposed waste management subject to the imposition of suitable conditions of consent.

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

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

4.15 (1)(a)(iv) matters prescribed by the regulations

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

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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*.

Appropriate conditions are included on the original consent to ensure compliance with any relevant regulations.

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

The likely impacts of the proposed modifications have been addressed earlier in this report, including off-street car parking, waste collection, solar access and acoustic impacts. The proposed development achieves an appropriate level of streetscape compatibility and is not considered to result in any additional adverse environmental or social impacts than what was approved under the original development consent.

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

The approved development as modified by the current section 4.55 application does not alter the suitability of the development to the site.

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

The application was not required to be notified in accordance with Council's Community Participation Plan from 13 January 2021 to 29 January 2021. Nine (9) submissions were received raising the following concerns:

1. *No On-Site Manager or Operations Plan for short stay Visitors – concern was raised that there is no supervision of minimum stay period and potential disturbance to neighbours should breaches occur. What is to stop overcrowding and subletting of rooms and other breaches that may place tenants at risk and post problems to neighbours.*

Assessing officer's comments: An on-site manager is not required for boarding house developments which have less than 20 lodgers. In this instance, only 19 single lodger rooms are required thus an on-site manager is not required as per the ARH SEPP 2009.

2. *Parking is inadequate – concern is raised that with the increased number of rooms, there will be an additional burden for on-street parking that is already in full use. The parking provisions of the DA assume most people will use public transport. Parking under the building is inadequate even as approved. The location of the parking entrance is located just 6 metres from traffic lights that are used by multiple homeowners.*

Assessing officer's comments: The development generates an overall minimum requirement of ten (10) car spaces, four (4) motorbike spaces and four (4) bicycle spaces as per the ARH SEPP 2009. The proposal as modified contains ten (10) car spaces, four (4) motorbike spaces and four (4) bicycle spaces and therefore complies with the ARH SEPP 2009. The additional traffic generated from the additional boarding rooms is considered to be marginal and will not have an unacceptable adverse impact on the surrounding road network.

3. *Laundry Facilities appear inadequate – concern is raised that there is only one small laundry in the basement for 19 rooms.*

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Assessing officer's comments: A condition of consent imposed under the original application required both private laundry facilities to be provided in each room as well as a shared facility on the site.

4. *Reduced privacy and amenity to neighbours.*

Assessing officer's comments: The proposal will result in the introduction of two (2) additional balconies to the western side elevation. The balconies are provided with fixed timber batten screens to a height of 1.5m as what was approved under the original consent. Balconies are recessed behind the western side elevation wall achieving a minimum 5m from the western adjoining property boundary. Therefore, the balconies are unlikely to unreasonably result in adverse privacy impacts to the adjoining property.

5. *Increased building height – concern is raised that the further increase in building height will result in further loss of solar access.*

Assessing officer's comments: Refer to previous Clause 4.3 height of buildings discussion.

6. *Increased noise impacts.*

Assessing officer's comments: The proposal results in the introduction of two (2) additional balconies to the western side elevation of the property. The balconies are approximately 2m² each in size thus reducing the capacity to 1-2 people at a time. Air conditioners and the like must be located appropriately and installed so as not to give rise to unsuitable acoustic impacts as per standard building regulations.

7. *Smoking – concern is raised that balconies facing west will be the only space for tenant smoking or in the rear recreation space. This increased the likelihood of litter and impact local fauna.*

Assessing officer's comments: The property is subject to compliance with the waste management plan which includes appropriate management of waste generated on site.

8. *Operational Plan of Management – concern is raised for the Operational Plan of Management which should be forwarded before commencement of works so as to avoid conflict with neighbours and dispute after the building has been erected and tenants are in place. It is suggested that annual reviews are required.*

Assessing officer's comments: An Operational Plan of management is required by condition under the parent consent. The plan is subject to annual review by Council from the date of issue of the Occupation Certificate. Included as part of the plan of management is an Incident Register.

9. *Character of local area – concern is raised that the proposal is not consistent with the character of the local area. With the exception of two commercial buildings on each corner at the intersection.*

Assessing officer's comments: The proposal continues to achieve compatibility with the transitioning streetscape to medium and high density residential and commercial development.

10. *Construction Concerns – concern is raised for the safety of existing residents. Access via Pomeroy Street will potentially delay or cause problems for vehicles exiting the western side traffic lights. Access should be on Underwood Road.*

Assessing officer's comments: Vehicular access via Pomeroy Street was deemed the most suitable access point for the site under the parent application. The proposed modification does not result in any change in location of this access point.

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11. *Reduce property prices.*

Assessing officer's comments: Property and land values are not a matter of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

12. *While the plan shows single beds in each room, 2 lodgers per room can be allowed under Boarding House regulations.*

Assessing officer's comments: A condition will be included in the consent to control the maximum number of lodgers living in the premises at any one time.

4.15 (1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation. The approved development as modified by the current modification application is not contrary to the public interest.

LOCAL INFRASTRUCTURE CONTRIBUTIONS

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

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

STRATHFIELD SECTION 7.11 DIRECT CONTRIBUTIONS PLAN

Section 7.11 Direct Contributions are applicable to the proposed development in accordance with the Strathfield Direct Contributions Plan. The Section 7.11 Direct Contributions imposed in the original consent have not been paid and the development consent has not been activated. The Section 7.11 Direct Contributions have therefore been recalculated for nineteen (19) single lodger rooms, based on current CPI figures, as follows:

Provision Roads and traffic Management	\$9,746.69
Provision of Local Open Space	\$14,470.09
Provision of Major Open Space	\$65,755.84
Provision of Community Facilities	\$14,452.78
Administration	\$1,485.04
TOTAL	\$105,910.44

CONCLUSION

The application has been assessed having regard to Section 4.55 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.

Signed: D Strbac
Planner

PEER REVIEW

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

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Signed: M Rivera
Senior Planner

RECOMMENDATION

Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, the proposed modification(s) to Development Consent No. DA2017/142/1 involving the demolition of existing structures and construction of a four (4) storey boarding house containing (19) rooms over a single level of basement car parking under the Affordable Rental Housing SEPP 2009 at 29 Pomeroy Street, Homebush be **APPROVED**, subject to:

1. The original conditions of consent of Development Application No. (DA2017/142/1) as approved by IHAP on 7 December 2017 for the demolition of existing structures and construction of a four (4) storey boarding house containing (13) rooms over a single level of basement car parking under the Affordable Rental Housing SEPP 2009.
2. As modified by the Section 4.55(2) application (DA2017/142/2) as follows:
 - Addition of Conditions 5B, 5C, 52A, 52B, 52C, 52D, 64A, 64B, 74;
 - Modification of Conditions 4, 6, 7, 8 and 46; and
 - Deletion of Condition 1.

Accordingly, Development Consent No. DA2017/142/1 is approved as following:

Development Description:

Demolition of existing structures and construction of a four (4) storey boarding house containing (19) rooms over a single level of basement car parking under the Affordable Rental Housing SEPP 2009.

PART A - PRESCRIBED CONDITIONS

BASIX Commitments

- A The applicant shall comply with the prescribed conditions of development consent under clause 97A of the Environmental Planning and Assessment Regulation 2000.

National Construction Code and Home Building Act 1989

- B The applicant shall comply with the prescribed conditions of development consent under clauses 98, 98A and 98B of the Environmental Planning and Assessment Regulation 2000.

Long Service Levy

- C Payment of the Long Service Levy as required by section 109F(1) of the Environmental Planning & Assessment Act 1979 for all building work over \$25,000. (Note: The cost of the building work must be rounded to the nearest \$100.)
- D The Long Service Levy shall be paid at Council's Customer Service Centre or evidence of direct payment to the Long Service Payments Corporation shall be provided to Council prior to the issue of a Construction Certificate.
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Lot 35 DP 834 (Cont'd)

Shoring and Adequacy of Adjoining Property

E Pursuant to Clause 98E and Clause 136H of the Environmental Planning and Assessment Regulation 2000, if a development (subject of a Development Consent or Complying Development Certificate) involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

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

If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

SPECIAL CONDITIONS (SC)

1. **BICYCLE PARKING (SC)**

~~A minimum of three (3) bicycle parking spaces in addition to the three (3) motorcycle spaces are required to be provided on the site. The spaces shall be provided either in the basement or in an undercover area to the ground floor. Amended plans 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 adequate provision of bicycle parking is provided on site)~~

DELETED: DA2017/142/2

6 MAY 2021

2. **LAUNDRY FACILITIES (SC)**

Each lodger room shall be equipped with laundry facilities. In addition, communal laundry facilities shall be provided. 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)

3. **WINDOW TREATMENTS (SC)**

All windows located between levels 1-3 to the rear northern elevation of the development shall be redesigned as highlight windows with a minimum sill height of 1.7m above the floor or provided with fixed privacy louvers capable of precluding views to northern adjoining residents. Amended plans 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: Protect privacy of adjoining residents)

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Lot 35 DP 834 (Cont'd)

4. **ACCESSIBLE UNITS (SC)**

Units ~~G-02~~ 1.05 and ~~G-03~~ 2.05 shall each be retained as accessible units which achieve compliance with the relevant Australian Standards.

(Reason: Ensure accessible housing is provided within the development)

MODIFIED: DA2017/142/2

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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'

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.

Street lighting

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 streetlighting will generally be at the developers cost. In many cases is not possible to relocate streetlighting due to its strategic positioning.

Proximity to Existing Network Assets

Overhead Powerlines

There are existing overhead electricity network assets in Underwood Road and Pomeroy Street. 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.

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. 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 to be entering and leaving the site.

Underground Cables

There are existing underground electricity network assets in Underwood Road and Pomeroy Street including transmission cables. 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

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Lot 35 DP 834 (Cont'd)

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.

Substation

There are existing electricity substation assets in Pomeroy Street, directly adjacent the site. The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS1668.2: The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings and louvered panels to be separated from building ventilation system air intake and exhaust openings, including those buildings on adjacent allotments, by no less than 6 metres.

Exterior parts of buildings within 3m in any direction from substation ventilation openings, including duct openings and louvered panels, must have a fire rating level (FRL) of not less than 180/180/180 where the substation contains oil-filled equipment. The development must comply with both the Reference Levels and the precautionary requirements of the Draft Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz – 3 kHz (ARPANSA, 2006).

For further details on fire segregation requirements refer to Ausgrid’s Network Standard 141. Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hours access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid. For further details refer to Ausgrid’s Network Standard 143.

(Reason: Ensure compliance with Ausgrid’s requirements)

5A. OPERABLE FAN LIGHTS (SC)

Operable fan lights are to be provided at the doors to rooms G.02, G.03, 1.02 and 1.03.

(Reason: to provide ventilation)

5B. DRIVEWAY SIGHT SPLAYS (SC)

A minimum 2m x 2.5m splay is to be provided on both sides of the vehicular access, within the property boundary. The areas should be kept clear from obstructions and only allow ground cover landscaping, to maintain sight distances for pedestrians and motorists. Any front fence or gate opening adjustments required as a result of this splay must be illustrated on the plans lodged with the application for the Construction Certificate.

ADDED: DA2017/142/2

6 MAY 2021

5C. CONSTRUCTION MANAGEMENT PLAN (SC)

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Lot 35 DP 834 (Cont'd)

The owner/applicant is to ensure that the approved Construction Traffic Management Plan is to be strictly complied with and kept on site at all times during construction works.

ADDED: DA2017/142/2

6 MAY 2021

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. 2017/142:

Drawing No.	Title/Description	Prepared by	Drawing No.	Date received by Council
DA.02 S4.55.02	Roof & Site Plan Roof & Site Plan	Bechara Chan & Associates	G D	6 November 2017 25 February 2021
DA.03 S4.55.03	Ground Floor & Basement Plan Ground Floor & Basement Plan			
DA.04 S4.55.04	Level 1-3 Floor Plan Level 1-3 Floor Plan			
DA.05 S4.55.05	Elevation & Section Plan South & East Elevation			
S4.55.06	North & West Elevation			
S4.55.07	Section A-A B-B			
DA.06 S4.55.08	Driveway Section 1 & 2 Plan Driveway Section			

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L-01	Landscape Plan	Sussan Zindo Landscape Architect	C	30 October 2017
A7202- Cover	Stormwater plans– General Notes	Alpha Engineering & Development	C	30 October 2017
A7202-SW01	Sediment and Erosion Control Plan	Alpha Engineering	C	30 October 2017
A7202 – SW02	Basement Drainage Plan	Alpha Engineering	C	30 October 2017
A7202 – SW03	Ground Floor Drainage Plan	Alpha Engineering	C	30 October 2017
A7202 – SW04	Stormwater sections & Details	Alpha Engineering	C	30 October 2017
LP – SP2518.24	Car Stacker Detail Plan	Levanta Park	A	25 February 2021

Reference Documentation affixed with Council's 'Development Consent' stamp relating to
Development Consent No. 2017/142:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	Bechara Chan & Associates		21 September 2017
Waste Management Plan	Bechara Chan & Associates		30 October 2017
Waste Management Plan			3 December 2020
Schedule of Finishes	Bechara Chan & Associates		6 November 2017
Phase 1 Geotechnical Report	Geo-environmental		21 September 2017
Traffic Assessment Report	Motion Traffic Engineers		21 September 2016
Traffic Assessment Report	Transport and Traffic Planning Associates		3 December 2021
Stage 1 Preliminary Environmental Site Investigation Report	Geo-environmental		21 September 2017

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Carparking Report	Motion Traffic Engineers	21 September 2017
Car Park Design Assessment	Transport and Traffic Planning Associates	25 February 2021
Arboricultural Impact Assessment Report	Horticultural Management Services	21 September 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.)

MODIFIED: DA2017/142/2

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7. 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 19 single boarding rooms. ~~This includes five (5) double rooms (maximum 2 persons per room) and eight (8) single rooms (maximum 1 person per room).~~

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

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

(Reason: To clarify the terms of the approval and to control the maximum number of lodgers living in the premises at any one time.)

MODIFIED: DA2017/142/2

6 MAY 2021

8. 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) ~~21.55AHD~~ 21.80AHD to the roof ridge of the building.

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

MODIFIED: DA2017/142/2

6 MAY 2021

9. CONSTRUCTION HOURS (GC)

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

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

Where the development involves the use of jackhammers/ rock breakers and the like or

DA2017/142/2 - 29 Pomeroy Street, Homebush
Lot 35 DP 834 (Cont'd)

other heavy machinery, such equipment may only be used between the hours of 7.00 am - 5.00 pm Monday to Friday only.

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

10. CONSTRUCTION WITHIN BOUNDARIES (GC)

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

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

11. 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.)

12. 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.)

13. FENCING - FRONT FENCE HEIGHT (GC)

Solid fencing forward of the building line (including the building line to a secondary street frontage on a corner site) shall not exceed a height of 1m above natural ground level. The fence may be topped by an additional maximum 0.8m high open timber picket, wrought iron, palisade or similar element.

Brick piers over 1m in height are permitted to support the decorative elements, provided they are equally spaced along the street, and do not exceed a height of 1.8m. Plans demonstrating compliance with this condition are to be submitted to the

(Reason: To ensure a positive contribution to the streetscape in accordance with the Strathfield Consolidated DCP 2005.)

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Lot 35 DP 834 (Cont'd)

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

New development shall provide at least two (2) canopy trees within the front setback adjacent the front boundary (existing trees may be included). New canopy trees shall be at least three (3) metres high at the time of planting and capable of reaching a mature height of 10m.

Species shall be selected from Council's Recommended Tree List (Available from Council's website or from the Customer Service Centre). Compliance with this condition is to be demonstrated to the Principal Certifying Authority, prior to the issue of any Occupation Certificate.

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

15. **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.)

16. **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) Syzygium luehmannii (Lilly Pilly)	12m x 15m	Underwood Rd frontage

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.

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Lot 35 DP 834 (Cont'd)

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.)

17. LANDSCAPING - TREE PRESERVATION (GC)

The trees listed below shall be retained at all times:

<u>Tree</u>	<u>Height/ Spread (m)</u>	<u>Location</u>	<u>Protection Zone (m)</u>	<u>Structural Root Zone (m)</u>
1) Sapium sebiferum (Chinese Tallowood)	8m x 5m	Nature strip	6.6m	2.5m
2) Sapium sebiferum (Chinese Tallowood)	8m x 5m	Nature strip	6.6m	2.5m
3) Stenocarpus sinuatus (Qld Firewheel tree)	6m x 4m	Nature strip	2.6m	2.1m

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.
- (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*

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Lot 35 DP 834 (Cont'd)

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.
- (i) All noxious weeds on the site shall be removed and destroyed as per their classification under the *Noxious Weeds Act 1993*.

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.)

18. 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.)

19. 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.)

20. 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.)

21. SITE MANAGEMENT (DURING DEMOLITION AND CONSTRUCTION WORKS)

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Lot 35 DP 834 (Cont'd)

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.
-

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(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.)

22. 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.)

23. 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.)

24. 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 invert 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

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Lot 35 DP 834 (Cont'd)

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)

25. 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 Tree Protection 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) (Tree Protection Zone = DBH 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.)

26. 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.)

27. 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.)

28. 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

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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.)

29. 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.)

30. 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.)

31. 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

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- (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.)

32. **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.)

33. **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.)

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

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Plan (CEMP) to the Principal Certifying Authority, including:

- i) Detailed information on any approvals required from other authorities prior to or during construction.
- ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- 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

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- 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.)

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

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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)

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

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caused to other properties during the construction of the project.

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

38. EROSION AND SEDIMENTATION CONTROL PLAN (CC)

An Erosion and Sediment Control Plan is to be prepared where construction or excavation activity requires the disturbance of the soil surface and existing vegetation. Details including drawings and specifications must provide adequate measures for erosion and sediment control to ensure:

- i) Compliance with the approved Soil and Water Management Plan.
- ii) Removal or disturbance of vegetation and top soil is confined to within 3m of the approved building area (no trees to be removed without approval).
- iii) All uncontaminated run-off is diverted around cleared or disturbed areas.
- iv) Silt fences or other devices are installed to prevent sediment and other debris escaping from the cleared or disturbed areas into drainage systems or waterways.
- v) All erosion and sediment controls are fully maintained for the duration of demolition/development works.
- vi) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadways.
- vii) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar.
- viii) All water pumped or otherwise removed from excavations or basement areas is filtered to achieve suspended solids/non filterable residue levels complying with the Australian Water Quality guidelines for Fresh and Marine Waters.
- ix) Pumped or overland flows of water are discharged so as not to cause, permit or allow erosion before the commencement of work (and until issue of the occupation certificate).

Details of the proposed soil erosion and sedimentation controls are to be submitted to the Principal Certifying Authority with the Construction Certificate Application. Under no circumstances are any works to commence, prior to these details being approved by the Principal Certifying Authority and the controls being in place on the site.

(Reason: Environmental protection.)

39. 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.)

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40. **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.)

41. **LANDSCAPING - 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 plan prepared generally in accordance with the landscape plan prepared by Sussan Zindo Landscape Architect (Drawing No. L-01) 9 April 2017 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) Details of all hard and soft surfaces such as turf, gravel, paving, stepping stones and the like shall be shown;
- (d) Gardens should feature a mix of trees, shrubs, grasses and ground covers. A minimum of 25% of all plantings shall be locally indigenous species;
- (e) 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
- (f) The plan shall demonstrate compliance with any other landscape condition of consent.

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

(Reason: Landscape quality.)

42. **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.)

43. **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.)

44. LANDSCAPING - TREE REPLACEMENT SPECIES (CC)

The landscape plan submitted with the Construction Certificate application shall incorporate the following replacement tree/s in lieu of the water gums (*Tristaniaopsis laurina*) proposed upon the Underwood Road boundary. This is to ensure the preservation of the landscape character of the area.

Species	Pot Size	Location
E. eumundii (Quondong)	50L	Along Underwood Rd frontage

(Reason: Preservation of the landscape character of the area.)

45. 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.)

46. 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	\$ 16,243.54	\$14,452.78
Provision of Major Open Space	\$ 73,903.24	\$65,755.84
Provision of Local Open Space	\$ 16,262.99	\$14,470.09
Provision Roads and traffic Management	\$ 5,766.01	\$9,746.69
Administration	\$ 1,400.64	\$1,485.04
TOTAL	\$113,576.42	\$105,910.44

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

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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.)

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

A security (damage deposit) of \$15,000.00 (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate.

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

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

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

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

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

(Reason: Protection of Council infrastructure.)

48. 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.)

49. **TREE BONDS (CC)**

A tree bond of \$13,200 (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.)

50. **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

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appropriate fees and charges paid, prior to the lodgement of a Construction Certificate.

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

51. 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.)

52. 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 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.)

52A. WASTE, RECYCLING AND BULKY STORAGE ROOMS

The waste storage area shall not be visible from the street. The waste storage area shall be located within the lot/building in accordance with the approved plans.

The waste storage area shall be large enough to accommodate the following number of bins for the development;

- (a) Domestic Waste – 5 x 240 litre or 2 x 660 litre mobile bins (if it is collected weekly – agreements to be made with private licensed waste contractor)
- (b) Domestic Recycling – 4 x 240 litre or 2 x 660 litre mobile bins.

At a minimum rate of 1.1m² per 240L bin, 2.03m² per 660L bin, 2.7m² per 1100L bin and located in an area to suitably facilitate servicing on waste collection day.

The layout of the waste and recycling storage room must allow easy unobstructed access to all bins (stacked bin arrangements are not acceptable) and allow the bins to be easily removed for servicing purposes.

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.

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Detailed plans of waste and recycling storage rooms must be submitted along with Waste Management Plan and Waste and Recycling Storage Room/Area Design Checklist.

Details of any specialised waste disposal equipment to be used in the development such as compactors (carousel and linear), bin tugs, chutes, crushers, bunding, oil water separators (coalescing plate separators), etc. to be provided to Council for approval.

Bulk collection area must be provided at a rate of 4m² per 10 units and should be located adjacent to waste and recycling storage rooms.

ADDED: DA2017/142/2

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52B. **ONSITE WASTE COLLECTION**

Development for the purposes of multi-unit housing, residential flat buildings, serviced apartments, boarding houses, mixed use and commercial developments must provide onsite underground or at-grade collection of waste, which must comply with the requirements contained within Part H of Strathfield Development Control Plan 2005 (DCP 2005).

Waste servicing and collection arrangements should be clearly depicted and annotated on architectural drawings, which should indicate adequate turning circles to allow collection vehicles to enter and exit the site in a forward direction.

ADDED: DA2017/142/2

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52C. **COMMERCIAL AND INDUSTRIAL WASTE**

Appropriate waste and recycling containers and facilities will need to be provided according to Waste Management Plan for all specific end use businesses in accordance with the waste generation rates provided at Part H of Strathfield Council DCP 2005 – Appendix B.

WMP should also provide written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated on the site. The private waste contractor must confirm the frequency of the waste collections (general waste, recycling and bulky goods), and that the size and location of the storage room is suitable for the frequency of the waste collections.

The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area. All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

Waste education must be provided through signs in common areas indicating how to avoid, reduce, reuse and recycle waste.

Note: Refer to the EPA's [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#).

ADDED: DA2017/142/2

6 MAY 2021

52D. **BOARDING HOUSES**

Boarding Houses must provide onsite underground or at-grade collection of waste.

DA2017/142/2 - 29 Pomeroy Street, Homebush
Lot 35 DP 834 (Cont'd)

WMP should also provide written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated on the site. The private waste contractor must confirm the frequency of the waste collections (general waste, recycling and bulky goods), and that the size and location of the storage room is suitable for the frequency of the waste collections.

The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area.

All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

Waste education must be provided through signs in common areas indicating how to avoid, reduce, reuse and recycle waste.

Litter management plan must be included in Waste Management Plan when applicable. The occupant or person in control of the premises must take all practicable steps to ensure that the area of public footpath or public area adjacent to the premises is maintained in a clean and tidy condition. Litter management plan must include:

- All steps being taken to prevent, reduce and collect any litter produced by the site
- Measures such as cleaner to conduct litter collection within a 50m radius to be included.

Note: Refer to the EPA's [EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#).

ADDED: DA2017/142/2

6 MAY 2021

53. WATER SUSTAINABILITY – GENERALLY (CC)

Water collected in the rainwater tank must comprise roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:

- i) toilet flushing;
- ii) clothes washing;
- iii) garden irrigation;
- iv) car washing and similar outdoor uses;
- v) filling swimming pools, spa pools and ornamental ponds; and
- vi) fire fighting.

(Reason: To promote sustainable water management practice.)

54. WATER HEATING SYSTEMS - LOCATION OF (CC)

Water heating systems shall be located so as not to be visible from public places and the

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Lot 35 DP 834 (Cont'd)

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.)

55. **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)

56. **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.

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Lot 35 DP 834 (Cont'd)

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.)

57. 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)

58. 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.)

59. 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

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Lot 35 DP 834 (Cont'd)

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.)

60. **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.)

61. **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.)

62. **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

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Lot 35 DP 834 (Cont'd)

- 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.)

63. **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)

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

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

(Reason: Maintenance of public infrastructure.)

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Lot 35 DP 834 (Cont'd)

64A. ALLOCATION OF PARKING SPACES (OC)

Prior to the issue of the Occupation Certificate, parking associated with the development is to be allocated as follows:

- (a) Manager: 1
- (b) Tenants: 9 (including 1 accessible space)
- (c) Bicycle: 4
- (d) Motorbike: 4

ADDED: DA2017/142/2

6 MAY 2021

64B. POSITIVE COVENANT FOR MECHANICAL PARKING INSTALLATIONS (OC)

Prior to the issue of any Occupation Certificate, the applicant shall register a Positive Covenant and 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 mechanical parking installations (vehicle turntables, car lifts, ramp traffic signal system, car stackers, etc.) On completion of construction work, mechanical parking and installations are to be certified by a professional engineer with works-as-executed drawings supplied to the Principal Certifier detailing:

- (a) Compliance with conditions of development consent relating to mechanical parking installations including vehicle turntables, car lifts, ramp traffic signal systems, and car stackers.
- (b) That the works have been constructed in accordance with the approved design.
- (c) Binding the owners and future owners to be responsible for ongoing maintenance required in terms of the mechanical parking installations.

(Reason: To ensure the mechanical parking installations are maintained to an appropriate operational standard.)

ADDED: DA2017/142/2

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65. ENGINEERING WORKS (CERTIFICATION OF)

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

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

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

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

Where Council is not the Principal Certifying Authority, an electronic copy of the above

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Lot 35 DP 834 (Cont'd)

documents is to be provided to Council, prior to the issue of any Occupation Certificate.

(Reason: Asset management.)

66. 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.)

67. 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.)

68. OCCUPATION OF BUILDING (OC)

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Lot 35 DP 834 (Cont'd)

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.)

69. **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.)

70. **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 is maintained to an appropriate operational standard.)

CONDITIONS TO BE SATISFIED DURING ONGOING USE OF THE PREMISES (OU)

71. **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.

This Operational Plan of Management must incorporate the following:

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Lot 35 DP 834 (Cont'd)

- 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 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.
- v) The maintenance of a register of tenants to be available for inspection by Council.

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.)

72. **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

DA2017/142/2 - 29 Pomeroy Street, Homebush
Lot 35 DP 834 (Cont'd)

- 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.)

73. **FIRE SAFETY ANNUAL STATEMENT (OU)**

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation (as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

- i) Forwarded to the Commissioner of the New South Wales Fire Brigade; and
- ii) Prominently displayed in the building.

(Reason: Fire safety)

74. **ENTERING AND EXISTING OF VEHICLES (OU)**

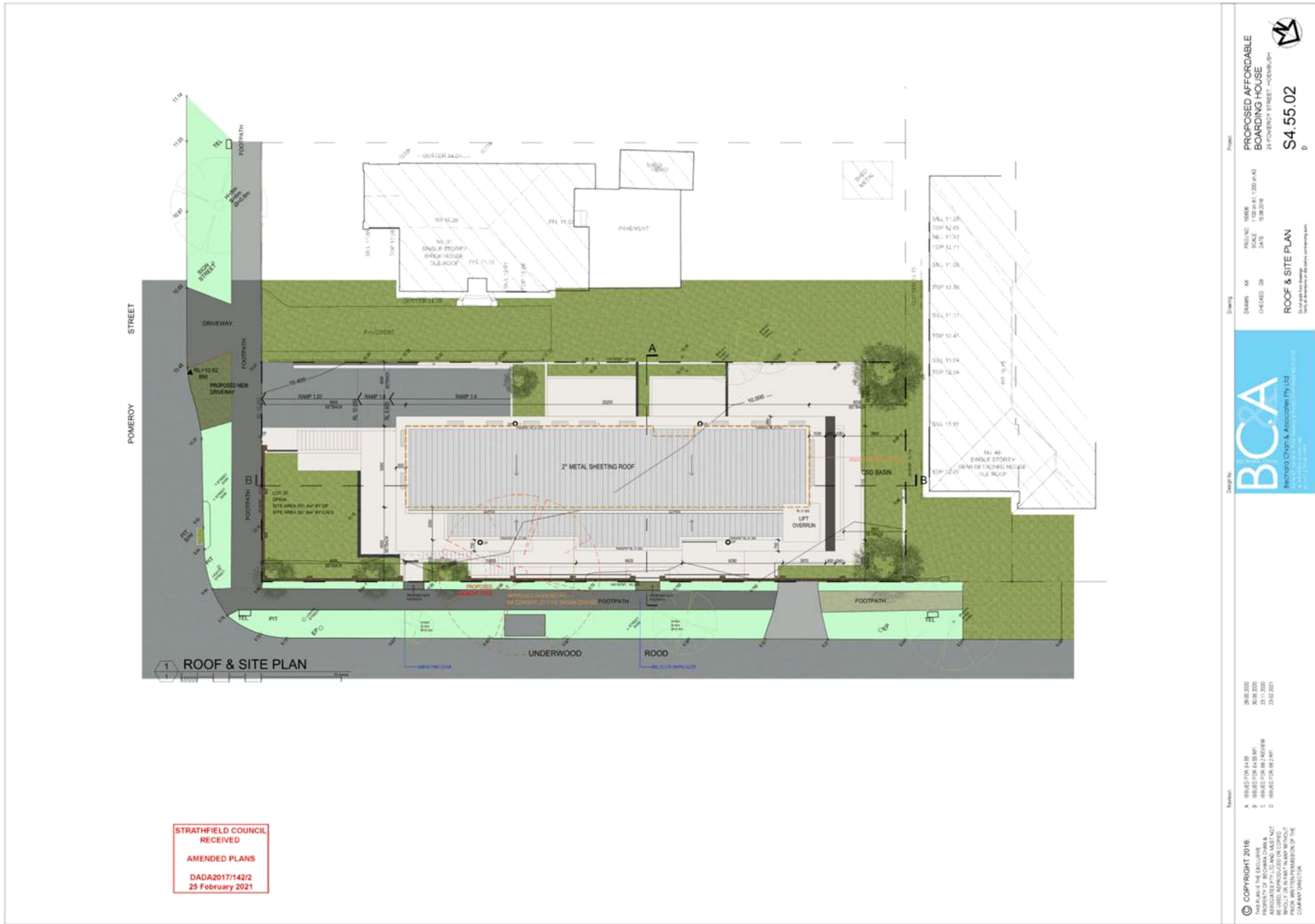
All vehicles shall enter and exit the premises in a forward direction.

ADDED: DA2017/142/2

6 MAY 2021

ATTACHMENTS

- 1. [↓](#) Architectural Plans
- 2. [↓](#) Car Stacker Detail Plan



STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DADA2017/142/2
25 February 2021

BCA
Architects & Associates Pty Ltd
10/11-13/15 Sturt Street, Sydney NSW 1510
Tel: 02 9550 2200 Fax: 02 9550 2201
www.bca.com.au

ROOF & SITE PLAN
Scale: 1:100 (PLAN) 1:200 (ELEV)
Date: 15/08/2018

PROPOSED AFFORDABLE BOARDING HOUSE
24 POMEROY STREET, POMEROY NSW
S4.55.02

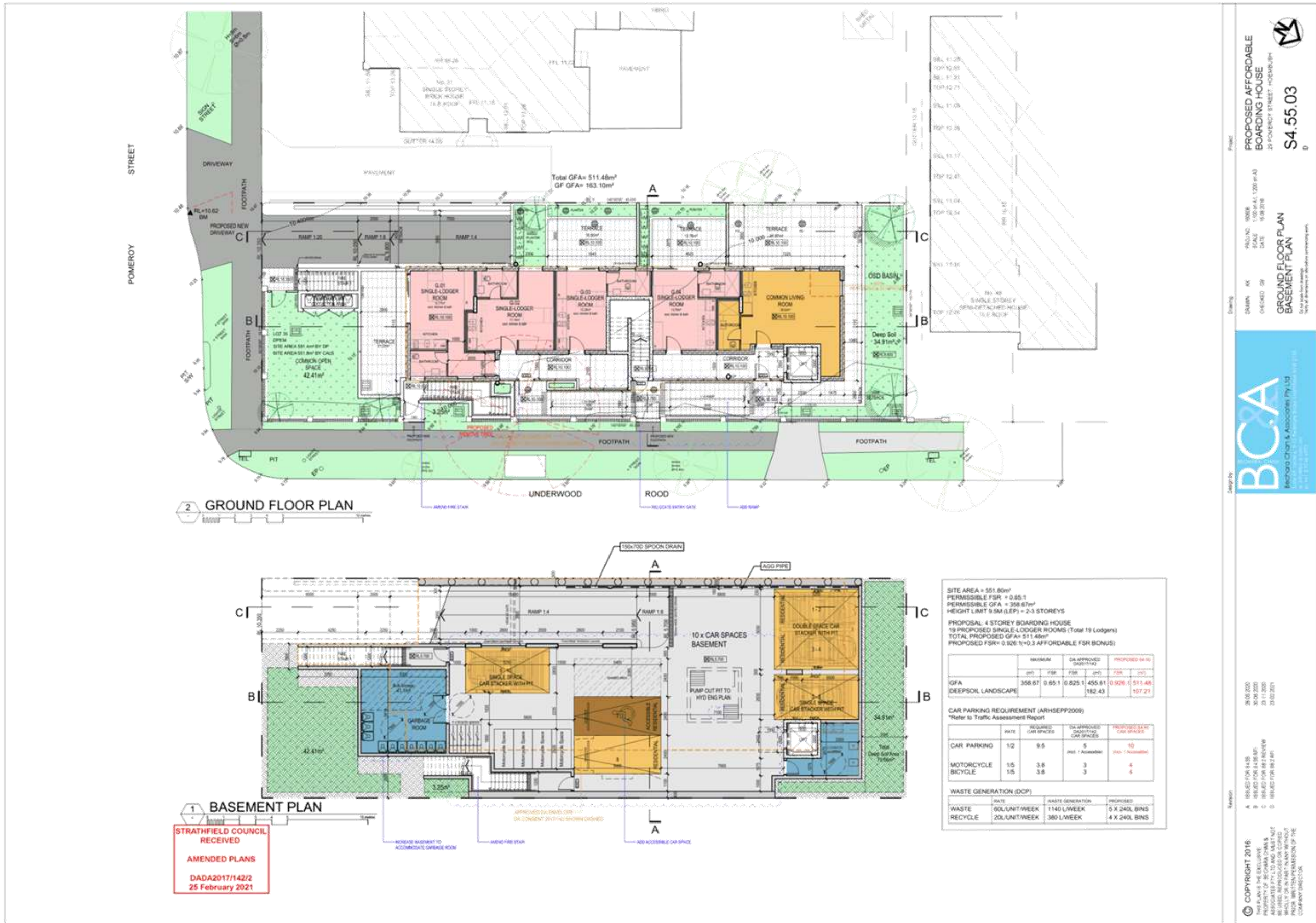
Revision

A	ISSUED FOR 84.85	28/02/2020
B	ISSUED FOR 84.85 (M1)	30/06/2020
C	ISSUED FOR 84.2 (NEW)	23/11/2020
D	ISSUED FOR 84.2 (M1)	23/02/2021

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Design By: DRAWN: KA CHECKED: DB
PROJECT NO: 1508/14/1500 (M1)
SCALE: 1:100 (PLAN) 1:200 (ELEV)
DATE: 15/08/2018

Project: PROPOSED AFFORDABLE BOARDING HOUSE
24 POMEROY STREET, POMEROY NSW
S4.55.02



Project: PROPOSED AFFORDABLE BOARDING HOUSE 29 POMEROY STREET, HORSBURGH
S4.55.03

Design: DRAWN: KK, CHECKED: GB, DATE: 19/08/2018
GROUND FLOOR PLAN BASEMENT PLAN

Design By: **BCA** Michael Chan & Associates Pty Ltd

Revision: A - REVISED FOR 6.4.20, B - REVISED FOR 6.4.20 RFP, C - REVISED FOR M2 REVIEW, D - REVISED FOR M2 RFP

DATE: 26/08/2020, 30/08/2020, 23/11/2020, 23/02/2021

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**STRATHFIELD COUNCIL
RECEIVED**
AMENDED PLANS
DADA2017/142/2
25 February 2021

- FINISHES**
- A Exterior walls rendered & painted with Dulux Natural White
 - B Face brick Walls - Boral Gairdula Brown
 - C Aluminium Door, Window Frames & Louvers with Dulux Colorbond Woodland Grey
 - D Exterior walls & Fence Wall rendered & painted with Dulux Domino
 - E Wall Cladding painted with Dulux Smoother Grey
 - F Face brick Walls - Boral Chillingham White
 - G Timber Look Metal Cladding - Inwood Iron Bark
 - H Aluminium Window Frames on top level with Dulux Colorbond Sunset

BCA
Michael Chan & Associates Pty Ltd
Architects

Project: PROPOSED AFFORDABLE BOARDING HOUSE
29 POMEROY STREET, POMEROY NSW

Scale: 1:100 (PLAN), 1:200 (SECTION)

Date: 19/08/2018

Checked by: SA

Design by: SA

South & East Elevation

S4.55.05

Revision:

- A. ISSUED FOR 64.85 29/02/2020
- B. ISSUED FOR 64.25 RP 30/06/2020
- C. ISSUED FOR M2 REVIEW 25/11/2020
- D. ISSUED FOR M2.2 RP 25/02/2021

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Ceiling RL 21.100

Level 3, RL 18.500

Level 2, RL 15.700

Level 1, RL 12.900

Ground, RL 10.100

LIFT OVERRUN RL 21.800

2' METAL SHEATH ROOF

RL 21.370

NO. 21 POMEROY ST SINGLE STOREY BRICK DWELLING ROOF TILE

UNDERWOOD RD

FOOTPATH

Ground, RL 10.100

1 NORTH ELEVATION

Ceiling RL 21.100

Level 3, RL 18.500

Level 2, RL 15.700

Level 1, RL 12.900

Ground, RL 10.100

LIFT OVERRUN RL 21.800

RL 21.370

RL 21.370

NO. 21 POMEROY ST SINGLE STOREY BRICK DWELLING ROOF TILE

POMEROY ST

2 WEST ELEVATION

STRATHFIELD COUNCIL
RECEIVED

AMENDED PLANS

DADA2017/142/2

25 February 2021

FINISHES

- A Exterior walls rendered & painted with Dulux Natural White
- B Face brick Walls - Boral Gertrude Brown
- C Aluminium Door, Window frames & Louvers with Dulux Colorbond Woodland Grey
- D Exterior walls & Fence Wall rendered & painted with Dulux Domino
- E Wall Cladding painted with Dulux Smoless Grey
- F Face brick Walk - Boral Chillingham White
- G Timber Look Metal Cladding - Inwood Iron Bark
- H Aluminium Window Frames on top level with Dulux Colorbond Summit

Project

PROPOSED AFFORDABLE BOARDING HOUSE

21 POMEROY STREET, POMEROY NSW

S4.55.06

Design

DRAWN: KK

CHECKED: DB

DATE: 15/08/2018

NORTH & WEST ELEVATION

Client: Affordable Housing NSW

Design by

BCA

Michael Chan & Associates Pty Ltd

Revision

A ISSUED FOR 6/4/20

B ISSUED FOR 6/4/20 REV

C ISSUED FOR 6/11/2020

D ISSUED FOR 6/2/2021

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STRATHFIELD COUNCIL
RECEIVED
AMENDED PLANS
DADA2017/142/2
25 February 2021



Project: PROPOSED AFFORDABLE BOARDING HOUSE
24 POMEROY STREET, POMEROY NSW
S4.55.07

Design by: **BC&A**
Michael Chan & Associates Pty Ltd
10/127 Pacific Hwy, Strathfield NSW 1588
Tel: 02 9339 1000

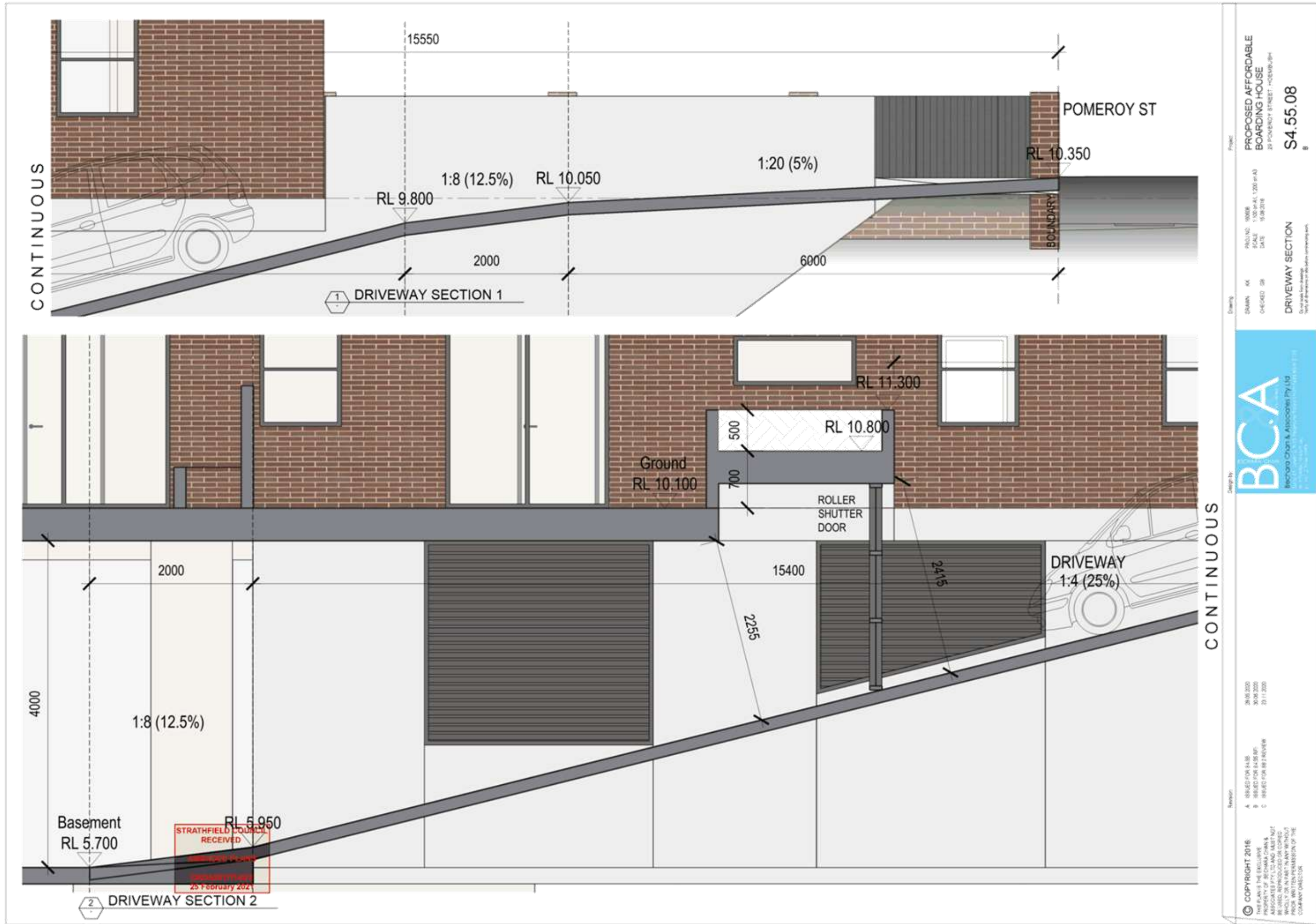
Revision:
A: ISSUED FOR I4.15
B: ISSUED FOR I4.25 RP
C: ISSUED FOR I4.2 REVIEW
D: ISSUED FOR I4.2 RP

Drawn by: DAMIAN MK
Checked by: GIB
Scale: 1:100 (PLAN), 1:50 (SECTION)
Date: 15/08/2018

Section A-A B-B
Scale: 1:100 (SECTION)
Date: 15/08/2018

Revision:
A: 26/02/2020
B: 30/04/2020
C: 25/11/2020
D: 25/02/2021

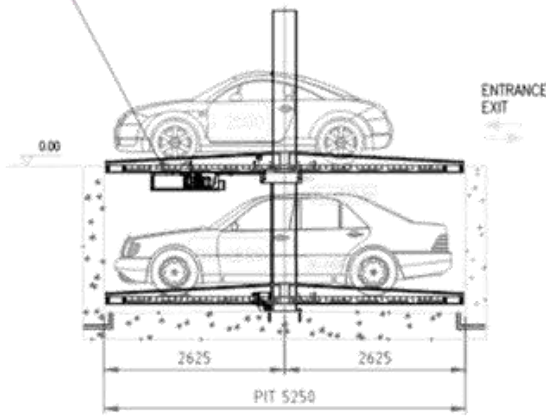
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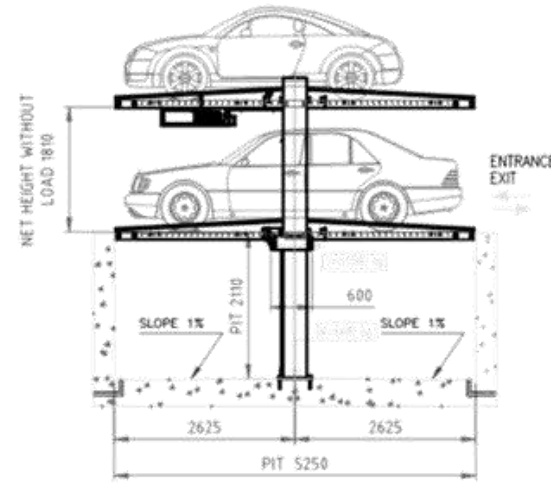
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ADDITIONAL INFORMATION

DA2017/142/2
25 February 2021

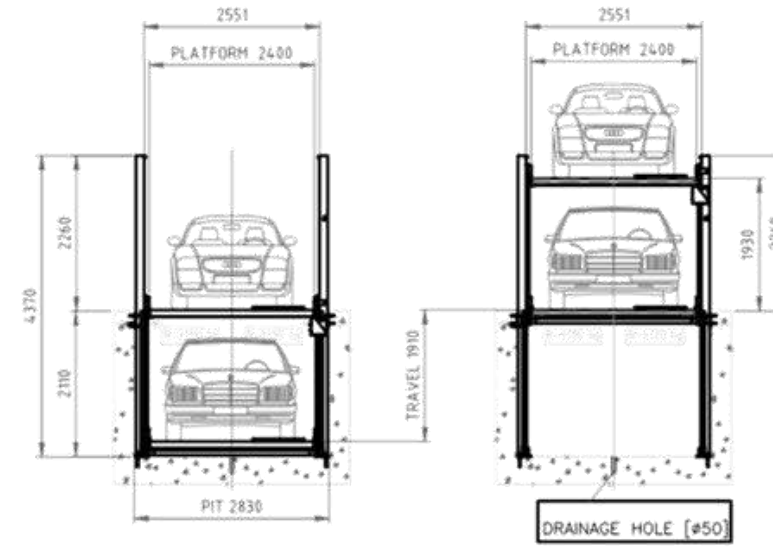
HYDRAULIC UNIT+
CONTROL PANEL
3.0KW 415V THREEPHASES 10A



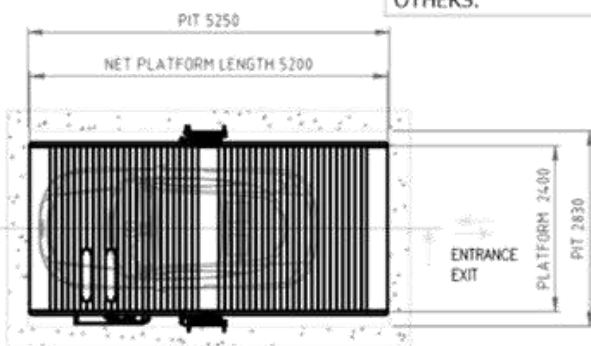
SECTION



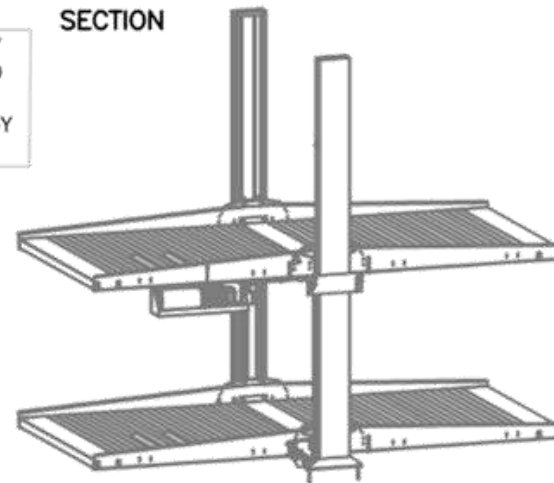
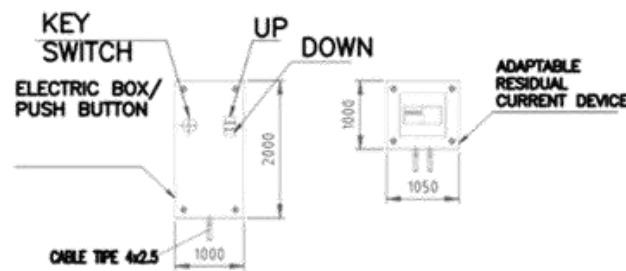
SECTION



PROTECTION BARRIERS AND SAFETY DEVICES WHICH ARE COMPLAINT TO AUSTRALIAN BUILDING CODES AND STANDARDS ARE TO BE PROVIDED BY OTHERS.



PLANT VIEW



PLATFORM WIDTH	PIT WIDTH	CAPACITY: 2 cars 2500 Kg per car 625 Kg per wheel
mm	mm	
2300	2730	
2400	2830	
2500	2930	
2600	3030	

MAX CAPACITY	2500+2500 Kg				
TRAVEL	1910 mm				
STOPS	2				
CYLINDER ROD DIAMETER	ø56				
MAIN POWER	HYDRAULIC				
POWER SUPPLY	415V 3ph 50Hz				
MOTOR POWER	3 kW				
MIN RUNNING PRESSURE	65 bar				
MAX RUNNING PRESSURE	170 bar				
NOMINAL CURRENT	6.4 A				
STARTING CURRENT	35.8 A				
MEAN SPEED	0.03 m/s				
COMMAND TYPE	ON PLATFORM	-			
	AT EACH FLOOR	DEAD MAN			
ELECTRIC LOCK TYPE	-				
MAGNETIC SENSOR TYPE	-				
FLOOR	ENTRIES	DOORS	PUSH BUTTON	ELECTRIC LOCK	MAGNETIC SENSOR
1	1	-	1	-	-

REV	ISSUE DESCRIPTION	BY	CHK	APPR	DATE
A	First Drawing	TW	LWS	LWS	22/06/2016

GENERAL NOTES:
1. DRAWING TAKEN/ALTED FROM MANUFACTURERS ORIGINAL DRAWING - PLEASE CONTACT LEVANTAPARK IF YOU HAVE ANY QUERIES
2. LEVANTAPARK ACCEPTS NO RESPONSIBILITY FOR IMPROPER USE OF THIS DRAWING.



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Fax: 1300 677 643
Email: enquiries@levantapark.com.au
Web: www.levantapark.com.au

DRAWN: TONY WHITE 22/06/2016
CHECK: LWS 22/06/2016
NOT TO SCALE - ORIGINAL A3
AS 1100
THIRD ANGLE PROJECTION
DO NOT SCALE
IF IN DOUBT - ASK



SPACER 25/2

STATUS	DRAWING No.	REV.
FOR APPROVAL	LP-SP2518.24	A

TO: Strathfield Local Planning Panel Meeting - 6 May 2021
REPORT: SLPP – Report No. 2
SUBJECT: DA2019/94/2 - 421 LIVERPOOL ROAD, STRATHFIELD
LOT 1 DP 119223
DA NO. DA2019/94/2

SUMMARY

Proposal: Section 4.55(1A) modification application incorporating reconfiguration of basement levels including extension of the basement footprint, amendments to the floor plans, amendments to the building elevations and materials and removal of Conditions of Consent that cannot be met.

Applicant: Ghazi Al Ali Architect

Owner: Y Abdul-Rahman

Date of lodgement: 21 December 2020

Notification period: 13 to 29 January 2021

Submissions received: Eight (8) submissions including one (1) petition with forty-seven (47) signatories

Assessment officer: M Rivera

Estimated cost of works: \$3,239,133

Zoning: R3 – Medium Density Residential – SLEP 2012
Located in the vicinity of listed items at 416-420 Liverpool Road (opposite the site): Former Leigh College including E Vickery Memorial Hall - school (Item I228) and “Brundah” - Victorian Italianate villa (Item I229).

Heritage:

Flood affected: No

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: **APPROVAL**

EXECUTIVE SUMMARY

On 5 December 2019, the Strathfield Local Planning Panel (SLPP) approved development application DA2019/94. This application was for the demolition of existing structures and construction of a three (3) storey boarding house over two (2) basement levels containing thirteen (13) double rooms, six (6) single rooms and manager’s accommodation, and landscaping works.

The current and subject Section 4.55(1A) modification application was lodged to Council on 21 December 2020 and is seeking approval for changes to the approved boarding house including reconfiguration of basement levels, extension of the basement footprint, amendments to the floor plans, building elevations and materials and the removal of Conditions of Consent that cannot be met.

**DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)**

The subject modification application was publicly notified from 13 to 29 January 2021, in accordance with Strathfield Council's Community Participation Plan (CPP). Eight (8) submissions including one (1) petition with forty-seven (47) signatories were received during this period.

The proposed modification generally achieves compliance with the relevant development standards and controls under the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP), Strathfield Local Environmental 2012 (SLEP 2012) and the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005) and is able to demonstrate sufficient planning merit.

The proposed modification is considered acceptable and supportable, with respect to any potential adverse impacts including those associated with visual privacy, overshadowing, acoustic and traffic.

Accordingly, the application is recommended for approval.

The subject application is referred to the SLPP due to the proposal being defined as a contentious development – i.e. the application has received more than three (3) submissions.

BACKGROUND

5 December 2019	Development application (DA2019/94) was approved by SLPP. The application was seeking approval for the demolition of existing structures and construction of a three (3) storey new generation boarding house over two (2) basement levels containing thirteen (13) double rooms, six (6) single rooms and manager's accommodation, and landscaping works.
21 December 2020	The subject Section 4.55(1A) modification application was lodged to Council.
13 January 2021	The application was publicly notified and advertised for a minimum period of 21 days as per the CPP, with the last date for public submissions being 29 January 2021. Seven (7) submissions and one (1) petition with forty-seven (47) signatories were received during this period.
24 February 2021	A site visit was undertaken by Council.
24 February 2021	A deferral letter was sent to the applicant. The deferral letter advised of several issues identified during preliminary assessment including privacy, lack of justification and detail on changes relating to basement level, ground floor and Level 02, and heritage.
17 March 2021	The applicant provided the following additional information to Council to address the issues raised in the letter: <ul style="list-style-type: none">• Amended plans;• Response letter;• Fire engineer letter;• Structural engineer letter; and• Traffic swept path.

DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 1 in DP 119223 and commonly known as No. 421 Liverpool Road, Strathfield. The site is within the R3 – Medium Density Residential zone, pursuant to the provisions of SLEP 2012. The site is irregular in shape with frontage of 13.6m to Liverpool Road narrowing to a rear boundary length of 10.895m, north-eastern side boundary length of 48.35m and south-western side boundary length of 47.82m. The site is situated on the south-eastern side of Liverpool Road and has a south-east orientation (refer to Figure 1).



Figure 1: Subject site (shown in yellow) and surrounding context.

Construction works for the approved development have commenced (refer to Figures 2 to 5).



Figure 2: View of site from front boundary – towards northern (rear) boundary.

DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)



Figure 3: View of the rear portion of site – towards northern (rear) boundary.



Figure 4: View of eastern boundary of site.

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)



Figure 5: View of eastern boundary of site with adjoining townhouse development at No. 417 Liverpool Road.

DESCRIPTION OF THE PROPOSED MODIFICATION

The proposed modification involves the following elements:

Basement 02 (refer to Figures 6 and 7)

- Basement adjusted north-west wall extended by 5.21m;
- Finished floor level RL lowered by 250mm, from 31.50 to 31.25 due to structural slab thickness and to maintain compliant height clearance;
- Pump room relocated;
- Parking layout re-arranged;
- Rear side of Basement 01 and 02 re-aligned due to structural advice and slab thickness, to maintain compliant height clearance and for waste truck manoeuvring;
- Fire stairs adjusted to comply with Building Code of Australia (BCA); and
- Lift size updated as per lift supplier’s specification.



Figure 6: Basement 02 – as approved.

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)

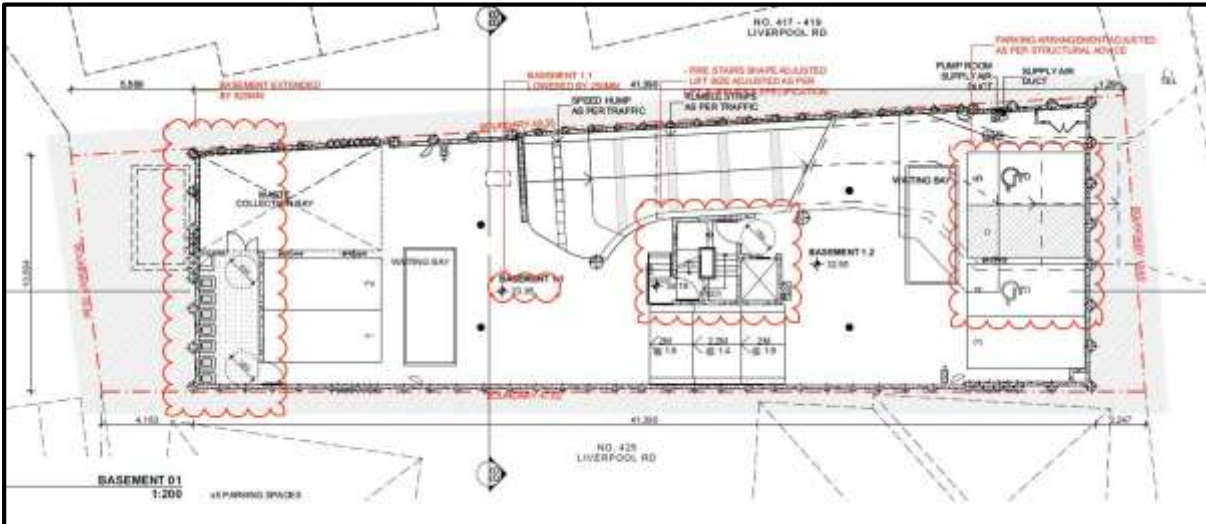


Figure 9: Basement 01 – proposed modification.

Ground Level (refer to Figure 10)

- Entrance modified for accessible access;
- Sliding door for office removed;
- Office layout re-arranged for improved space usage;
- Fire stairs amended to comply with BCA;
- Lift size amended as per lift supplier’s specification;
- Communal laundry updated by removing the door for improved amenity and space flexibility; and
- RL for Unit G02 increased from 37.30 to 37.55 due to slab thickness.
- Ramp adjusted due to structural slab amendments from 4.2m length to 7.7m length;
- Hydrant booster relocated as advised by engineer, covered with louvre door; and
- Updated timber fence at North East elevation to masonry fence as per fire engineer's recommendation. Masonry fence height to be at the same height as glazed doors for Units G02, G03, G04.

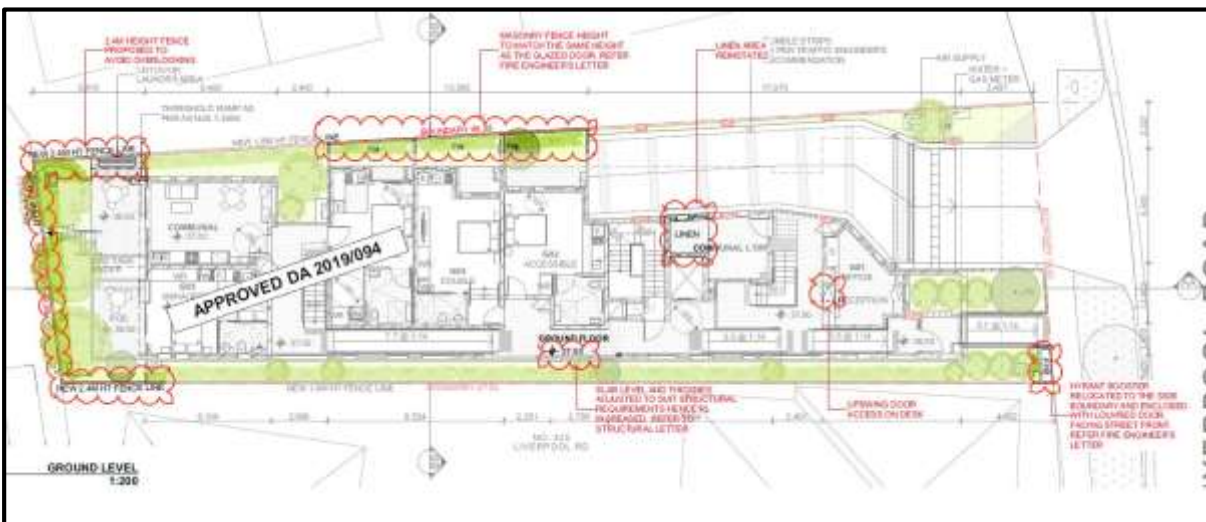


Figure 10: Ground Floor – proposed modification.

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)

Level 02 (refer to Figure 11)

- Parapet extended for ease of construction but to remain as non-trafficable area.

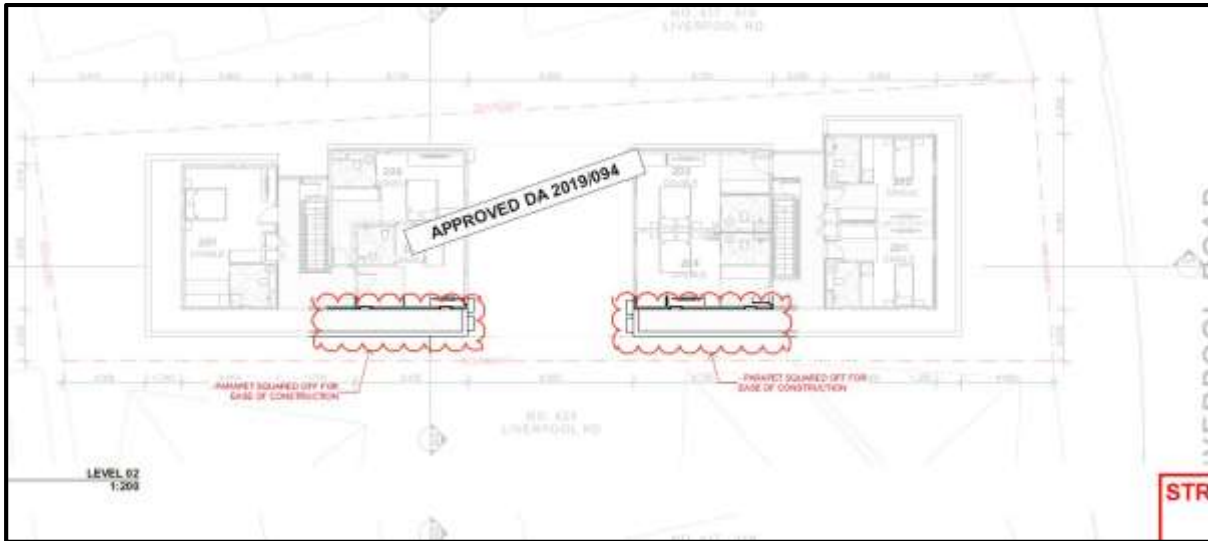


Figure 11: Level 02 – proposed modification.

East Elevation (refer to Figure 12)

- Entrance updated for accessible access; and
- Hydrant booster relocated as advised by fire engineer, covered with louvre door.

North East Elevation (refer to Figure 13)

- All louvres and panels on windows are removed and will be using obscure glass/or similar for better amenity and privacy.

South West Elevation (refer to Figure 14)

- All louvres and panels on windows are removed and will be using obscure glass/or similar for better amenity and privacy;
- Closed off parapet on Level 02 for ease of construction; and
- Brick balustrade adjusted to steel railing.

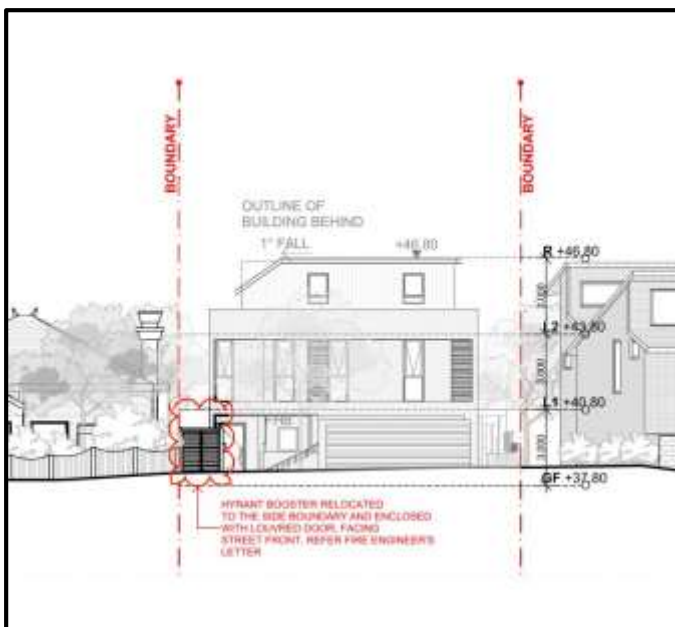


Figure 12: East Elevation – proposed modification.

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)

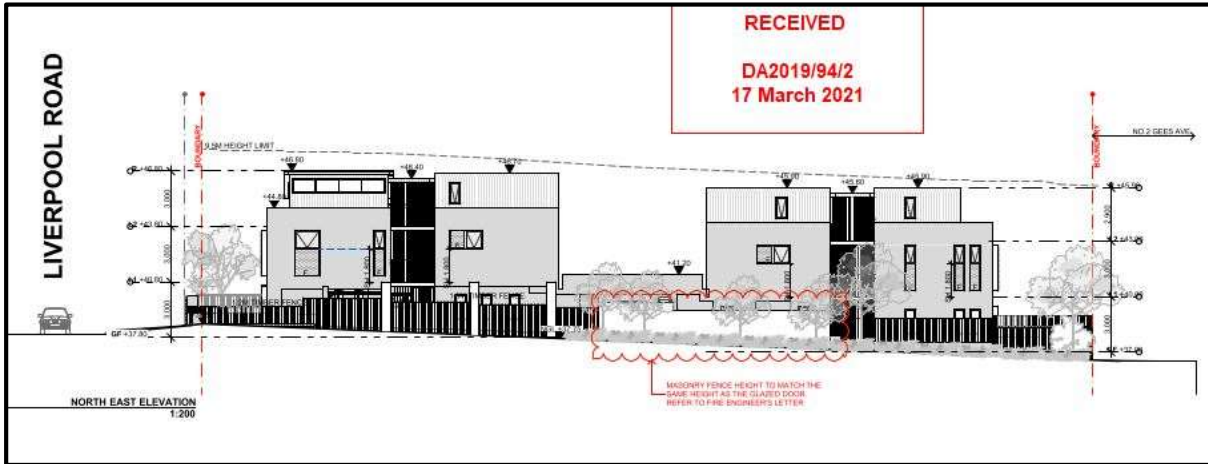


Figure 13: North East Elevation – proposed modification.

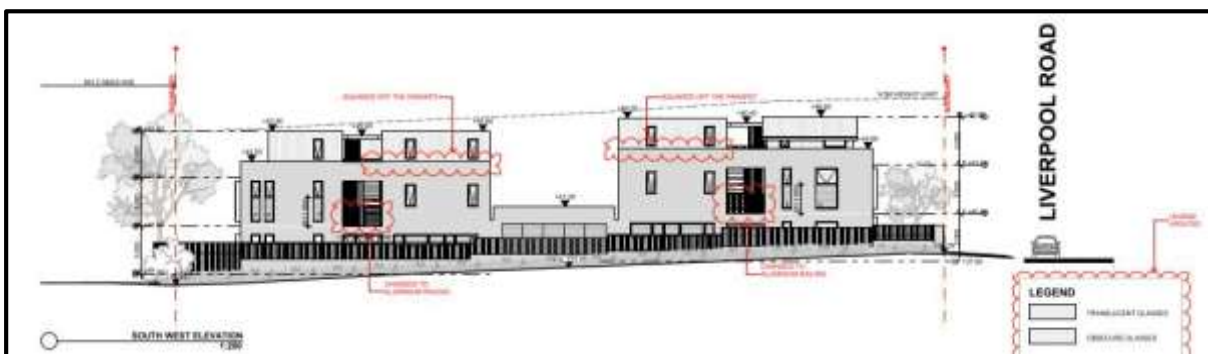


Figure 14: South West Elevation – proposed modification.

Gross floor area (GFA) and floor space ratio (FSR) increased as per below:

	Approved development	Proposed modification
GFA	644.12m ²	653.07m ²
FSR	1.08:1	1.1:1

It is noted that the proposed modification results in compliance with the maximum FSR provision under the ARH SEPP (see below).

Deep soil landscaped area in rear portion of the site reduced as per below:

	Approved development	Proposed modification
Deep soil landscaped area in the rear portion of the site	31.8m ²	20.7m ²

It is noted that the same number of trees in the rear portion (as approved) can be accommodated by the proposed modification. The amount of private open space off the communal living room also remains unchanged. Therefore, the level of amenity for future occupants in relation to the proposed modification is considered similar to the approved development.

Changes to consent conditions

- Deletion of Condition 2D:

Condition 2D states:

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)

2D. THE LEVEL OF THE COMMUNAL OPEN SPACE DECK (SC)

The communal open space decked area in the rear setbacks is to be at ground level.

(Reason: Is to stop overlooking of the rear boundary fence.)

Condition 2D in the current consent could not be achieved due to accessibility issue and site restraint which will affect the landscape and amenity of communal room. It is proposed that condition from the consent is removed. In order to maintain privacy for neighbouring properties, it is proposed that 2.4m high perimeter fencing surrounding the rear courtyard is installed.

It is noted that the proposed modification does not involve any changes to the number of boarding rooms and their layouts, the number of car/motorbike/bicycle spaces, location of the driveway and vehicular access, the general location of communal spaces (internal and external), and the predominant façade treatments of the approved boarding house development.

SECTION 4.55(1A) OF THE EP&A ACT 1979

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* states as follows:

“4.55 Modifications of consents – generally

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) it has notified the application in accordance with:

 - (i) the regulations, if the regulations so require, or*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and**
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Subsections (1), (2) and (5) do not apply to such a modification.”

As regards subclause ‘a’, it is considered that the modification(s) sought as part of this application are of minimal environmental impact in terms of amenity impacts to neighbouring development and visual impacts to the streetscape.

As regards subclause ‘b’, Council is satisfied that the development to which the consent as modified relates is substantially the same development for which consent was originally granted and before that consent as originally granted was modified (if at all).

DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)

In answering this threshold question, a comparative analysis of the approved development as modified has been undertaken. In this regard, the proposed use does not change; the external building appearance in terms of bulk and scale as viewed from the adjoining properties and public domain is not altered in a significant or readily discernible manner; and amenity impacts to neighbouring development in terms of privacy, views, solar access and overshadowing are essentially the same as that of the approved development. Accordingly, the development as modified is considered to satisfy the 'substantially the same' test in that it will result in essentially and materially the same development as that originally approved.

As regards subclause 'c', the application was notified in accordance with the CPP and eight (8) submissions including one (1) petition with forty-seven (47) signatories was received.

Clause 4.55(3) of the *Environmental Planning and Assessment 1979* states the following:

In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

The reasons for granting consent for the approved development were as follows:

"All likely impacts are considered satisfactory.

The proposed development, subject to recommended conditions of consent is considered suitable to the site.

With regard to the wider public interest, the proposed development would facilitate the delivery of new diverse and affordable housing in a location that is accessible to public transport.

With regard to the sectionalized public interest, the impacts associated with the proposed development on neighbouring properties are acceptable. Suitable conditions are recommended to minimise impacts on adjoining and surround land during the construction period and post construction.

The proposal development (as amended) is considered to be compatible with the character of the local area.

As such, the proposal is considered to be in the public interest."

Considering the nature of the proposed modification, the above reasons for granting consent apply. The proposed modification retains the approved land use as a boarding house development. The nature and extent of works proposed ensure that the modification reflects similar compliance as the approved development, with regard to the relevant planning provisions and considerations, including those under the ARH SEPP, SLEP 2012 and SCDCP 2005. Essentially, the proposed modification retains a near identical design as the approved built form and as such, is similar in terms of its response to the site's constraints and context and the generation of potential environmental and social impacts. Most of the elements proposed to change are appropriately justified and necessitated by specific structural/fire engineer requirements, BCA requirements and/or allow for improved vehicular/pedestrian access, connectivity between spaces and amenity for future occupants. The proposed modification remains consistent and compatible with the other newer built forms along Liverpool Road and immediate locality and is considered an appropriate and acceptable planning outcome.

REFERRALS

DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)

INTERNAL REFERRALS

Building Surveyor Comments

Council's Building Surveyor confirmed no objections to the proposal and no further amendments to the current conditions are required.

Environmental Health Officer Comments

Council's Environmental Health Officer offered no objections to the proposal.

Heritage Advisor Comments

Council's Heritage Advisor provided the following commentary:

"The major change to the approved plans in terms of heritage, is the treatment at street level of an enclosed hydrant booster. This enclosure will be highly visible from the public domain and seems to be designed as a fence. This enclosure needs to be redesigned so that it is below and behind the approved fence line or relocated to the side of the property so that it is not visible from the public domain.

This is consistent with Part P – Section 3 Objective 3.1 A. To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.

I have no objections to this proposal if the hydrant booster (including its enclosure), is not seen from the Public Domain and the fence as approved is reinstated."

An amended design of the proposed modification ensures that fire hydrant booster is tucked to the side instead of the originally proposed centralized location. This will assist in minimizing visual impact. Due to Fire Engineer recommendations and requirements from NSW Fire and Rescue it is necessary that the booster is located within the front setback. Accordingly, the amended location is considered adequate. It is further noted that the heritage items near the site are across the road, separated by Liverpool Road. The booster itself is a minor element compared to the development and its presentation to Liverpool Road. Therefore, the heritage items and their visual importance are not likely be significantly affected by the presence of the hydrant booster.

Traffic Manager Comments

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

EXTERNAL REFERRALS

NSW Transport for NSW (TfNSW)

The application was referred to TfNSW for comment given that the application is defined as Traffic Generating Development. The following comments were received:

"TfNSW has reviewed the modification and notes the proposed alterations pertains to works wholly within the site. As such, TfNSW raises no objections to the proposed modification subject to the previous TfNSW requirements listed in TfNSW response dated 10 July 2019 (Attachment A) remaining applicable and unchanged³. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001.

DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@rms.nsw.gov.au

Accordingly, the relevant conditions of consent relating to the concurrence from NSW Roads and Maritime Services remain applicable and is recommended to remain unchanged.

SECTION 4.15 CONSIDERATIONS – EP&A Act 1979

The application has been assessed pursuant to the heads of consideration of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the relevant matters described in sub-section (1)(a), (b), (c), (d) and (e) of Section 4.15 have been considered within this report.

The following Environmental Planning Instruments (EPI's) and development control plans (DCP's) are applicable to the assessment of the subject application:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP);
- Strathfield Local Environmental Plan 2012 (SLEP 2012); and
- Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

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

A BASIX Certificate was submitted as part of the approved development application which indicates that the proposal meets the required reduction targets. Any BASIX Certificate conditions as imposed in the original consent will remain unchanged to ensure future compliance with these targets.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

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

A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations. The proposed modification ensures the approved land use as a boarding house development remains unchanged. Therefore, the objectives outlined within SEPP 55 are considered to be satisfied.

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

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation). The intent of this SEPP is consistent with the objectives of the repealed clause where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)

The proposed modification does not involve any changes to the approved removal of vegetation. Therefore, the relevant provisions under this SEPP have been satisfied by the proposed modification.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

The State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) was introduced in 2009 to help increase the amount and diversity of affordable housing in NSW and to incentivise affordable housing developments led by government and non-government developers. Such development includes in-fill affordable housing, secondary dwellings and boarding houses. Part 2, Division 3 of the ARH SEPP contains certain provisions for boarding houses. The proposed development was lodged under Part 2, Division 3. Accordingly, an assessment of the development against these provisions is presented in the table below.

Clause	Standard/Control	Proposed	Compliance
26 Land to which Division 3 applies	<p>This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones –</p> <p>(a) Zone R1 General Residential, (b) Zone R2 Low Density Residential, (c) Zone R3 Medium Density Residential, (d) Zone R4 High Density Residential, (e) Zone B1 Neighbourhood Centre, (f) Zone B2 Local Centre, (g) Zone B4 Mixed Use.</p>	The site is located in the R3 – Medium Density Residential zone.	Yes.
29(1)(a) Floor space ratio (FSR)	<p>A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than –</p> <p>(c) if the development is on land <u>within a zone in which residential flat buildings are permitted</u> and the land <u>does not contain a heritage item</u> that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor</p>	The proposal provides a FSR of 1.10:1 (653.07m ²).	Yes.

DA2019/94/2 - 421 Liverpool Road, Strathfield
 Lot 1 DP 119223 (Cont'd)

Clause	Standard/Control	Proposed	Compliance
	<p>space ratio for any form of residential accommodation permitted on the land, plus 0.5:1.</p> <p>Under SLEP 2012: Max 0.65:1 + 0.5:1 uplift</p> <p>= Max 1.15:1 (683.445m²)</p>		
29(2)(a) Building height	<p>The building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land.</p> <p>Under SLEP 2012: Max 9.5m</p>	Unchanged from approved development.	Yes.
29(2)(b) Landscaping to front	The landscape treatment of the front setback area is compatible with the streetscape in which the building is located.	The landscape treatments remains largely unchanged from the approved development except for the inclusion of the hydrant booster. The proposed change to the front setback is considered minor and acceptable.	Yes.
29(2)(c) Sunlight	Where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of three (3) hours direct sunlight between 9am and 3pm in mid-winter.	Unchanged from approved development.	Yes.
29(2)(d) Private open space	<p>At least the following private open space areas are provided (other than the front setback area)—</p> <p>(i) one (1) area of at least 20m² with a minimum dimension of 3m is provided for the use of the lodgers,</p> <p>(ii) if accommodation is provided on site for a boarding house manager—</p>	Unchanged from approved development. As mentioned above, only the deep soil landscaped area is reduced due to the proposed basement extension. The amount of private open space remains unchanged from the approved development. Therefore, the level of amenity for	Yes.

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Clause	Standard/Control	Proposed	Compliance
	one (1) area of at least 8m ² with a minimum dimension of 2.5m is provided adjacent to that accommodation.	future occupants in relation to the proposed modification is considered similar to the approved development.	
29(2)(e)(iia) Parking	<p>(iia) In the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site.</p> <p>19 boarding rooms + boarding house manager = 10 parking spaces required</p>	Unchanged from approved development.	Yes.
29(2)(f) Accommodation size	<p>if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—</p> <p>12m² for single lodger; and 16m² for doubles.</p>	Unchanged from approved development.	Yes.
30(a) Communal living room	If a boarding house has 5 or more boarding rooms, at least one communal living room will be provided.	Unchanged from approved development.	Yes.
30(b) Maximum room size	No boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m ² .	Unchanged from approved development.	Yes.
30(c) Occupancy	No boarding room will be occupied by more than two (2) adult lodgers.	Unchanged from approved development.	Yes.
30(d) Internal amenities	Adequate bathroom and kitchen facilities to be provided.	Unchanged from approved development.	Yes.
30(e) Boarding house	If the boarding house has capacity to accommodate	Unchanged from approved development.	Yes.

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Clause	Standard/Control	Proposed	Compliance
manager	20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager.		
30(h) Motorcycle and bicycle parking	At least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms. 20 boarding rooms = 4 bicycle spaces required = 4 motorcycle spaces required	Unchanged from approved development.	Yes.

Clause 30A – Character of local area

Clause 30A of the ARH SEPP stipulates that:

“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 proposed modification involves minor changes to the approved boarding house development. Any external changes will result in a relatively similar built form and presentation to Liverpool Road. The most notable elements included in the proposed modification relate to the basement level and rear portion of the development – to which, will not be visible within the streetscape and will ensure the overall scheme maintains appropriately compatibility with the site’s location, context and relationship to the immediate vicinity.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012 (SLEP 2012)

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

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

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and restricting incompatible development

Comments: The approved development as modified by this current Section 4.55(1A) modification application is consistent with the general aims of SLEP 2012.

Permissibility

No change is proposed to the approved use of the site for the purpose of a boarding house.

Zone Objectives

An assessment of the proposed modification against the objectives of the R3 – Medium Density Residential zone is included below:

Objectives	Complies
➤ <i>To provide for the housing needs of the community within a medium density residential environment.</i>	Yes
➤ <i>To provide a variety of housing types within a medium density residential environment.</i>	Yes
➤ <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	Yes

Comments: The modification(s) sought as part of this application are consistent with the objectives of the R3 – Medium Density Residential zone.

Part 4: Principal development standards

An assessment of the proposed modification against the relevant provisions contained within Part 4 of the SLEP 2012 is provided below. It is noted that the proposed modification involves no changes to the roof area of the approved boarding house. As such, the building height, as approved, remains unchanged.

Clause 4.3 Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	<i>Height of building</i>	Max 9.5m	Unchanged from approved development.	Yes

	Objectives	Complies
(a)	<i>To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area</i>	No
(b)	<i>To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area</i>	Yes
(c)	<i>To achieve a diversity of small and large development options.</i>	Yes

Comments: The proposed modification involves no changes to the above ground height of of the approved development. As such, the building height, as approved, remains unchanged.

Clause 4.4 Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	<i>Floor space ratio (FSR)</i>	0.65:1 + 0.5:1 uplift as per ARH SEPP Max 1.15:1 (683.445m ²)	1.10:1 (653.07m ²)	Yes

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	Objectives	Complies
(a)	<i>To ensure that dwellings are in keeping with the built form character of the local area</i>	No
(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
(e)	<i>In relation to Strathfield Town Centre:</i> <i>i. to encourage consolidation and a sustainable integrated land use and transport development around key public transport infrastructure, and</i> <i>ii. to provide space for the strategic implementation of economic, social and cultural goals that create an active, lively and people-oriented development</i>	N/A
(f)	<i>In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor</i>	N/A

Comments: The proposed development comprises a FSR that complies with maximum FSR prescribed under Clause 4.4. Accordingly, its bulk and massing are considered consistent with the bulk and scale of development within the locality, and are acceptable.

Part 5: Miscellaneous Provisions

None of the provisions contained within Part 5 of the SLEP 2012 are triggered by the proposed modification.

Part 6: Local Provisions

An assessment of the proposed modification against the relevant provisions of this part is as follows.

6.1 Acid sulfate soils

This has been addressed as per the approved development. The proposed modification involves no changes to the proposed excavation works and therefore, is not required to be accompanied by an Acid Sulfate Soils Management Plan and has satisfied the requirements of Clause 6.1 of the SLEP 2012.

6.2 Earthworks

This has been addressed as per the approved development. The proposed modification involves additional earthworks to facilitate the reduced finished floor levels of the basement levels. The additional proposed excavation works are not considered excessive. Therefore, the proposed modification has satisfied the requirements of Clause 6.2 of the SLEP 2012.

6.4 Essential services

This has been addressed as per the approved development. The proposed modification involves no changes to the proposed construction works and therefore, has satisfied the requirements of Clause 6.4 of the SLEP 2012.

4.15(1)(a)(ii) any draft environmental planning instruments

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

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4.15(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.

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (SCDCP 2005)

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

PART Q – URBAN DESIGN CONTROLS

2.4: Building Envelope

2.4.1	Objectives	Satisfactory
A.	<i>To ensure the scale and bulk of future development is compatible with site conditions, surrounding development and the existing and desired future character of the streetscape and locality.</i>	Yes
2.4.2	Development Controls	Complies
1.	<i>The bulk and scale of any development must reflect the existing and future character of the existing street and surrounding locality.</i>	Yes
2.	<i>The bulk and scale of any development must be compatible with the amenity of the immediately and surrounding locality.</i>	Yes
3.	<i>Buildings must not be designed to be outside the building envelope even if they do not achieve 100% of the permissible Gross Floor Area (GFA) or maximum height permitted.</i>	Yes

Comments: The proposed modification results in an appropriately massed and scaled built form that is similar to the approved development. The proposed modification achieves full compliance with the relevant building height and FSR provisions under the ARH SEPP.

2.5: Building Massing and Scale

2.5.1	Objectives	Satisfactory
A.	<i>To ensure buildings are compatible in form relative to the spatial characteristics of the local area.</i>	Yes
B.	<i>To ensure building mass and form reinforces, complements and enhances the visual character of the street.</i>	Yes
C.	<i>To ensure the building height and mass preserves and enhances the Public Domain, neighbourhood amenity, and site characteristics.</i>	Yes
D.	<i>To ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surrounding or nearby development.</i>	Yes
2.5.2	Development Controls	Complies
1.	<i>Buildings must be of a height that responds to the topography and shape of the site.</i>	Yes
2.	<i>Buildings, or their individual elements, must be appropriately scaled to reinforce the surrounding character</i>	Yes
3.	<i>Building heights are to be reduced and setbacks increased to provided appropriate transitions to heritage buildings and places or sensitive uses such as public recreation areas and schools.</i>	N/A
4.	<i>The proportion and massing of buildings must relate favourably to the form, proportions and massing of existing and proposed building patterns in the street.</i>	Yes

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5.	<i>Building height and mass must not result in loss of amenity to adjacent properties, open space or the Public Domain.</i>	Yes
6.	<i>The form and massing of buildings must provide a transition between adjoining land use zones and building types.</i>	Yes
7.	<i>Building form and massing must support individual and communal entries.</i>	Yes

Comments: As mentioned above, the proposed modification is compliant with the relevant controls and provisions relating to mass and scale. The increased encroachment of the basement level to the northern boundary is considered an acceptable outcome given that this encroachment will be contained below the approved communal decking and will facilitate sufficient areas for appropriate landscaping treatments to balance the overall scheme.

3.1: Accessibility and connectivity

3.1.1	Objectives	Satisfactory
A.	<i>To improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.</i>	Yes
B.	<i>To encourage pedestrian through-site links that are designed to promote safety and amenity</i>	Yes
3.1.2	Development Controls	Complies
1.	<i>Pedestrian links must be provided where possible through large development sites to improve connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools. Where Council considers it appropriate to have through site links, it will consider the public benefit that is derived from this in terms of potential loss of development potential.</i>	Yes
2.	<i>Through-site links must be arranged on the site to enable casual surveillance from buildings on the site and from the street or Public Domain. Through-site links are to be landscaped appropriately and include provision for appropriate lighting.</i>	Yes
3.	<i>Public, communal and private areas must be clearly delineated within the site.</i>	Yes
4.	<i>Pedestrian and cycle links must be provided on sites adjacent to waterways to improve accessibility to these natural systems.</i>	Yes
5.	<i>Existing through-site pedestrian links are to be retained by all types of development, except where alternative access can be provided to Council's satisfaction.</i>	Yes

Comments: The proposed modification will result in improved vehicular and pedestrian access and connectivity across the entire approved development.

3.2: Building entries

3.2.1	Objectives	Satisfactory
A.	<i>To create street entrances with a strong identity that provide a transition from the street to residential interiors.</i>	Yes
B.	<i>To ensure car park entries do not detract from the street.</i>	Yes
3.2.2	Development Controls	Complies
1.	<i>Legible entry/lobby areas accessed from a public street are to be provided to encourage surveillance and activation of the Public Domain, thereby increasing safety.</i>	Yes
2.	<i>Strong visual and physical connections must be provided between the street and lobby spaces. Entries and foyers must be designed to be comfortable, sheltered, safe, convenient and visible at all times of day and night.</i>	Yes
3.	<i>Car park entrances and crossovers are not permitted unless there is no alternative in retail and commercial areas. Entrances must be located off streets that have a predominantly service role, and these streets should be upgraded as necessary to cater for this role.</i>	N/A
4.	<i>Pedestrian access must be incorporated with car park entrances to reduce the visual</i>	Yes

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impact of the car park entrance. Car park entrances must be carefully designed to avoid unattractive or extensive gaps in street frontages.

5.	<i>New commercial and industrial buildings must be designed so that entry points and client service areas are easily identified from the street and are clearly linked to car parking areas and pedestrian paths.</i>	N/A
6.	<i>Where a dwelling house does not face the street, it must have a recognisable entry and a sense of address.</i>	N/A

Comments: The proposed modification comprises clearly defined pedestrian and vehicular access.

3.3: Visual and Acoustic Privacy

3.3.1	Objectives	Satisfactory
A.	<i>To ensure that development does not cause unreasonable overlooking of habitable rooms and principal private open spaces of dwellings.</i>	Yes
B.	<i>To ensure that visual privacy is provided both within a development and between a development and its neighbours.</i>	Yes
C.	<i>To ensure that the siting and design of development minimises the impacts of noise transmission between properties.</i>	Yes
3.3.2	Development Controls	Complies
1.	<i>New development must ensure adequate visual and acoustic privacy levels for neighbours and residents</i>	Yes
2.	<i>Development must be located, oriented and designed to maximise visual and acoustic privacy between buildings.</i>	Yes
3.	<i>The internal layout of buildings must be designed to minimise overlooking of living areas, private open spaces and adjoining school yards.</i>	Yes
4.	<i>Building elements such as balconies and decks must be designed to minimise overlooking of living areas, private open spaces of adjoining dwellings and adjoining school yards</i>	Yes
5.	<i>The windows of dwellings must be located so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas.</i>	Yes
6.	<i>Building design elements shall be used to increase visual and acoustic privacy such as recessed balconies and/or vertical fins between adjacent balconies, oblique windows, fencing, vegetation and louvres and pergolas which limit overlooking of lower dwellings, private open space and adjoining school yards (refer Figure 10).</i>	Yes
7.	<i>The internal layout of buildings including windows must be designed so as to reduce the effects of noise transmission. For example, dwellings with common party walls should locate noise generating rooms such as living rooms adjacent the noise generating rooms of other dwellings</i>	Yes
8.	<i>Appropriate building materials shall be used to provide acoustic privacy.</i>	Yes

Comments: The proposed modification may result in potential adverse privacy impacts by removing Condition 2D, which requires the communal open space decked area in the rear setback to be at natural ground level.

The applicant provided the following explanation to justify the deletion of Condition 2D:

“The request to remove Condition 2D is with the expert recommendation and an annotation from Access Specialist Access Link, Consulting recommendation. This justifies the level difference from the natural ground level of the landscaped area on the rear of the site is RL36.41 to the finished floor level is RL37.03 the difference is 620mm to resolve the required change in level. The privacy issue has been mitigated by increasing the rear fence

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to 2400mm which will screen the area sufficiently seen in Drawing Ground Floor A-1202 refer to image below.”

On balance, the deletion of this condition is considered acceptable and reasonable given that it facilitates appropriate access and connectivity between the communal area and manager's room and the decked areas. In order to minimise overlooking from these spaces it is proposed that Condition 2D is modified such that the 2.4m fencing proposed as part of the modification is installed and wholly contained within the site and not as perimeter/boundary fencing. This ensures the structures are not regarded as boundary fencing to which the NSW *Dividing Fences Act 1991* would apply.

The proposed changes to the windows along the side elevation to delete louvres and replace these with obscured glazing is considered a reasonable change as it replaces the approved privacy treatment with a different form of privacy treatment. It is considered that the relative privacy outcomes achieved with the obscured glazing will be similar to the approved louvres.

The squaring of the parapet will extend the non-trafficable area to which Condition 2B refers to is considered acceptable and will not result in privacy impacts. The applicant provided the following justification:

“The South West Elevation Drawing A-1302 demonstrates how the parapet has been made flush with the façade for a more desirable rationalized aesthetic. As it is now flush with the building achieving a better design outcome in terms of enhancing linear visual harmony with the alteration which has streamlined the overall buildings design and composition visual alignment, achieving a better aesthetic and design outcome.”

To ensure all areas behind the parapets remain non-trafficable, it is recommended that Condition 2B is retained.

3.9: Landscaping

3.9.1	Objectives	Satisfactory
A.	<i>To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings</i>	Yes
B.	<i>To ensure developments make an equitable contribution to the landscape setting of the locality</i>	Yes
C.	<i>To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade</i>	Yes
3.9.2	Development Controls	Complies
.1	<i>The design, quantity and quality of open space must respond to the character of the street and surrounding area and contribute to the garden character of Strathfield.</i>	Yes
.2	<i>Existing trees within the front setback shall be retained. Front setback areas must contain at least two (2) canopy trees adjacent the front boundary and comprise at least 50% of the setback is to be for deep soil planting.</i> Front setback landscaped area is mostly unchanged from approved development. 31.7m² over 105.1m² = 30%	No
.3	<i>Existing trees on Council's Road Reserve area must be retained and protected. New driveway locations that necessitate removal of a Council street tree will not be supported.</i>	Yes
.4	<i>In higher density areas the provision of adequate private open space and landscaped areas must maximise residential amenity. Site works must be minimised to protect natural features.</i>	Yes
.5	<i>Landscaping must be designed to protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.</i>	Yes

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.6	Where the landscape pattern in the prevailing streetscape and surrounding locality is desirable, this must be retained.	Yes
.7	In areas adjacent to native habitat, the design of development must be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna	Yes
.8	In relation to conservation and energy efficiency, plant species must be retained, selected and planted to achieve: - shaded buildings in summer; - reduced glare from hard surfaces; - sunlight access into living rooms in cooler months; - cooling air currents channelled into the dwelling in summer; and - windbreaks where desirable.	Yes
.9	Natural features on the site, such as trees, rock outcrops, cliffs, ledges, indigenous species and vegetation communities must be retained and incorporated into the design of development.	Yes
.10	Landscaping must enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions shall be used to create a screening effect for visually obtrusive land uses or building elements	Yes
.11	Trees must be planted at the front and rear of properties to encourage tree canopy, to soften the built environment and to encourage the continuity of the landscape pattern	Yes
.12	Landscaping is to be designed so as to minimise overlooking between properties.	Yes
.13	The amount of hard surface area shall be minimised to reduce run-off. Run-off from hard surfaces is to be directed to permeable surfaces such as garden beds.	Yes

Comments: The proposed modification fails to achieve compliance with the minimum front landscaped area requirement. It is noted that the approved development also fails to comply with this requirement. The proposed modification has a similar front setback to the approved development with the exception of the inclusion of the hydrant booster in the front setback. Given that the approved development requires this booster – the slight reduction in landscaping is considered an acceptable and supportable outcome.

3.10: Private and Communal Open Space

3.10.1	Objectives	Satisfactory
A.	To ensure that private open space is designed to provide residents with quality usable private outdoor living areas for recreational and outdoor activities.	Yes
B.	To ensure that private open space is designed for privacy, solar access, and is well integrated with living areas.	Yes
C.	To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting	Yes
3.10.2	Development Controls	Complies
.1.	Private open space must be: - Provided for all dwellings (with the exception of secondary dwellings, which are able to share the private open space of the principal dwelling). Open space within the front setback does not constitute private open space. - Directly accessible from the living area of the dwelling and capable of serving as an extension of the dwelling for relaxation, entertainment and recreation. Designed to ensure visual and acoustic privacy of the occupants of adjacent buildings and within the proposed development. - Located so as to maximise solar access. - Designed to focus on the quality of the space in terms of its outlook, orientation, relationship to the dwelling, size and shape and its enclosure and landscape treatment.	Yes
.2.	Communal open space must be: - Located where it is highly visible and directly accessible to the maximum number of dwellings. - Designed with an integral role in the site and include uses such as circulation, BBQ or play areas, and areas of passive amenity, but excludes swimming pools. - Integrated with the deep soil zone to provide a landscaped setting with opportunities for large and medium size tree planting - Located adjacent to surrounding public open spaces such as reserves and public through	Yes

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site links where appropriate.

Comments: The proposed modification achieves compliance with the above requirements.

4.1: Car Parking and Vehicular Access

4.1.1 Objectives	Satisfactory
A. Vehicular access points are to be minimised and should not break the continuity of the streetscape. Landscaping should be used to minimise the visual intrusion of vehicular access points.	Yes
B. Garages and parking structures are not to dominate the building facade and front setback	Yes
C. To ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact.	Yes
4.1.2 Development Controls	Complies
.1. Vehicle access points and parking areas must: - be easily accessible and recognisable to motorists; - not disrupt pedestrian flow and safety; - be located to minimise traffic hazards and the potential for vehicles to queue on public roads; and - minimise the loss of on street car parking, and to minimise the number of access points.	Yes
.2. Car parking and service/delivery areas must be located so that they do not visually dominate either the development or the Public Domain surrounding the development.	Yes
.3. For mixed-use development: – loading/manoeuvring areas must be located within buildings or screened from adjacent residential uses; and – residential non-residential car parking spaces must be physically separated.	N/A
.4. For industrial development: – loading docks must be designed to allow heavy vehicles to enter and leave the site in a forward direction, without interfering with visitor and employee parking; – adequate and suitable on-site receiving areas and parking for trucks and large vehicles must be provided to prevent queuing or off-site parking of such vehicles; – materials for kerbs, gutters, footpaths, walkways and driveways must be selected to resist damage by large vehicles or frequent use; and – a traffic management plan must be prepared detailing all transport options for the development, including type of transport used, size of trucks and frequency.	N/A
.5. Development on corner sites may be required to accommodate a splay corner to facilitate improved traffic conditions. This matter should be identified at the initial design stage in consultation with Council's development assessment officers.	N/A
.6. Where properties have access to a rear lane or secondary street frontage, parking and servicing access shall be provided from the secondary street/lane.	N/A
.7. Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.	Yes
.8. Car parking areas and vehicle access ways shall be landscaped to integrate sympathetically with the development and the landscape character of the locality.	Yes
.9. The area between property boundaries and driveways, access ways and parking spaces must be of sufficient width to enable landscaping and screen planting.	Yes
.10. All parking provision must be designed and sited to respond to and respect the prevailing streetscape. The visual impact of parking within the front setback is to be minimised.	Yes
.11. The width and number of footpath crossings shall be minimised	Yes

Comments: The proposed development demonstrates compliance with the above requirements.

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

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

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4.15 (1)(a)(iv) matters prescribed by the regulations

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

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

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

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

Overall, the proposed modification has been considered with respect to adjoining properties to minimise adverse impacts to adjoining neighbours and achieve the same appropriate level of streetscape compatibility as the approved development. Any potential and likely impacts have been addressed elsewhere in this report, or are considered to be satisfactory, and thus, do not warrant further consideration.

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

The approved development as modified by the current section 4.55(1A) application does not alter the suitability of the development to the site. The modification(s) sought as part of this application involve minimal environmental impact and will result in substantially the same development for which consent was originally granted.

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

The application was publicly notified in accordance with the CPP from 13 to 29 January 2021. A total of seven (7) submissions and one (1) petition with forty-seven (47) signatories was received. The submissions were received from the following properties:

- 2/417-419 Liverpool Road, Strathfield
- 3/417-419 Liverpool Road, Strathfield
- 4/417-419 Liverpool Road, Strathfield
- 5/417-419 Liverpool Road, Strathfield
- 6/417-419 Liverpool Road, Strathfield
- 3/423 Liverpool Road, Strathfield – two (2) submissions

A single petition signed by person/s declared from the following properties:

- 8 Cross Street, Strathfield
- 10 Cross Street, Strathfield – two (2) signatories
- 12 Cross Street, Strathfield – two (2) signatories
- 14 Cross Street, Strathfield
- 15 Cross Street, Strathfield
- 17 Cross Street, Strathfield
- 18 Cross Street, Strathfield
- 19 Cross Street, Strathfield
- 20 Cross Street, Strathfield – two (2) signatories

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- 22 Cross Street, Strathfield
- 25 Cross Street, Strathfield
- 27 Cross Street, Strathfield – three (3) signatories
- 1 Gees Avenue, Strathfield – three (3) signatories
- 37 Cross Street, Strathfield
- 32 Cross Street, Strathfield
- 13 Cross Street, Strathfield
- 29 Cross Street, Strathfield
- 31 Cross Street, Strathfield
- 35 Cross Street, Strathfield – two (2) signatories
- 18 High Street, Strathfield – two (2) signatories
- 20 High Street, Strathfield – two (2) signatories
- 6/415 Liverpool Road, Strathfield
- 7/415 Liverpool Road, Strathfield
- 423 Liverpool Road, Strathfield – three (3) signatories
- 3/423 Liverpool Road, Strathfield – two (2) signatories
- 3/417-419 Liverpool Road, Strathfield
- 5/417-419 Liverpool Road, Strathfield – two (2) signatories
- 2/423A Liverpool Road, Strathfield – three (3) signatories

A table listing the issues and concerns raised in the submissions and petition, and the responses to these is contained below:

Issue / Concern	Response
Boarding house will affect integrity of the suburb. A boarding house is not something the community of Strathfield stands for. Problem with original approval of boarding house with pub and liqueur shop nearby.	The proposed modification does not involve any changes to the approved boarding house land use.
Additional residents will require additional parking.	The proposed modification does not involve changes to the number of boarding rooms nor the parking spaces as approved by SLPP in December 2019.
Safety of families and kids in community.	The proposed modification does not involve any changes to the approved boarding house land use.
Noise impacts.	The proposed modification does not involve changes that would intensify the approved land use. The relevant consent conditions endorsed by SLPP and that relate to the mitigation and management of noise remain applicable. It is recommended that these conditions remain unchanged.
Not compliant with FSR provision.	As mentioned above, the proposed modification achieves compliance with this provision.
Basement level is excessive.	A discussion of the basement level is provided above.
Substantial differences between the proposed modification and approved development.	The proposed modification comprises a number of elements; however, these are considered minor changes that essentially result in a similar built form and associated impacts as approved.
Privacy impacts. Loss of amenity.	A discussion of amenity and privacy impacts is provided above.

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Lot 1 DP 119223 (Cont'd)

Issue / Concern	Response
	The deletion of Condition 2D is considered acceptable and reasonable given that it facilitates appropriate access and connectivity between the communal area and manager's room and the decked areas. In order to minimise overlooking from these spaces it is proposed that Condition 2D is modified such that the 2.4m fencing proposed as part of the modification is installed and wholly contained within the site and not as perimeter/boundary fencing. This ensures the structures are not regarded as boundary fencing to which the NSW <i>Dividing Fences Act 1991</i> would apply.
Excessive excavation will impact adjoining properties. Impacts on existing neighbouring driveway. Dilapidation report not provided. Shoring and adequacy of adjoining property. Underpinning. Safety impacts from construction and excavation.	The additional excavation required for the reduced finished floor levels of the basement levels is not considered excessive. Any compliance matters in relation to the approved development are considered separate matters and should be referred to Council's Building and Compliance Unit.
Building and compliance matters in relation to approved development.	Any compliance matters in relation to the approved development are considered separate matters and should be referred to Council's Building and Compliance Unit.
Condition 2A deletion.	The proposed modification does not involve the deletion of Condition 2A. This condition will remain unchanged.
Condition 2D deletion.	This has been detailed above.
Condition 2B – open areas.	This has been detailed above. The proposed modification does not involve the deletion of Condition 2D. This condition will remain unchanged.
Condition 2C – windows modified. Privacy impacts from modified windows.	The proposed modification does not involve the deletion of Condition 2C. This condition will remain unchanged. The proposed changes to the windows are considered appropriate with regard to addressing privacy impacts.
Safety concerns with increased traffic and vehicle access.	As detailed above – the proposed modification does not involve an increased number of boarding rooms and parking spaces, which would result in increased traffic and safety issues. The additional basement area is required to facilitate improved vehicular access and waste truck turning within the basement.

4.15(1)(e) *the public interest*

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Lot 1 DP 119223 (Cont'd)

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation. The approved development as modified by the current modification application is not contrary to the public interest.

DEVELOPMENT CONTRIBUTIONS

Section 7.13 of the *Environmental Planning and Assessment Act 1979* relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. This section prescribes in part as follows:

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

STRATHFIELD DIRECT / INDIRECT CONTRIBUTIONS PLAN

This Section 4.55 (1A) application does not trigger any changes to the original condition of consent requiring payment of a Section 7.11/7.12 contribution in accordance with Council's Section 94 Contributions Plan.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the *Environmental Planning and Assessment Act 1979*, the Strathfield Local Environmental Plan 2012 and the Strathfield Development Control Plan 2005 and is considered to be satisfactory for approval.



Signed: Miguel Rivera
Senior Planner

PEER REVIEW

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

Signed: Joseph Gillies
Senior Planner

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RECOMMENDATION

Pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*, the proposed modification(s) to Development Consent No. DA2019/94 for involving reconfiguration of basement levels including extension of the basement footprint, amendments to the floor plans, amendments to the building elevations and materials and removal of Conditions of Consent that cannot be met at 421 Liverpool Road, Strathfield be **APPROVED**, subject to:

1. The original conditions of consent of Development Application No. (DA2019/94) as approved by SLPP on 5 December 2019 for the demolition of existing structures and construction of a three (3) storey new generation boarding house over two (2) basement levels containing thirteen (13) double rooms, six (6) single rooms and manager's accommodation, and landscaping works.
2. As modified by the Section 4.55(1A) application (DA2019/94/2) as follows:
 - Modify Condition 2D
 - Modify Condition 6
 - Modify Condition 13

Accordingly, Development Consent No. DA2019/94 is approved as per the following:

PART A - PRESCRIBED CONDITIONS

BASIX Commitments

- A The applicant shall comply with the prescribed conditions of development consent under clause 97A of the Environmental Planning and Assessment Regulation 2000.

National Construction Code and Home Building Act 1989

- B The applicant shall comply with the prescribed conditions of development consent under clauses 98, 98A and 98B of the Environmental Planning and Assessment Regulation 2000.

Long Service Levy

- C Payment of the Long Service Levy as required by section 6.8(b) of the Environmental Planning & Assessment Act 1979 and section 34 of the Building and Construction Industry Long Service Payments Act 1986 for all building work over \$25,000. (Note: The cost of the building work must be rounded to the nearest \$100.)
- D The Long Service Levy shall be paid at Council's Customer Service Centre or evidence of direct payment to the Long Service Payments Corporation shall be provided to Council **prior to the issue of a Construction Certificate.**

Shoring and Adequacy of Adjoining Property

- E Pursuant to Clause 98E and Clause 136H of the Environmental Planning and Assessment

**DA2019/94/2 - 421 Liverpool Road, Strathfield
Lot 1 DP 119223 (Cont'd)**

Regulation 2000, if a development (subject of a Development Consent or Complying Development Certificate) involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

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

If the person with the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to the condition not applying, this condition does not apply.

SPECIAL CONDITIONS (SC)

Prior to the issue of any Construction Certificate, plans are to be amended and detailed to demonstrate compliance with the following:

1. ON-SITE PARKING REQUIREMENTS (SC)

- i) A 300mm clearance (in addition to 5.5m minimum width) is to be provided on either side of the driveway to allow for two-way traffic flow as per AS2890.1-2004.
- ii) Traffic signals are to be installed at the entry/exit as per Basement 01 and 02 in addition to a convex mirror at the exit (within freehold boundary) onto Liverpool Road.
- iii) Sight distance requirements upon exiting the property must comply with AS2890.2-2002 due to blind curves and site location. Note: The height of the retaining wall on the south-western side of the driveway is to be shown on plans.

(Reason: To maximize visibility and safety).

2. SEPARATION DISTANCE (SC)

The separation distance between rooms 107/106 and 104/105, 206/205 and 204/203 is to be increased to a minimum of 8 metres. The increase in separation is not to be provided by reducing the proposed front or rear setbacks of the development.

(Reason: To improve the amenity for the residents and neighbours.)

2A. PEDESTRIAN ENTRY CORRIDOR (SC)

The south western façade of the entire length of the pedestrian entry corridor is to be enclosed with glass to achieve acoustic privacy for the neighbouring property.

(Reason: To achieve acoustic privacy for the neighbouring property)

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Lot 1 DP 119223 (Cont'd)

2B. OPEN AREAS BEHIND THE LEVEL 2 PARAPETS (SC)

The open areas behind the parapets adjacent to rooms 201, 202 and 207 shall be non-trafficable.

(Reason: To preserve the amenity to the adjoining properties)

2C. ALL WINDOWS ON THE SOUTH WESTERN ELEVATION (SC)

All windows on the south western elevation of the buildings are to be obscured glass.

(Reason: To improve privacy of the adjacent properties)

2D. ~~THE LEVEL OF THE COMMUNAL OPEN SPACE DECK FENCING FOR REAR SETBACK AREA~~ (SC)

~~The communal open space decked area in the rear setbacks is to be at ground level.~~

The new fencing proposed along the sides/rear of the rear setback area must be 2.4m high (measured from natural ground) and must be contained wholly within the site boundaries. This fencing must not be situated on any property boundary.

This new fencing must be designed to minimise overlooking from the open space decks.

(Reason: Is to stop overlooking of the rear boundary fence.)

Modified by DA2019/94/2 – 6 May 2021

2E. MANAGE WASTE AND RECYCLING COLLECTION (SC)

1. The property is to be serviced by a private waste contractor. Written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated on the site by a licensed waste contractor must be provided indicating collection frequency and time, to avoid excessive traffic.
2. Waste collection vehicles must exit the site in a forward direction.
3. Waste Management Plan must have complete information on Appendix A – Waste Management Plan Template from Part H of the DCP, especially including information on:
 - a) Ongoing generation and management of compostable and residual waste, estimated waste/recyclables generation rates and disposal methods.
 - b) Include path of travel of waste collection vehicle; ensure turning circle, height and width requirements are met throughout entire path of travel.
 - c) Caretaker or individual identified who is responsible for maintaining waste rooms and moving bins for collection.
 - d) Methods to maximise source separation and recovery of recyclables.
 - e) Methods to separate residential waste from commercial waste, which must comply with 3.8 Mixed-Use Development from Part H of the DCP.
 - f) Provide signage for bins and waste rooms, to improve waste education

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4. To avoid excessive traffic for waste collection, check the possibility to work with regular waste collector from other commercial buildings in the area, avoiding unnecessary increase on truck numbers in Liverpool Road.

(Reason: To manage waste and recycling collection)

3. **USE OF G01 AND RECEPTION AT GROUND LEVEL (SC)**

G01 which is shown as an office space and the associated reception area at ground floor level is to be maintained as an office and reception space and shall not be converted into a boarding room.

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

4. **ACOUSTIC ASSESSMENT OF PROPOSED DEVELOPMENT (SC)**

Prior to the commencement of any works (including any demolition and excavation works), the applicant must **submit to Council's Environmental Health and Compliance Division for approval** an Acoustic Report prepared by a suitably qualified and experienced acoustic consultant. The acoustic report must:

- Contain background readings taken in accordance with NSW EPA Noise Policy for Industry 2017 "*Fact Sheet B: Measurement procedures for determining background noise*" long-term measurement. The background readings must include full details on how meteorological conditions were monitored.
- Background readings must be reported in accordance with NSW EPA Noise Policy for Industry 2017 "*Fact Sheet B: Measurement procedures for determining background noise*" for long-term measurement.
- Identify all noise producing aspects of the proposed development.
- Demonstrate the suitability of any assumptions used in the acoustic report, via the provision of references or validating data.
- Recognise and provide variation for the impact of alcohol on any crowd noise.
- Identify which areas of the development are indoor areas and outdoor areas.
- Propose effective and quantifiable noise control measures to control noise emitted from the premises to the noise levels required in **Condition 21**.

A construction certificate cannot be issued and no works are to commence (including any demolition and excavation works), until the written approval of the Council has been obtained certifying compliance with the requirements of this Condition.

Any terms or requirements issued by Council as part of its approval are to be fully complied with.

(Reason: Requirement of Council's Team Leader Environmental Health and Compliance to ensure the protection of environmental amenity).

5. **ROOF PLANT (SC)**

No roof plant is permitted. All plant equipment shall be located at basement level.

(Reason: To minimise visual bulk and ensure a positive streetscape contribution).

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6. BOUNDARY FENCING (SC)

Existing 1.8m timber paling fencing along the side and rear boundaries is to be replaced with new 1.8m high timber paling fencing.

The new masonry fencing proposed for the north-eastern side boundary must be situated wholly within the site and must not be located on any property boundary. This fence must not replace the new timber paling fencing required by this condition.

Plans shall be amended accordingly, prior to the issue of any Construction Certificate.

(Reason: Existing boundary fencing is in decay).

Modified by DA2019/94/2 – 6 May 2021

7. AMENDED PLANS (SC)

The approved architectural plans shall be amended to show proposed plantings including new street tree planting consistent with the approved Landscape Plans.

(Reason: Landscape amenity and streetscape contribution).

8. DILAPIDATION REPORT - PRE-COMMENCEMENT (SC)

Prior to the commencement of any works (including demolition and excavation works), dilapidation surveys must be conducted and dilapidation reports prepared by a *professional engineer* (structural) of all buildings and/or structures that are located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration as determined by the Structural Engineer.

These properties must include (but is not limited to):

- 2 Gees Avenue, Strathfield
- 423-425 Liverpool Road, Strathfield
- 417-419 Liverpool Road, Strathfield

The dilapidation reports must be completed and submitted to the *Certifying Authority* with a copy to *Council* with the *Notice of Commencement* prior to the commencement of any *development work*.

Where excavation of the site will extend below the level of any immediately adjoining building the *principal contractor* or *owner builder* must give the adjoining building owner(s) a copy of the dilapidation report for their building(s) and a copy of the *notice of commencement* required by s6.6(2) of the *Act* not less than two (2) days prior to the commencement of any work.

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.

In the event that access for undertaking the dilapidation survey is denied the Applicant is to demonstrate in writing to the satisfaction of the Principal Certifier that all reasonable steps were taken to obtain access to the adjoining property. The dilapidation report will need to be based on a survey of what can be observed externally.

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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: provide a record of the condition of buildings prior to development being carried out and to encourage developers and its contractors to use construction techniques that will minimise the risk of damage to buildings on neighbouring land.

9. OUTLET PIPE (SC)

The subject site discharges to Liverpool Road (RMS road). The Stormwater Concept Design Plans (Drawing Nos SW200, SW201, SW202, SW203, SW300 and SW400, all Issue D dated 27/09/2019, prepared by SGC Consulting Engineers) as amended by any condition(s) of consent, shall be submitted to Roads and Maritime Services (RMS) for approval, prior to the commencement of any works (including demolition and excavation works).

(Reason: Compliance with RMS requirement, as recommended by Council's Engineer).

10. GEOTECHNICAL INVESTIGATION REPORT (SC)

The recommendations contained within the Geotechnical Investigation Report (Ref: G19009STR-R01F) prepared by Geo-Environmental Engineering, Rev 0, dated 24/05/2019 are to be fully complied with.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority, prior to the commencement of any works (including demolition and excavation).

Additional investigation is to be carried out following demolition of the existing building and prior to excavation works. Additional cored bores are to be drilled across the central and rear parts of the site to further assess the bedrock strength and quality.

A Certificate is to be obtained from a practicing Structural Engineer, prior to the issue of any Construction Certificate and commencement of any excavation works, demonstrating compliance with the recommendations of the Geotechnical Investigation Report and evidence of additional investigation. The Certificate shall also certify that appropriate measures have been taken to prevent de-stabilisation of any adjoining structures.

(Reason: Structural integrity of the site and adjoining properties).

11. RMS CONCURRENCE (SC)

- i) Roads and Maritime has previously vested a strip of land as road along the Liverpool Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

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As such, all buildings and structures, together with any improvements integral to the future use of the site are to be wholly contained within the freehold property unlimited in height or depth, along the Liverpool Road boundary.

- ii) The design and construction of the gutter crossing on Liverpool Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to Development.sydney@rms.nsw.gov.au.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

- iii) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

- iv) The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime. Please send all documentation to development.sydney@rms.nsw.gov.au

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the

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base of the footings. The notice is to include complete details of the work.

- v) Roads and Maritime is currently undertaking a program to implement "Clearways" on State roads within Sydney. If not already in place, "Clearway" restrictions will be implemented along the full Liverpool Road frontage of the development site.
- vi) All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A Construction Zone will not be permitted on Liverpool Road.
- vii) A Road Occupancy Licence (ROL) shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Liverpool Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

(Reason: Pursuant to Section 138 of the *Roads Act, 1993*, concurrence is granted from RMS for the proposed development subject to the above conditions).

12. OFFICE OF WATER GENERAL TERMS OF APPROVAL

Condition	Dewatering
GT0062-00001	Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.
GT0063-00001	An authorisation under the relevant water legislation, such as a Water Access Licence (WAL), shall be obtained for the take of groundwater as part of the activity. For avoidance of doubt, these terms do not represent any authorisation for the take of groundwater, nor do they constitute the grant, or the indication of an intention to grant, any required WAL.
GT0064-00001	An authorisation under the relevant water legislation, such as an Approval, is also required for the works involved in extracting the groundwater. For avoidance of doubt, these terms do not represent any authorisation for the construction or installation of such works.
GT0065-00001	The relevant works must not be carried out, installed or operated until a specialist hydrogeological assessment has been completed by the Department of Planning Industry and Environment, which concludes that adequate arrangements are in force to ensure that no more than minimal harm will be done to any water source, or its dependent ecosystems, as a consequence of the construction or use of the proposed water management work.
GT0066-00001	The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation.
GT0067-00001	Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and: a. any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure; and b. any elevated water table is more than 1.0 m below the natural ground surface existent at the location immediately prior to the

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	construction of the structure; and c. where the habitable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.
GT0068-00001	Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.
GT0069-00001	The Applicant is bound by the above terms and any other terms and conditions of the subsequent authorisation(s) required for the extraction of groundwater and the associated works under the relevant water legislation.
GT0070-00001	Measurement and monitoring arrangements to the satisfaction of WaterNSW are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.
GT0071-00001	Following cessation of the dewatering operations and prior to the surrender of any associated authorisation, the applicant shall submit to WaterNSW the completion report which shall include: <ol style="list-style-type: none"> a. detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; b. the location and construction of groundwater extraction works that are decommissioned; c. a water table map depicting the aquifers settled groundwater condition and a comparison to the baseline conditions; and d. a detailed interpreted hydrogeological report identifying all actual resource and third-party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.
SCHEDULE 1	The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with 2019/094 as provided by Council: <ul style="list-style-type: none"> • Geo-environmental Engineering • Geotechnical Investigation Report • 421 Liverpool Road • Strathfield • 24 May 2019

(Reason: WaterNSW General Terms of Approval).

GENERAL CONDITIONS (GC)

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13. APPROVED PLANS AND REFERENCE DOCUMENTATION (GC)

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

Plans affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2019/094:

Drawing No.	Title/Description	Prepared by	Issue / Revision & Date	Date received by Council
A-1010	Site Plan	Ghazi Al Ali Architect Pty Ltd	Rev A / 24.05.2019	13.06.2019
A-1102	Demolition Plan		Rev A / 24.05.2019	13.06.2019
A-1204	Basement 01 and Basement 02		Rev B / 27.09.2019	27.09.2019
A-1201	Basement 01 and Basement 02		Rev C / 14.10.2020	17.03.2021
A-1202	Ground Floor and Level 01 Plan		Rev B / 27.09.2019	27.09.2019
A-1202	Ground Floor and Level 01 Plan		Rev D / 16.03.2021	17.03.2021
A-1203	Level 02 and Roof Plan		Rev B / 27.09.2019	27.09.2019
A-1203	Level 02 and Roof Plan		Rev C / 14.10.2020	17.03.2021
A-1304	Elevations		Rev B / 27.09.2019	27.09.2019
A-1301	Elevations		Rev D / 16.03.2021	17.03.2021
A-1302	Elevations		Rev B / 27.09.2019	27.09.2019
A-1302	Elevations		Rev D / 16.03.2021	17.03.2021
A-1404	Sections		Rev B / 27.09.2019	27.09.2019
A-1401	Sections		Rev C / 14.01.2020	17.03.2021
A-1402	Sections	Rev B / 27.09.2019	27.09.2019	
LPDA 19 – 185 / 1	Landscape Hardscape Plan	Conzept Landscape Architects	Rev A / 26.09.2019	27.09.2019
LPDA 19 – 185 / 2	Landscape Plan		Rev C / 26.09.2019	27.09.2019
LPDA 19 – 185 / 3	Landscape Plan – Details		Rev A / 27.03.2019	27.09.2019
LPDA 19 – 185 / 4	Landscape Plan - Specification		Rev A / 27.03.2019	27.09.2019
A-2201	Material Schedule		Rev B / 23.11.2019	23.11.2019

Reference Documentation affixed with Council's 'Development Consent' stamp relating to Development Consent No. 2019/094:

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Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Statement of Environmental Effects	Morphology Design Associates	May 2019	13/06/2019
Addendum to SEE	Morphology Design Associates	01/10/2019	11/10/2019
Plan of Management	Morphology Design Associates	May 2019	13/06/2019
National Construction Code Compliance Statement Ref DRC 07-2019	Design Right Consulting Pty Ltd	26/09/2019	11/10/2019
Addendum Acoustic Statement Ref: 191049-02L-DD	Acoustic Consulting Engineers	05/09/2019	27/09/2019
Addendum Acoustic Statement Ref: 191049-02L-DD Rev 01	Acoustic Consulting Engineers	30/09/2019	11/10/2019
BASIX Certificate No. 1006062M_02	Sustainable Thermal Solutions	16/10/2019	16/10/2019
National Construction Code Report	Design Right Consulting Pty Ltd	11/10/2019	11/10/2019
Heritage Impact Statement Letter	Wolfpeak Environment Heritage	23/09/2019	27/09/2019
Section J Report	Sustainable Thermal Solutions	Rev 2 / 16.10.2019	16/10/2019
Revised Traffic Impact Assessment Ref: 0128r01v03	PDC Consultants	27/09/2019	27/09/2019
Waste Contractor Servicing Letter	URM	20/09/2019	27/09/2019
Addendum Waste Information	Capital City Waste Services	10/09/2019	27/09/2019
Access Report			
Acoustic Report Ref: 191049-01L-DD	Acoustic Consulting Engineers	24/05/2019	13/06/2019
Geotechnical Report (Ref: G19009STR-R01F)	Geo-Environmental Engineering	Rev 0 / 24/05/2019	13/06/2019

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

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

Modified by DA2019/94/2 – 6 May 2021

14. BOARDING HOUSE - APPROVED USE (GC)

**DA2019/94/2 - 421 Liverpool Road, Strathfield
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- a) The boarding house must be operated in accordance with the Boarding Houses Act 2012.
- b) The boarding house is required to be registered on a register administered by NSW Fair Trading within 28 days where a proprietor takes over an existing, or begins operating a new, registrable boarding house.
- c) Council will carry out initial (within the first 12 months) and ongoing inspections in accordance with the Boarding Houses Act 2012 subject to payment of inspection fees as detailed in Council's Fees and Charges schedule.
- d) The boarding house is to comply with the approved Plan of Management required by this consent.
- e) The use of the premises as a boarding house must comply always with the following:
 - i) A copy of the Plan of Management and House Rules must be annexed to every tenancy/occupation agreement for a room;
 - ii) A copy of the approved Plan of Management and House Rules must be clearly displayed within the common room in the building at all times;
 - iii) All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
 - iv) The premises must be used exclusively as a boarding house containing a maximum total of one (1) person for each single room (6 in total) and two persons for each double room (13 in total);
 - v) The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
 - vi) All common rooms/areas and recreation rooms/areas must be maintained at all times for the use of the lodgers;
 - vii) Each self-contained room be fitted out with washing up facilities, a cooktop, microwave oven, fridge and storage space with such utilities being maintained in working order at all times;
 - viii) All rooms within the boarding house must be connected to a centralised electricity, water and gas (if installed) service and room tariffs must not include a separate charge for these services; and
 - ix) The communal room shall be provided with an oven and cooktop.
- f) The Plan of Management must be updated to reflect the requirements outlined within this condition.
- g) Any proposed amendments to the Management Plan are to be submitted to Council for consideration and approval prior to any amendments being made.
- h) If the operator of the boarding house alters from the operator nominated in the Plan of Management, a new Plan of Management is to be submitted to Council within 28 days of the change in operator unless it is confirmed in writing that the new operator will comply with the Plan of Management approved as part of this consent.

(Reason: To ensure the development is the permanent place of residence for occupants and ensure occupants abide by the rules and regulations identified in the Plan of Management.

15. 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.)

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16. 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.)

17. 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.)

18. DEMOLITION - SITE SAFETY FENCING (GC)

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

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

- payment to Council of a footpath occupancy fee based on the area of footpath to be occupied and Council's Schedule of Fees and Charges before the commencement of work; and
- provision of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works, must be obtained with a copy provided to Council.

(Reasons: Statutory requirement and health and safety.)

19. 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.)

20. MATERIALS – CONSISTENT WITH SUBMITTED SCHEDULE (GC)

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All external materials, finishes and colours are to be consistent with the External Materials Schedule being Drawing No. A-2201, Rev B dated 23//2019, prepared by Ghazi Al Ali Architect.

(Reason: To ensure compliance with this consent.)

21. NOISE USE – GENERAL (GC)

The use and operation of the premises and any associated machinery, equipment or the like must not emit a sound pressure level when measured at the boundary of any other residential property that exceeds the background (LA90, 15minutes) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

(Reason: Environmental protection).

22. 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.)

23. 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:

- All demolition is to be carried out in accordance with Australian Standard AS 2601-2001.
- Demolition must be carried out by a registered demolition contractor.
- A single entrance is permitted to service the site for demolition and construction. Protection pads are to be installed to the kerb, gutter and nature strip where trucks and vehicles enter the site.
- No blasting is to be carried out at any time during construction of the building.
- Care must be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.
- 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.
- Any demolition and excess construction materials are to be recycled wherever practicable.
- The disposal of construction and demolition waste must be in accordance with the requirements of the Protection of the Environment Operations Act 1997.

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- 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.
- All waste must be contained entirely within the site.
- A site plan including temporary waste storage locations, construction material storage areas and vehicular access to and from the site must be included with application.
- 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.
- Details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal or recycling and must be presented to Council and/or Principal Certifying Authority upon request.
- 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.
- 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.
- 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.
- 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.
- 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.
- Any work must not prohibit or divert any natural overland flow of water.
- Toilet facilities for employees must be provided in accordance with WorkCover NSW.

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

24. WASTE – TRACKABLE (GC)

Removal of trackable waste (as defined by the NSW Environment Protection Authority) from the site must comply with the Protection of the Environment Operations (Waste) Regulation 2005 for the transportation, treatment and disposal of waste materials. Waste materials must not be disposed on land without permission of the land owner and must with the provisions of the Protection of the Environment and Operations Act 1997.

(Reason: To ensure compliance with legislation.)

25. CLASSIFICATION OF WASTE (GC)

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Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be tested and classified in accordance with the provisions of the protection of the environment operations act 1997 and the NSW EPA waste classification guidelines, part 1: classification of waste (November 2014). Testing is required prior to off-site disposal. In accordance with DECC waste classification guidelines (2014) materials identified for off-site disposal must be removed by a suitably qualified contractor to an appropriately licensed waste facility.

Note: attention is drawn to part 4 of the NSW DECC waste classification guidelines (2014) which makes particular reference to the management and disposal of acid & potential acid sulfate soils. The classification of the material is essential to determine where the waste may be legally taken. The protection of the environment operations act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or group a liquid waste advice should be sought from the EPA.

Evidence that the requirements specified above have been satisfied must be provided to the Council and/or Principal Certifying Authority prior to the issue of an occupation certificate. Where an occupation certificate is not required this evidence must be provided to the satisfaction of Council.

(Reason: To ensure compliance with legislation.)

26. 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 an Accredited Civil/Hydraulic Engineer 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.)

27. 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.)

28. UTILITIES AND SERVICES - PROTECTION OF (GC)

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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.)

29. WORKS ZONE

RMS has denied granting a Works Zone on Liverpool Road. All works shall be wholly maintained within the site.

(Reason: Council requirement.)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE (CC)**30. 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.)

31. BASIX COMMITMENTS (CC)

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BASIX Certificate No. 1006062M_02 dated 16/10/2019 shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate.

Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX Certificate to the Principal Certifying Authority and Council. If any proposed change in the BASIX commitments is inconsistent with the development consent the applicant will be required to submit a modification to the development consent to Council under Section 4.55 of the Environmental Planning and Assessment Act 1979.

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

(Reason: Statutory compliance.)

32. 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.)

33. 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.)

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

Details demonstrating compliance with the following is to be submitted to the Principal

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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.)

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

Car parking spaces 4 and 5 at Basement Level 01 shall be maintained as accessible parking spaces. 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.)

36. 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

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Certifying Authority prior to the issue of any Occupation Certificate for the 'as-built works'.

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

37. 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.)

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

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

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

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

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

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

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

(Reason: Compliance with SCDCP 2005.)

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

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

Demolition of any part of a building triggers 'commencement of erection of building' pursuant of section 4.19 of the EP&A Act 1979. Accordingly, demolition works must not commence until a Construction Certificate has been issued, a Principal Certifying Authority has been appointed and a Notice of Commencement has been issued.

(Reason: To ensure compliance with statutory provisions.)

41. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CC)

The applicant must prepare and submit a Construction and Environmental Management

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Plan (CEMP) to the Principal Certifying Authority, including:

- i) Detailed information on any approvals required from other authorities prior to or during construction.
- ii) Traffic management, including details of:
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - the location of heavy vehicle parking off-site; and
 - designated routes for vehicles to the site.
- iii) The proposed areas within the site to be used for a builder's site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
- iv) Erosion and sediment control, detailing measures and procedures consistent with the requirements of Council's guidelines for managing stormwater, including:
 - the collection and treatment of stormwater and wastewater generated on site prior to discharge; and
 - procedures to prevent run-off of solid material and waste from the site.
- v) Waste management, including:
 - details of the types and estimated volumes of waste materials that will be generated;
 - procedures for maximising reuse and recycling of construction materials; and
 - details of the off-site disposal or recycling facilities for construction waste.
- vi) Dust control, outlining measures to minimise the generation and off-site transmission of dust and fine particles, such as watering or damp cloth fences.
- vii) A soil and water management plan, which includes:
 - measures to minimise the area of soils exposed at any one time and conserve top soil;
 - identification and protection of proposed stockpile locations;
 - preservation of existing vegetation and revegetation;
 - measures to prevent soil, sand, sediments leaving the site in an uncontrolled manner;
 - measures to control surface water flows through the site in a manner that diverts clean run-off around disturbed areas, minimises slope gradient and flow distance within disturbed areas, ensures surface run-off occurs at non-erodible velocities, and ensures disturbed areas are promptly rehabilitated;
 - details of sediment and erosion control measures in place before work commences;
 - measures to ensure materials are not tracked onto the road by vehicles entering or leaving the site; and
 - details of drainage to protect and drain the site during works.
- 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

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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 Safely 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.)

42. 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.

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A Skip Bin Application Form is available from Council's Customer Centre or can be downloaded from Council's website. The applicable fees and charges are located on Council's website.

Temporary Full or Part Road Closure Permit

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

Hoarding/Fencing Permit

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

Work Zone

No Works Zone is permitted on Liverpool Road in accordance with the terms of concurrence from RMS.

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.)

43. 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 any Construction Certificate.

(Reason: Safety and traffic management.)

44. 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.

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- 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.)

45. 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.)

46. ADJOINING BUILDINGS FOUNDED ON LOOSE FOUNDATION MATERIALS (SC)

The Principal Contractor must ensure that a professional engineer determines the possibility of any adjoining buildings founded on loose foundation materials being affected by piling, piers or excavation. The professional engineer (geotechnical consultant) must assess the requirements for underpinning of any adjoining or adjacent buildings founded on such soil on a case by case basis and the Principal Contractor must comply with any reasonable direction of the professional engineer.

(Reason: To minimise damage to the adjoining properties).

47. EXCAVATION – SHORING (CC)

Where any shoring for excavation is to be located on or is supporting Council's property, or

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any adjoining private property, engineering drawings and specifications certifying the shoring will be adequate for their intended purpose and must be submitted to the Principal Certifying Authority for approval with the Construction Certificate.

The documentation prepared and certified by an appropriately qualified and practicing structural engineer is to show all details, including the extent of encroachment and the method of removal and de-stressing of shoring elements. A copy of this documentation must be provided to the Council for record purposes at the time of Construction Certificate application.

(Reason: To ensure the protection of existing public infrastructure and adjoining properties.)

48. GEOTECHNICAL DESIGN, CERTIFICATION AND MONITORING

The Construction Certificate plans and specification required to be submitted to the Certifying Authority pursuant to clause 139 of the *Regulation* must be accompanied by a Geotechnical Monitoring Program together with civil and structural engineering details for foundation retaining walls, footings, basement tanking, and subsoil drainage systems, as applicable, prepared by a professional engineer, who is suitably qualified and experienced in geotechnical engineering.

These details must be certified by the professional engineer to:

- a) Provide appropriate support and retention to ensure there will be no ground settlement or movement, during excavation or after construction, sufficient to cause an adverse impact on adjoining property or public infrastructure.
- b) Provide appropriate support and retention to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydrogeology (behaviour of groundwater).
- c) Provide foundation tanking prior to excavation such that any temporary changes to the groundwater level, during construction, will be kept within the historical range of natural groundwater fluctuations. Where the historical range of natural groundwater fluctuations is unknown, the design must demonstrate that changes in the level of the natural water table, due to construction, will not exceed 0.3m at any time.
- d) Provide tanking of all below ground structures to prevent the entry of all ground water such that they are fully tanked and no on-going dewatering of the site is required.
- e) Provide a Geotechnical and Hydrogeological Monitoring Program that:
 - will detect any settlement associated with temporary and permanent works and structures,
 - will detect deflection or movement of temporary and permanent retaining structures (foundation walls, shoring bracing or the like),
 - will detect vibration in accordance with AS 2187.2-1993 Appendix J including acceptable velocity of vibration (peak particle velocity),
 - will detect groundwater changes calibrated against natural groundwater variations,
 - details the location and type of monitoring systems to be utilised,
 - details the pre-set acceptable limits for peak particle velocity and ground water fluctuations,
 - details recommended hold points to allow for the inspection and certification of geotechnical and hydrogeological measures by the professional engineer, and
 - details a contingency plan.

(Reason: To manage risk to adjoining properties).

49. FIRE SAFETY SCHEDULE (CC)

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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.)

50. NOISE (CC)

All works carried out on site during construction/demolition/excavation or earthworks shall comply with the NSW Protection of the Environment Operations Act 1997. Approved and effective silencing measures shall be provided and maintained on all power-operated plant used on site if required.

(Reason: Safety and amenity.)

51. NOISE – CONSTRUCTION CC)

All works carried out on site during construction/demolition/excavation/earthworks shall comply with the NSW Protection of the Environment Operations Act 1997, the Department of Environment and Climate Changes “Interim construction noise guideline” and AS 2436-2010 – “Guide to noise and vibration control on construction, demolition and maintenance sites” for the control of construction noise which specifies that:

- Construction period of 4 weeks and under – The L90 Level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 20 dB(A) at the boundary.
- Construction period greater than 4 weeks but not exceeding 26 weeks – The L90 level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 10 dB(A) at the boundary.
- Construction period exceeding 26 weeks – The L90 level measured over a period of not less than 15 minutes when the construction site is operating must not exceed the background level by more than 5 dB(A) at the boundary.

Should complaints of a noise nuisance be substantiated, Council may require the acoustic treatment of the premises to ensure compliance with the NSW Department of Environment and Climate Changes “Interim construction noise guideline” and AS 2436-2010 – “Guide to noise and vibration control, demolition and maintenance sites” for the control of construction noise. A further acoustic assessment and report will be required to be provided to Council assessing the premises in working order.

(Reason: Noise attenuation.)

52. NOISE AND VIBRATION MANAGEMENT PLAN (CC)

Prior to the issue of a Construction Certificate, a Noise and Vibration Management Plan is to

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be prepared by a suitably qualified person addressing the likely noise and vibration from demolition, excavation and construction of the proposed development and provided to Council or the Principal Certifying Authority.

The Plan is to identify amelioration measures to ensure the noise and vibration levels will be in compliance with:

- a. Construction noise management levels established using the *Interim Construction Noise Guideline (DECC, 2009)*;
- b. Vibration criteria established using the assessing vibration: *Technical guideline (DEC, 2006)* (for human exposure); and
- c. The vibration limits set out in the German Standard DIN 4150-3: *Structural Vibration-effects of vibration on structures* (for structural damage)

The report that itemises equipment to be used for excavation works. The Plan shall address, but shall not be limited to, the following matters:

- i) identification of activities carried out and associated noise sources;
- ii) identification of potentially affected sensitive receivers, including residences, churches, commercial premises, schools and properties containing noise sensitive equipment;
- iii) determination of appropriate noise and vibration objectives for each identified sensitive receiver;
- iv) noise and vibration monitoring, reporting and response procedures;
- v) assessment of potential noise and vibration from the proposed demolition, excavation and construction activities, including noise from construction vehicles;
- vi) description of specific mitigation treatments, management methods and procedures to be implemented to control noise and vibration during construction;
- vii) construction timetabling to minimise noise impacts including time and duration restrictions, respite periods and frequency;
- viii) procedures for notifying residents of construction activities likely to affect their amenity through noise and vibration; and
- ix) contingency plans to be implemented in the event of non-compliances and/or noise complaints. A register should be kept of complaints received, and the action taken to remediate the issue.

(Reason: To protect acoustic amenity of surrounding properties and the public.)

53. 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.)

54. SECTION 7.11 CONTRIBUTION PAYMENT - DIRECT CONTRIBUTIONS PLAN (CC)

In accordance with the provisions of Section 7.13 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:

Roads and Traffic:	\$6403.77
Local Open Space:	\$27444.97
Major Open Space:	\$124717.03

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Community:	\$27412.14
Administration:	\$2609.26
Total:	\$188,587.17

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 7.11 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.)

55. **STORMWATER - RAINWATER RE-USE (CC)**

A rainwater re-use system shall be provided in accordance with either the BASIX minimum requirements, any relevant Council Rainwater Policy and/or specification of the management of stormwater, whichever is applicable. A detailed stormwater plan showing the proposed re-use system shall be submitted to and approved by the Principal Certifying Authority, prior to the issue of a Construction Certificate.

(Reason: Compliance and amenity.)

56. **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

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- 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.)

57. VEHICULAR CROSSINGS (CC)

The vehicular crossing shall be design and constructed in accordance with Council's guidelines and specifications

(Reason: Council requirement).

58. 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.)

59. WASTE AND RECYCLING STORAGE ROOMS (CC)

Waste and recycling storage rooms must meet all of the following conditions:

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- i) The waste and recycling storage room must be of adequate dimensions to comfortably accommodate the required number of waste and recycling bins
 - 240L bin must have 1.1m² of space per bin
 - 660L bin must have 2.03m² of space per bin
- ii) The layout of the waste and recycling storage room must allow easy unobstructed access to all bins (stacked bin arrangements are not acceptable) and allow the bins to be easily removed for servicing purposes.
- iii) A smooth concrete floor graded and drained to a floor waste connected to the sewer of the Water Board.
- iv) The walls being cement rendered with the intersection of the walls and floor being coved to a radius of not less than 25mm.
- v) The door being close fitting to prevent the access of rats and mice.
- vi) A cold water hose cock being provided for the cleaning of containers and the room itself.
- vii) Ventilation being provided by means of direct connection to the outside air to the satisfaction of Council.
- viii) The ceiling of all waste storage rooms must be constructed of a rigid smooth faced non-absorbent material. The ceiling must be a minimum of 2.4m high to accommodate Councils standard bins. This enables access for use, cleaning and enables the lids of bins to be fully opened.
- ix) Contain a sign, minimum size 600mm x 600mm, directing residents not to place recyclables in garbage carts and encouraging residents to recycle. Sample artwork and signs available from Council.
- x) Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities.
- xi) 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.
- xii) Detailed plans of waste and recycling storage rooms must be submitted along with Waste Management Plan and Waste and Recycling Storage Room/Area Design Checklist.

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

60. WASTE SERVICE ROOMS OR COMPARTMENTS (CC)

- i) Each service room/compartments must be located for convenient access by users and must be well ventilated and well lit.
- ii) Each service room/compartments must include a chute for recycling or space for bins/crates for the reception of recyclable materials within 2m of garbage chute, recycling bins or crates must be in place prior to OC.
- iii) The floors, walls and ceilings of the service rooms/compartments must be finished with smooth impervious materials that are capable of being easily cleaned
- iv) The service rooms/compartments must contain clear signage that describes the types of wastes that can be deposited into the garbage chute and the types of wastes which should be deposited into the recycling bins or crates

(Reason: To keep waste service rooms or compartments in a clean and sanitary condition to protect public health.)

61. WASTE MANAGEMENT PLAN (CC)

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

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

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

NOTE: Multi Dwelling Housing Developments requiring communal bin storage and the residential component of shop top housing developments must be inspected by a Councils 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 present, signage is installed and servicing arrangements can be determined.

(Reason: To ensure appropriate management of waste.)

62. 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.)

63. WATER SUSTAINABILITY – GENERALLY (CC)

Water collected in the rainwater tank must comprise roof water only and not surface water. Water from the rainwater tank must only be used for following purposes and not for human consumption:

- i) toilet flushing;
- ii) clothes washing;
- iii) garden irrigation;
- iv) car washing and similar outdoor uses;
- v) filling swimming pools, spa pools and ornamental ponds; and
- vi) fire-fighting.

(Reason: To promote sustainable water management practice.)

64. DUST CONTROL (CC)

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected

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during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like and shall be modified as directed by the Council should it fail to adequately control any dust nuisance.

Major Works

The following measures must be implemented (in part or in total) as directed by Council to control the emission of dust:

- (a) Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work.
- (b) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system
- (c) All stockpiles of materials that are likely to generate dust must be kept damp or covered.
- (d) All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- (e) All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- (f) All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours or as directed by Council.

(Reason: Environmental amenity.)

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

65. 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.

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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.)

66. NOTICE OF COMMENCEMENT (CW)

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

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

(Reason: Statutory requirement.)

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

67. VIBRATION MONITORING (DW)

Vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any *building* identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed.

If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must activate such that the Principal Contractor and any sub-contractor are easily alerted to the event.

Where any such alarm triggers all excavation works must cease immediately.

Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer.

Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the Principal Contractor and any sub-contractor clearly setting out required work practice.

The Principal Contractor and any sub-contractor must comply with all work directions, verbal or written, given by the professional engineer.

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A copy of any written direction required by this condition must be provided to the Principal Certifier within 24 hours of any event.

Where there is any movement in foundations such that damaged is occasioned to any adjoining *building* or such that there is any removal of support to *supported land* the professional engineer, Principal Contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that *supported land* and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the *supported land*.

68. 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.)

69. 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.)

70. 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.)

71. PUBLIC INFRASTRUCTURE AND SERVICES (DW)

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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.)

72. 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 (POC)

73. ENGINEERING WORKS (CERTIFICATION OF)

Prior to occupation of the premises, a Work As Executed (WAE) Plan of all engineering and/or drainage works is to be submitted to the Principal Certifying Authority. The WAE Plan is to be certified by an Accredited Civil/Hydraulic Engineer 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.)

74. FIRE SAFETY CERTIFICATION (OC)

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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.

A 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.)

75. 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.)

76. RAINWATER TANKS (OC)

Rainwater tanks must be installed on residential properties by a suitably qualified and

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licensed plumber and in accordance with the following:

- i) Australian/New Zealand Standard AS/NZS 3500:2003;
- ii) NSW Code of Practice Plumbing and Drainage, 2006 produced by Committee on Uniformity of Plumbing and Drainage Regulations in NSW (CUPDR); and
- iii) Council's rainwater tank policy.

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

(Reason: To protect public health and amenity.)

77. 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.)

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

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

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

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

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

79. VENTILATION SYSTEMS – MECHANICAL (OC)

Any 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

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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.)

80. VENTILATION SYSTEMS – NATURAL (OC)

Any natural ventilation systems are to 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 DURING ONGOING USE OF THE PREMISES (OU)

81. 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 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

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Lot 1 DP 119223 (Cont'd)

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.)

82. 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.
- vi) The Boarding house is required to be registered on a register administered by NSW Fair Trading.

(Reason: To minimise the impact of the boarding house on surrounding residences.)

83. FIRE SAFETY ANNUAL STATEMENT (OU)

Pursuant to Part 9, Division 5 of the Environmental Planning and Assessment Regulation

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(as amended) the owner of the building shall provide to Council an Annual Fire Safety Statement from an appropriately qualified person certifying the essential fire safety measures in the building. The Annual Fire Safety Statement shall be submitted within 12 months of the issue of the fire safety certificate, and then on an annual basis.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

- i) Forwarded to the Commissioner of the New South Wales Fire Brigade; and
- ii) Prominently displayed in the building.

(Reason: Fire safety.)

84. LOADING AND UNLOADING - NO OBSTRUCTION OF PUBLIC ROAD OR FOOTWAY (OU)

All loading and unloading operations including fork lift trucks or other similar loading, lifting and/or carrying appliances used in conjunction with the premises, shall be carried out wholly within the boundaries of the site, at all times. There shall be no obstruction of any public roadway or footway at any time, without the prior

(Reason: Public safety.)

85. 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.)

86. POLLUTION - COMPLIANCE WITH PEOA 1997 GENERALLY (OU)

The activities carried out on site shall not constitute a nuisance in relation to noise, air or water pollution as specified under the Protection of the Environment Operations Act 1997.

(Reason: Environmental protection.)

86A. WASTE AND RECYCLING COLLECTION (COMMERCIAL AND INDUSTRIAL) (OU)

- i) The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area.
- ii) Commercial and industrial garbage and recycling must be collected on site unless expressly agreed to in OC.
- iii) Where consent is given for commercial and industrial garbage and recycling to be placed kerbside for collection bins must not be placed on the kerbside more than one hour before the scheduled collection time. Bins and containers are to be

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- removed from the kerbside within one (1) hour of collection and returned to the designated garbage storage area(s).
- iv) The garbage and recyclable storage area and bins must be adequate to contain the volume and type of garbage and recyclable matter of the food premises.
 - v) All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.
 - vi) Recycling options must be provided for all commercially recyclable waste products including but not limited to paper, cardboard, oil, food waste, plastics, metals, chemicals etc.

(Reason: To regulate noise and garbage collection arrangements.)



ATTACHMENTS

1. [↓](#) Section 4.55 - Architectural Plans

DRAWING SCHEDULE

- A-0000 TITLE PAGE
- A-1201 BASEMENT 01 AND BASEMENT 02
- A-1202 GROUND FLOOR AND LEVEL 01 PLAN
- A-1203 LEVEL 02 AND ROOF PLAN
- A-1301 ELEVATIONS
- A-1302 ELEVATIONS
- A-1401 SECTIONS
- A-0005 GFA CALCULATIONS

LIST OF AMENDMENTS

- Ground Level**
- Office layout rearranged by included the upswing door access at reception desk
 - Linen area reinstated in Communal Laundry
 - Hydrant booster relocated to the side boundary and enclosed with louvered door, facing street front
 - 2.4m height fence proposed at rear side to avoid overlooking the neighbour

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GFA CALCULATION

SITE AREA: 594.3 m²
 PERMISSIBLE FCR: 1.15:1
 PERMISSIBLE GFA: 682.45 m²

	APPROVED DA 2019/094	PROPOSED
GFA	644.12 m ²	652.07 m ²
FCR	1.08:1	1.1:1

UNIT MIX

SINGLE ROOM: 6
 DOUBLE ROOM: 13
 MANAGER'S ROOM: 1

TOTAL ROOMS: 20 (INCL MANAGER)

OFFICE: 1
 COMMUNAL ROOM: 1

TOTAL PARKING SPACES: 10

T: +612 9744 7325 | E: office@ghazialali.com
 ACN: 67167121848
 UNIT 2 LEVEL 2/14 RAILWAY PARADE,
 BURWOOD, NSW 2124

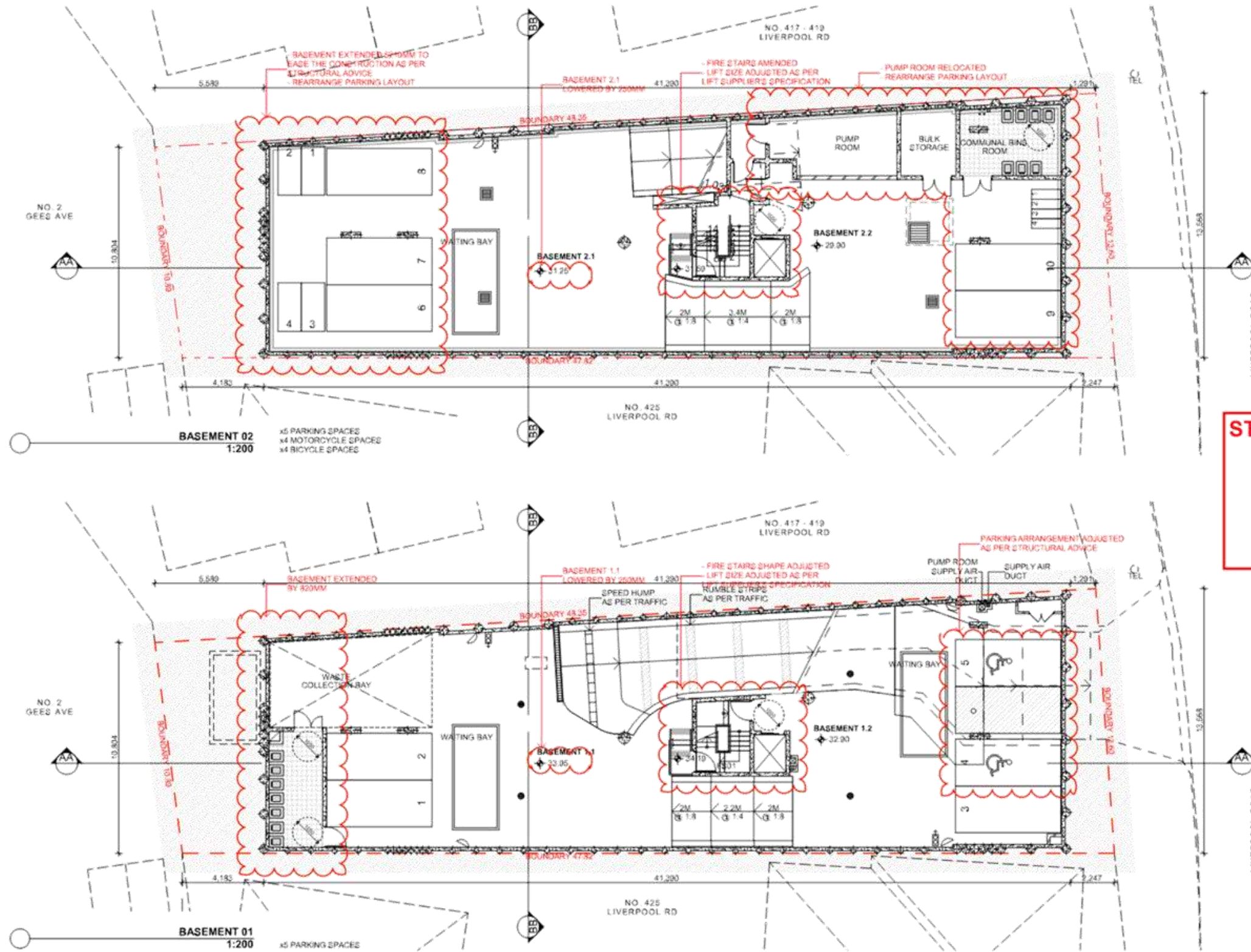


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FOR S4.55

421 LIVERPOOL RD

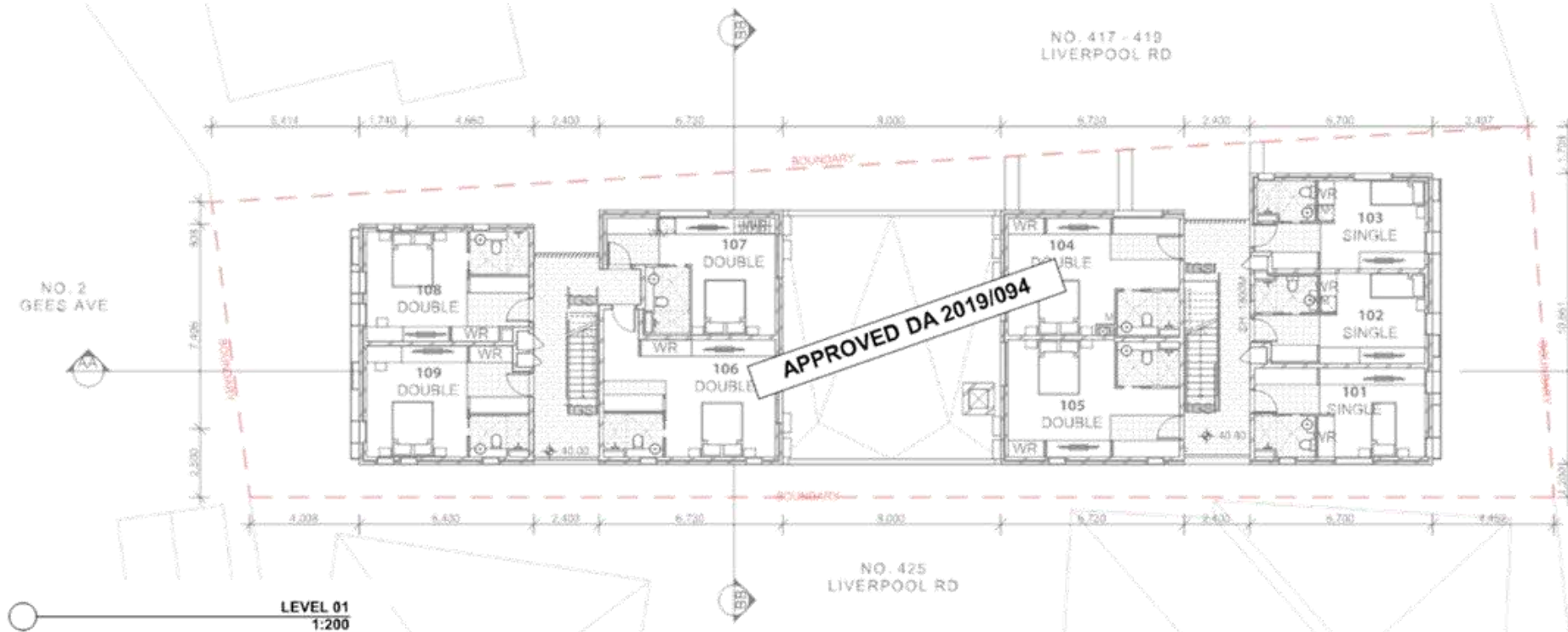
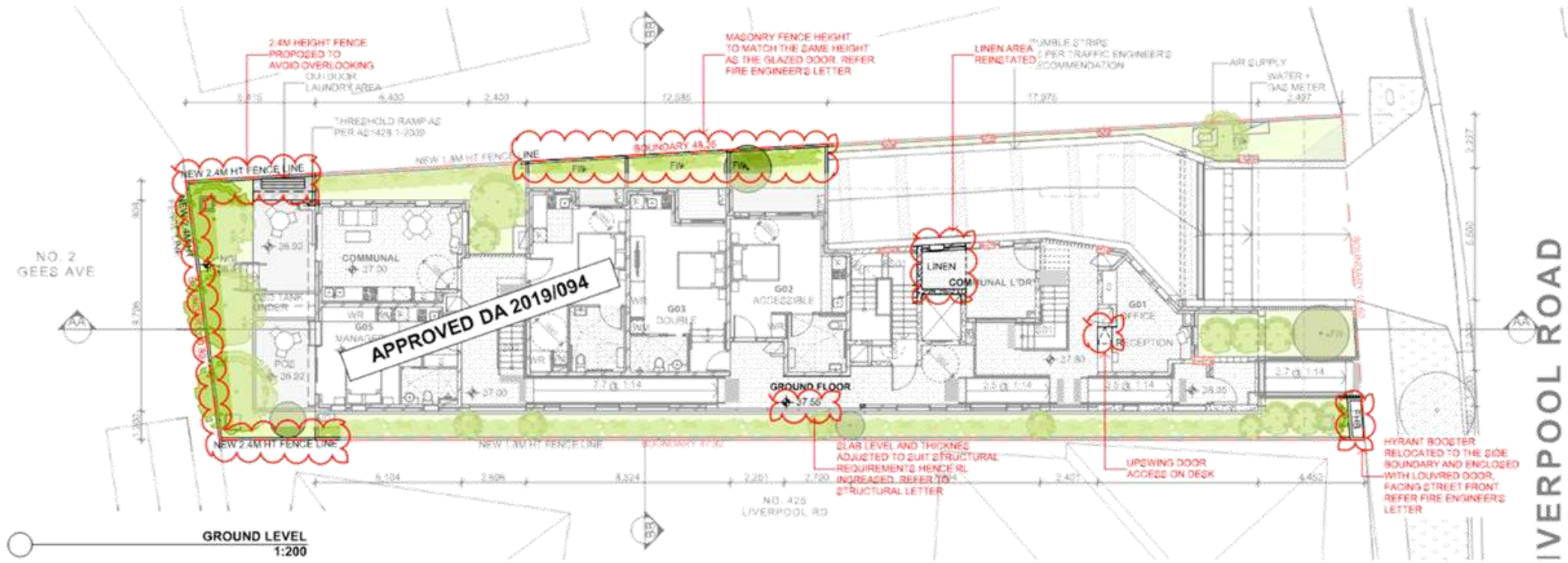
421 LIVERPOOL ROAD, STRATHFIELD
 PROPOSED BOARDING HOUSE DEVELOPMENT
 PURSUANT TO SEPP ARH 2009



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THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p>ADDRESS 421 LIVERPOOL RD, STRATHFIELD NSW 2159 PROJECT NO: DA2019/94/2</p>	<p>TRAFFIC ARCHITECTURAL CONSULTING ENGINEERING 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421 LIVERPOOL RD, STRATHFIELD YIG INVESTMENT (NSW) PTY LTD</p>	<p>DRAWING NO: BASEMENT 01 AND BASEMENT 02</p>
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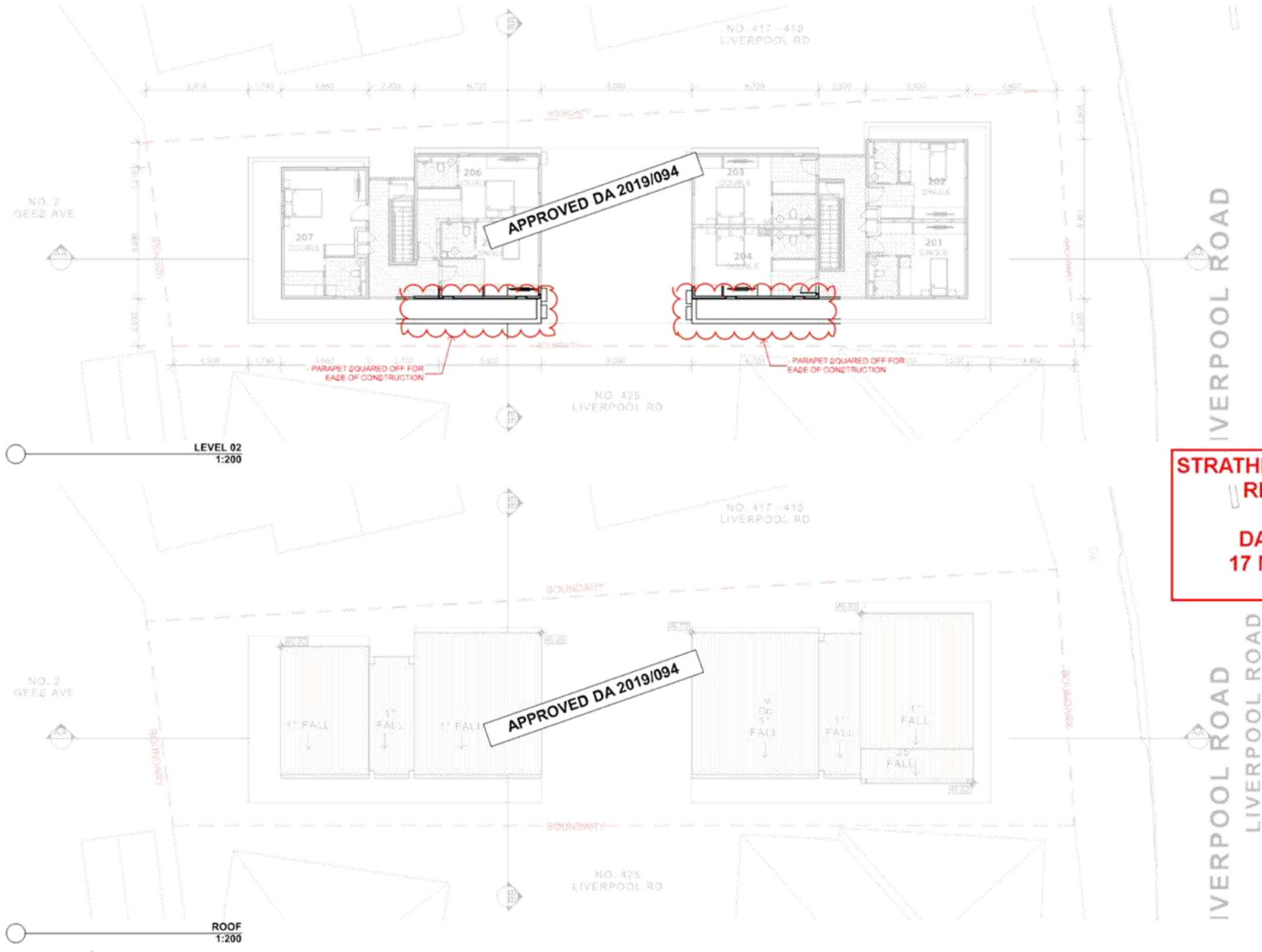


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DA2019/94/2

17 March 2021

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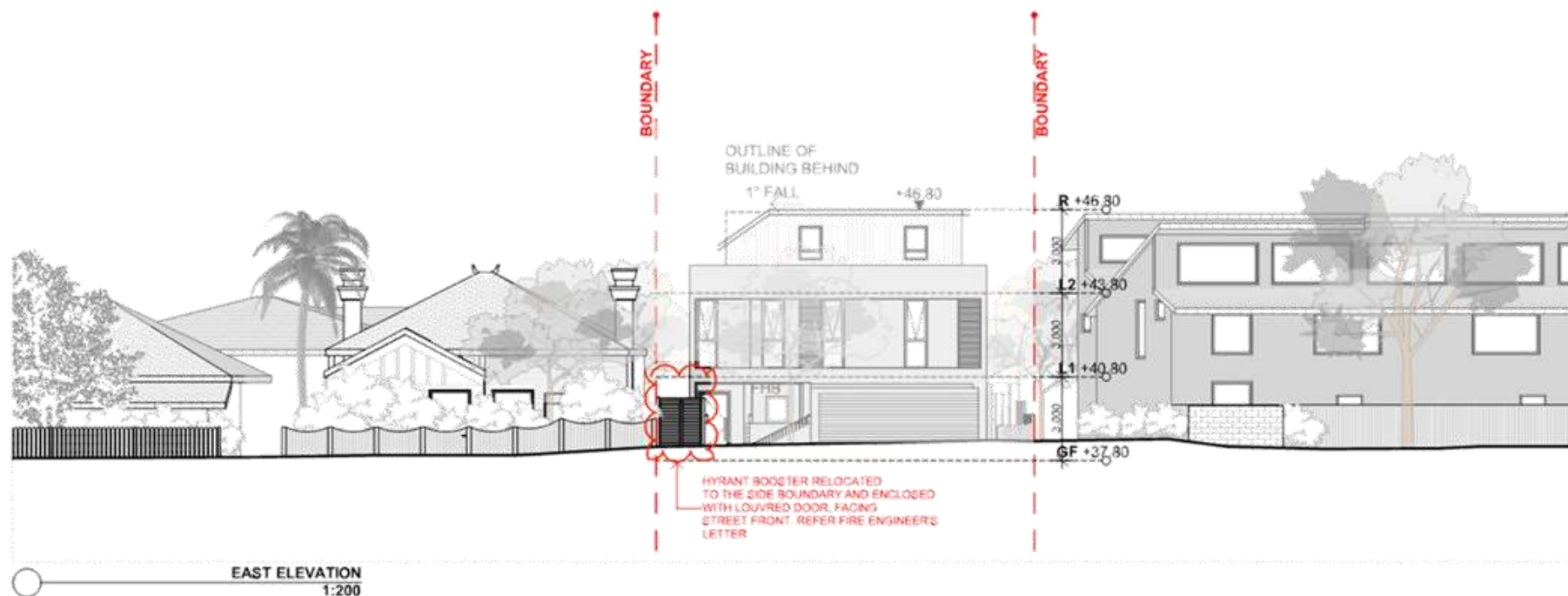
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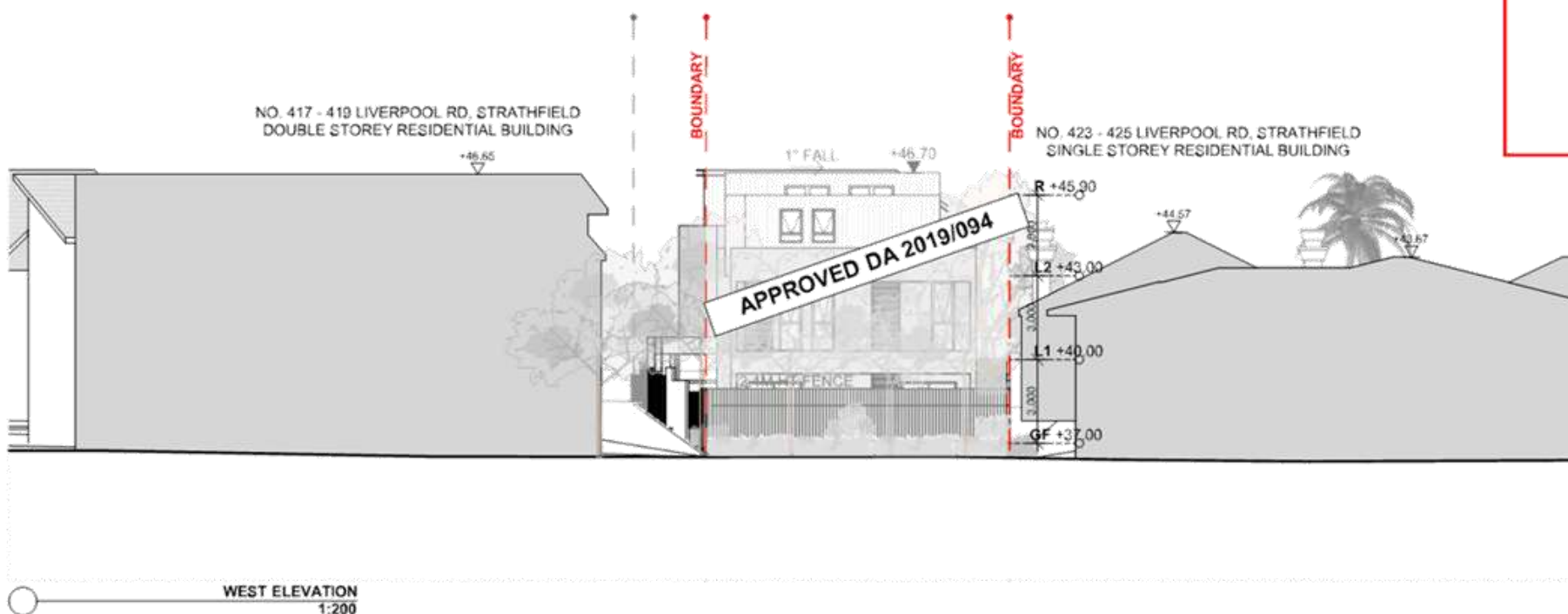
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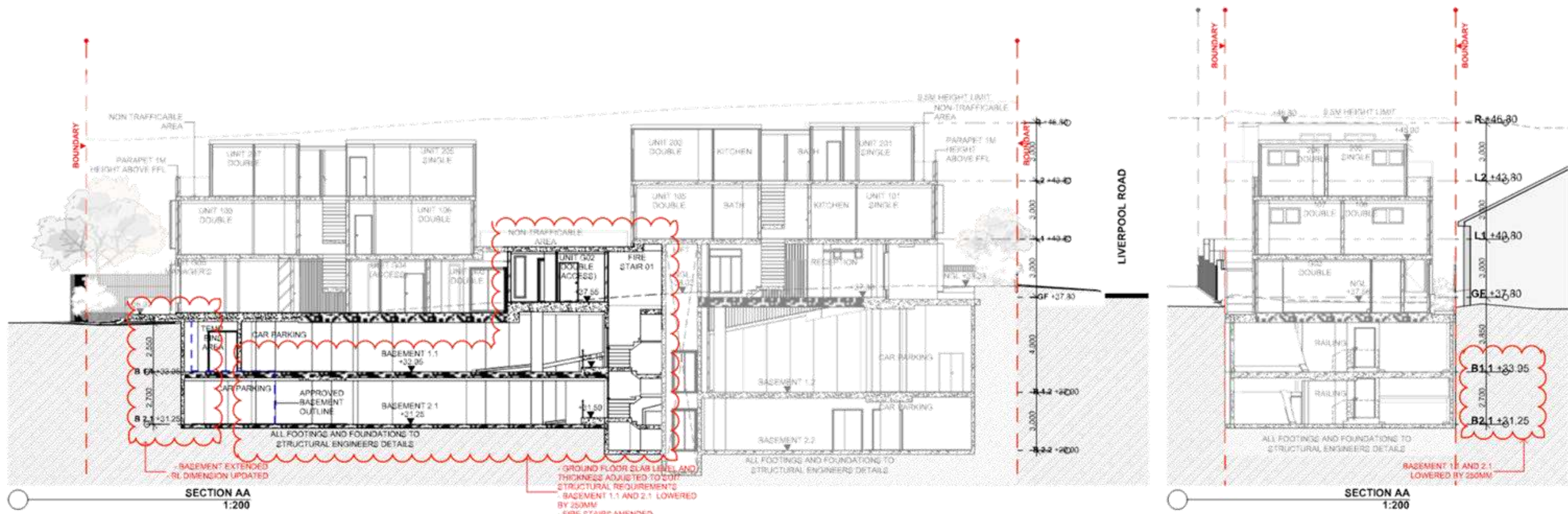
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TO: Strathfield Local Planning Panel Meeting - 6 May 2021
REPORT: SLPP – Report No. 3
SUBJECT: DA2020.156 - 27 ALBERT ROAD, STRATHFIELD
LOT 1 DP 914078
DA NO. DA2020/156

SUMMARY

Proposal: Demolition of existing structures and construction of a five (5) storey boarding house development with basement parking comprised of forty-six (46) boarding rooms including one (1) manager room.

Applicant: Cairich Enterprise Pty Ltd

Owner: Cairich Enterprise Pty Ltd

Date of lodgement: 8 September 2020

First notification period:
28 September 2020 to 19 October 2020

Second notification period:
17 March 2021 to 12 April 2021

Notification period and number of submissions received: First notification period: twenty-three (23) submissions including one (1) petition with ninety-six (96) signatories.
Second notification period: fifteen (15) submissions
Outside both notification periods: seven (7) submissions
Total received: forty-five (45) submissions

Assessment officer: M Rivera

Estimated cost of works: \$4,114,018

Zoning: R3 – Medium Density Residential – SLEP 2012

Heritage: No

Flood affected: No

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: APPROVAL

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)

EXECUTIVE SUMMARY

The proposal originally involved the demolition of existing structures and construction of a five (5) storey boarding house development with basement parking comprised of fifty-three (53) lodger rooms and an on-site manager room (the 'proposed development').

The application was initially publicly notified on 28 September 2020, in accordance with Strathfield Council's Community Participation Plan (CPP), with the last date for public submissions being 19 October 2020. A total of twenty-three submissions including one (1) petition with ninety-eight signatories were received.

During the assessment process, the application was amended to reduce the overall built form and the number of boarding rooms to a total of forty-six (46) boarding rooms (including the manager's room). The amended design was re-notified as per the CPP on 17 March 2021, with the last date for submissions being 12 April 2021. A total of fifteen (15) submissions were received.

The proposed development achieves compliance with the relevant development standards and controls under the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP), Strathfield Local Environmental 2012 (SLEP 2012) and the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005) and is able to demonstrate sufficient planning merit.

The proposed development is considered a site responsive design outcome that will provide affordable housing in an accessible location and facilitate housing diversity in the locality. The proposed development is responsive and designed with regard to the unique constraints and context of the site. The likely impacts, including those associated with local character, streetscape and amenity, have been assessed and are considered reasonable and acceptable. Accordingly, the application is recommended for approval.

The subject application is referred to Strathfield Local Planning Panel (SLPP) due to the proposed development being defined as a contentious development given the receipt of more than three (3) submissions during both notification periods.

BACKGROUND

20 July 2020

A pre-development application meeting was held with Council officers and the applicant with respect to a proposal for the demolition of existing structure and construction of fifty-seven (57) boarding rooms over three (3) levels of basement at No. 27 Albert Road, Strathfield.

As a result of this meeting, a formal letter of response was issued by Council on 12 November 2019. The main points contained in this letter are as follows:

- Site suitability and amalgamation
- Strathfield Local Planning Panel;
- Design Review Panel;
- Floor space ratio (FSR);
- Building height;
- Landscaped area;
- Solar access;
- Accommodation size and gross floor area of rooms;
- Boarding house manager;
- Parking;
- Local area character;
- Bulk, scale and setbacks;

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)

- Basement level;
- Communal living room;
- Private open spaces;
- Residential amenity;
- Accessible housing;
- Stormwater;
- Building Code of Australia;
- Tree removal;
- Waste management;
- Contamination assessment; and
- Earthworks.

- 8 September 2020** The subject application was lodged to Council.
- 28 September 2020** The application was publicly notified and advertised for a minimum period of 21 days as per the CPP, with the last date for public submissions being 19 October 2020. A total of twenty-three (23) submissions including a single petition with ninety-six (96) signatories were received during this period.
- 29 September 2020** A site visit was undertaken by Council.
- 21 October 2020** A Design Review Panel (DRP) meeting was held with the DRP, Council, applicant and architect/s for the proposed development.
- 3 November 2020** The DRP minutes were provided to Council.
- 9 November 2020** A deferral letter was sent to the applicant that detailed a number of issues and concerns including:
- Building height;
 - Design, bulk and scale;
 - Subterranean internal areas;
 - Parking space requirement;
 - Landscaped area;
 - Setbacks;
 - Tree removal and impacts on retained trees;
 - Environmental health matters;
 - Waste management;
 - Traffic impacts and utilities;
 - Design Review Panel matters; and
 - Issues raised in submissions.
- 9 November 2020** The DRP minutes were sent to the applicant.
- 23 November 2020** The applicant provided a revised proposal and amended plans for review.
- 17 December 2020** Council provided feedback on the revised proposal and advised that some issues such as building height, remain outstanding. It was recommended that a formal lodgement of final documents is undertaken via the Planning Portal for a full assessment of the proposal.

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)

- 17 December 2020** The applicant requested an extension to the submission deadline and advised that they intended on providing the final documents between February and March 2021.
- 25 February 2021** The applicant provided additional information and a final design for consideration via the Planning Portal. The amended design features a reduction in boarding rooms – from fifty-three (53) to forty-six (46) rooms.
- 17 March 2021** The application was publicly notified and advertised for a minimum period of 21 days as per the CPP, with the last date for public submissions being 12 April 2021. A total of fifteen (15) submissions were received during this period.

DESCRIPTION OF THE SITE AND LOCALITY

The site is legally described as Lot 1 DP 914078 and is commonly known as No. 27 Albert Road, Strathfield. The site is a narrow, rectangular-shaped allotment, located on the northern side of Albert Road (refer to Figure 1). It has a 13.779m wide frontage, a maximum depth of 58.775m and an area of approximately 810.7m². The land has a slight fall to the street. The site currently contains a single storey dwelling house and some ancillary structures including two (2) outbuildings in the rear yard (refer to Figures 2 to 6). The site is predominantly modified with the only remaining vegetation comprising of some scattered shrubs and grassed lawn areas in the rear yard.

Vehicular access to the site is via an existing driveway off Albert Road.



Figure 1: Subject site (shown in yellow) and surrounding context

**DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)**

The site is situated at the edge of a medium density residential zone; with dwelling houses to the east and a mixture of low-rise residential flat buildings to the south-west, north and west. An aged care residential facility is also situated across the street at No. 64-70 Albert Road, Strathfield (refer to Figure 7). More modern mixed use residential buildings are located nearby along Elva Street and Albert Road – towards the commercial area of Strathfield. It is noted that the site is approximately 200m from this commercial precinct, which comprises Strathfield town centre. This is reflective of the current land use zoning of the vicinity (refer to Figure 8).



Figure 2: Front setback of site showing existing dwelling house and front fence.

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)



Figure 3: Northerly view of rear yard within site.



Figure 4: Southerly view of rear yard and dwelling house within site.

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)



Figure 5: Eastern elevation of existing outbuilding – note neighbouring apartments at No. 29-31 Albert Road (west-adjointing neighbour).



Figure 6: View towards rear yard of No. 25 Albert Road (east-adjointing neighbour).

DA2020.156 - 27 Albert Road, Strathfield
 Lot 1 DP 914078 (Cont'd)



Figure 7: No. 64-70 Albert Road – aged care residential facility.



Figure 8: Land Use Zone map showing subject site (outlined in yellow)

Adjoining the site:

- To its eastern boundary: a residential flat building at No. 29-31 Albert Road, Strathfield (refer to Figures 9 and 10);
- To its western boundary: a dwelling house at No. 25 Albert Road, Strathfield (refer to Figure 11);
- To its rear (northern) boundary: residential flat buildings at No. 2-8 Beresford Road and No. 10-12 Beresford Road, Strathfield.

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)



Figure 9: No. 29-31 Albert Road (west-adjointing neighbour) – residential flat building.



Figure 10: Eastern side of No. 29-31 Albert Road (west-adjointing neighbour) – note internal driveway leading to the rear.

DA2020.156 - 27 Albert Road, Strathfield
 Lot 1 DP 914078 (Cont'd)



Figure 11: No. 25 Albert Road (east-adjointing neighbour) – dwelling house.

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 the demolition of existing structures and the construction of a five (5) storey boarding house development containing forty-six boarding rooms (including a single manager's room) above three (3) levels of basement. The proposed development will feature forty-five (45) double boarding rooms and one (1) single boarding room.

Specifically, the proposal involves:

- Demolition of existing structures including dwelling house and sheds; and
- Construction of a five (5) storey boarding house development comprising:
 - Three levels of basement with twenty-four (24) car spaces, nine (9) bicycle spaces and eleven (11) motorbike spaces, pump room, services room, bulk goods storage room, bin room and loading bay. The design of the car spaces relies upon a car stacker system for eighteen (18) car spaces;
 - A ground floor containing a front entry, seven (7) double boarding rooms (including the manager's room), a common room with living and dining areas, kitchen and bathroom, a communal open space and side passageway along the western side,
 - Levels 1 to 3 comprising eleven (11) double boarding rooms with balconies;
 - Level 4 comprising five (5) double boarding rooms and one (1) single boarding room. Three (3) of the boarding rooms have balconies of varying size. It is noted

DA2020.156 - 27 Albert Road, Strathfield
 Lot 1 DP 914078 (Cont'd)

- that a private open space for room 401 comprises the roof top. This space generally addresses Albert Road;
- Associated earthworks, landscaping works, planter boxes and stormwater drainage works.

The Site Plan, Floor Plans, Elevations and a Section of the proposed development are shown in Figures 12 to 23 below.

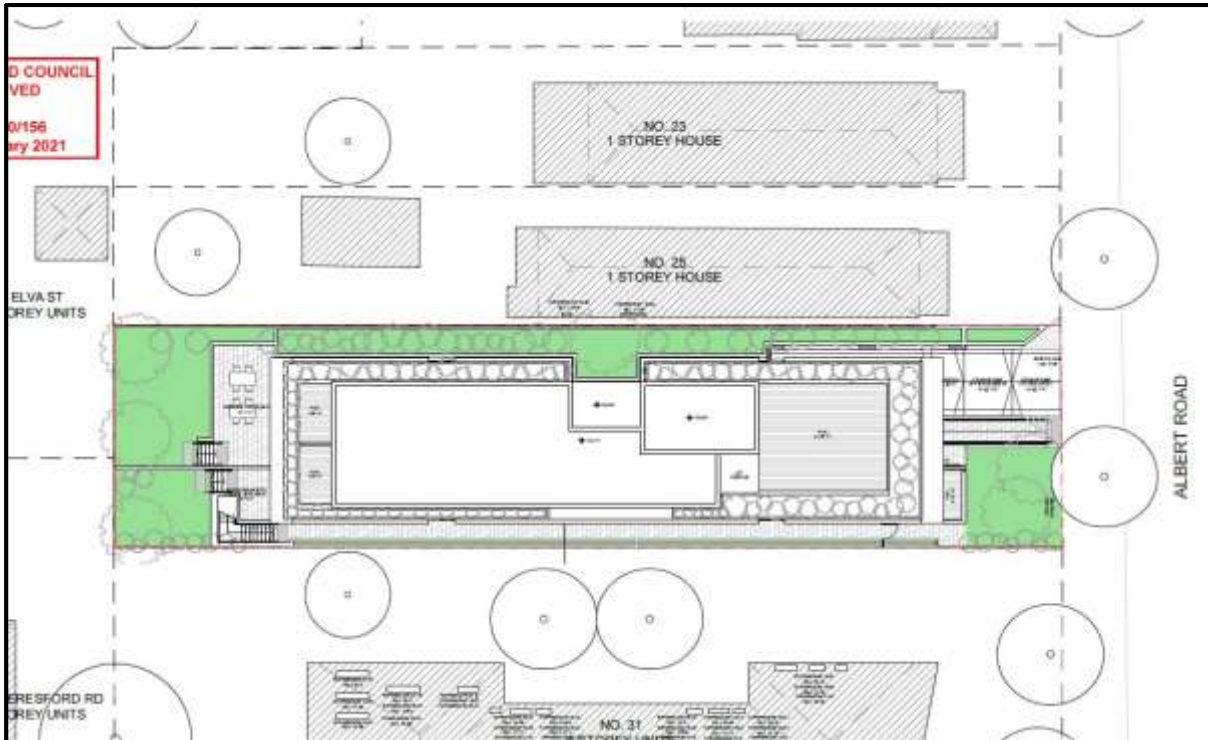


Figure 12: Site Plan.

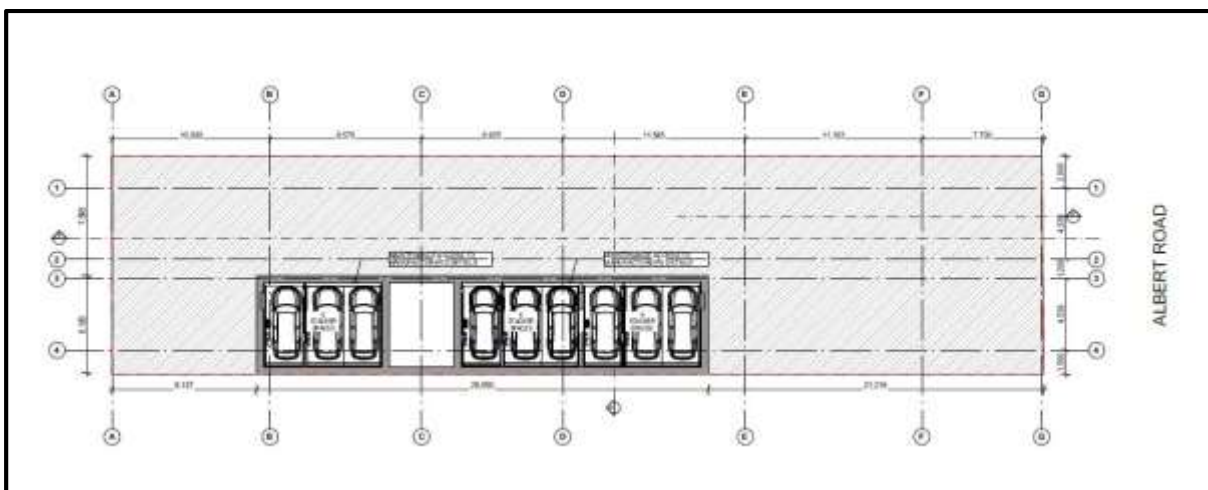


Figure 13: Basement Level 3 – car stacker pit.

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Lot 1 DP 914078 (Cont'd)

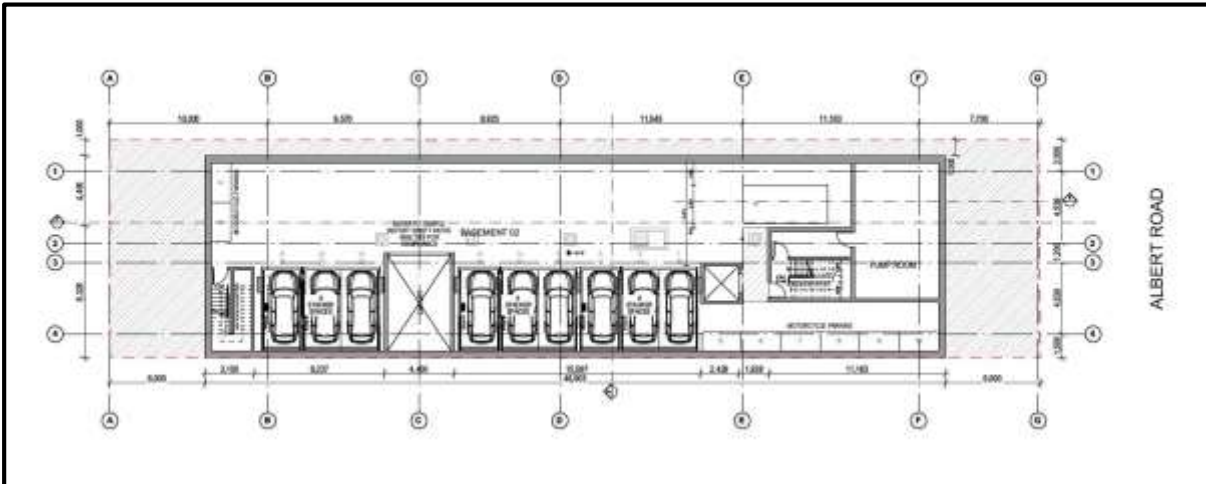


Figure 14: Basement Level 2.

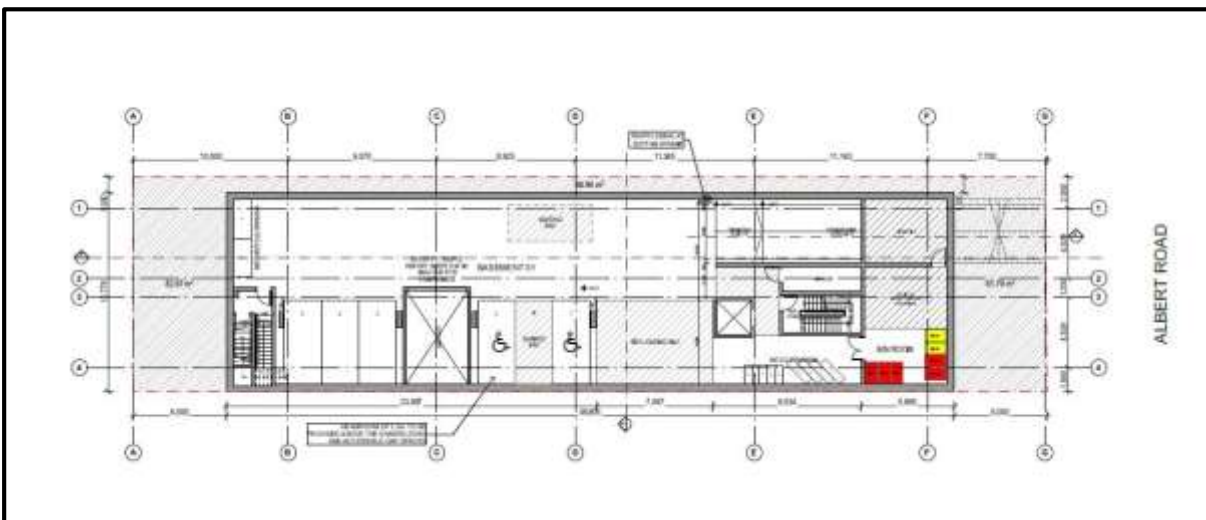


Figure 15: Basement Level 1.

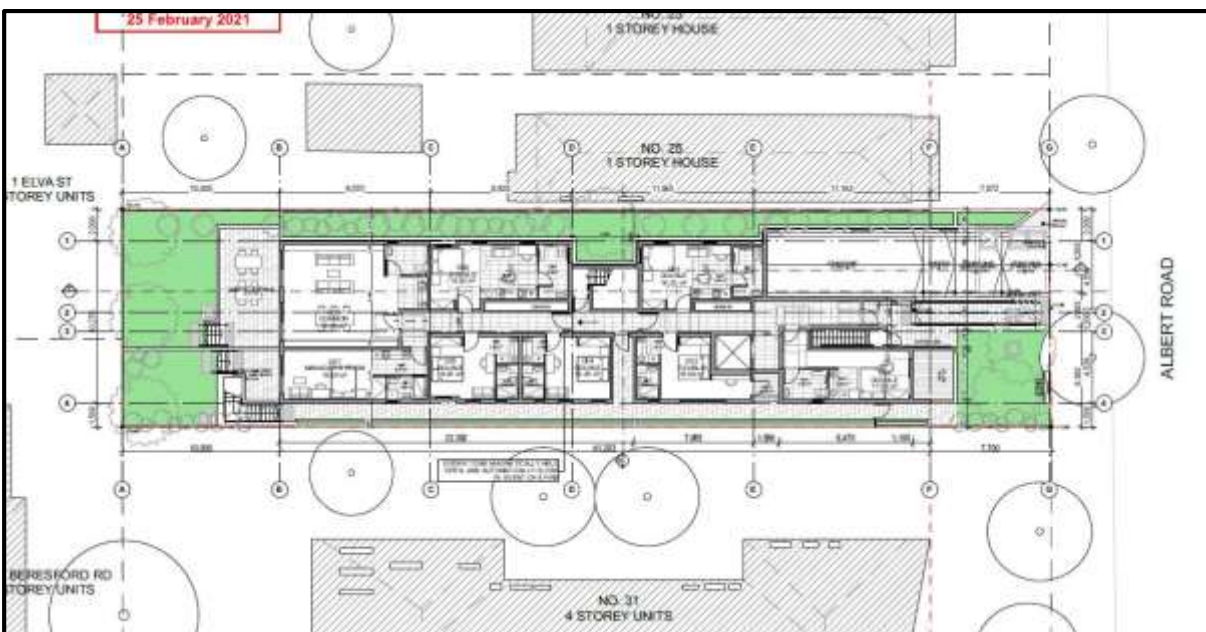


Figure 16: Ground Floor.

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Lot 1 DP 914078 (Cont'd)

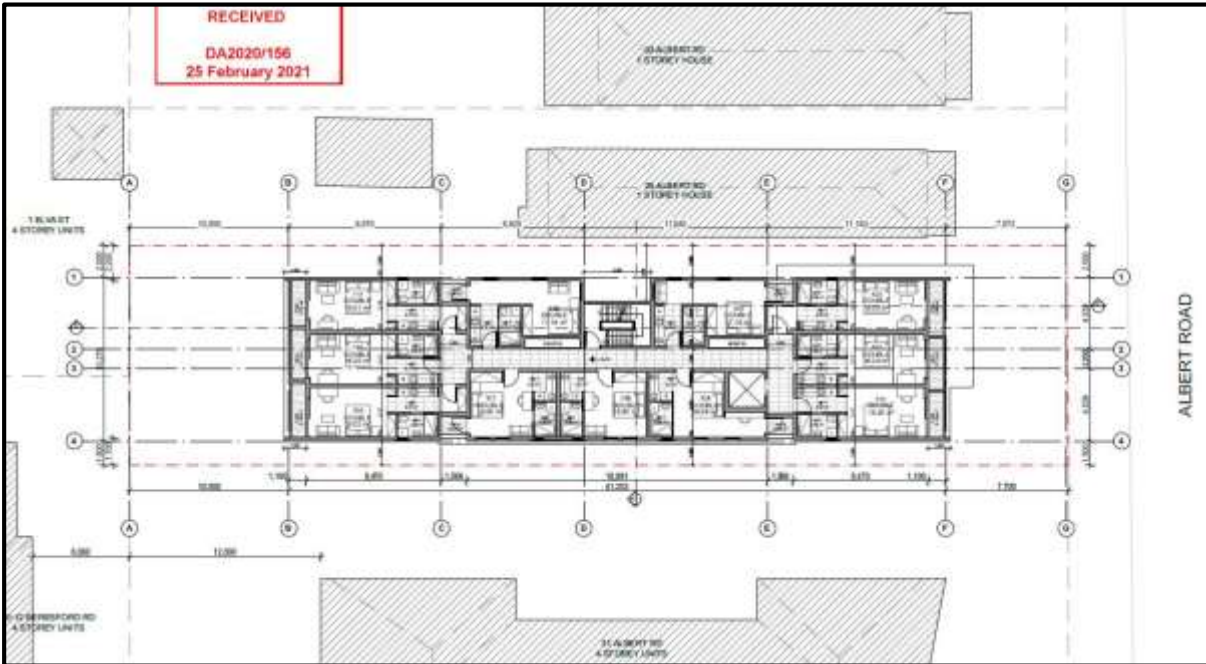


Figure 17: Levels 1 to 3.

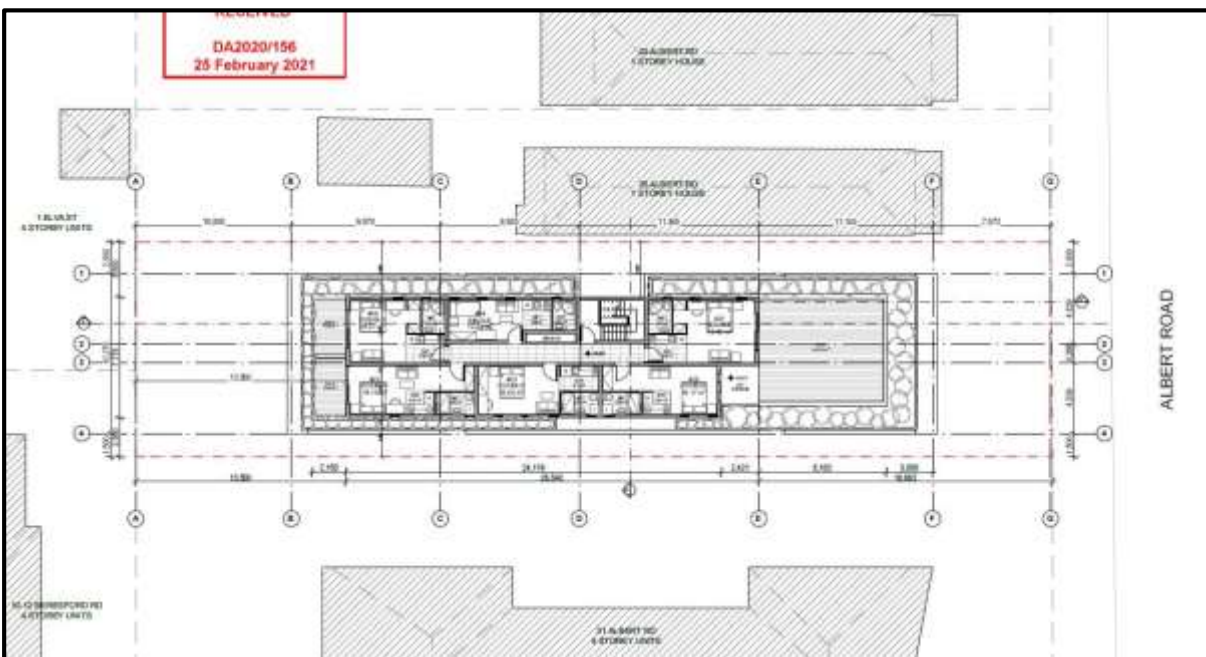


Figure 18: Level 4.

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 Lot 1 DP 914078 (Cont'd)

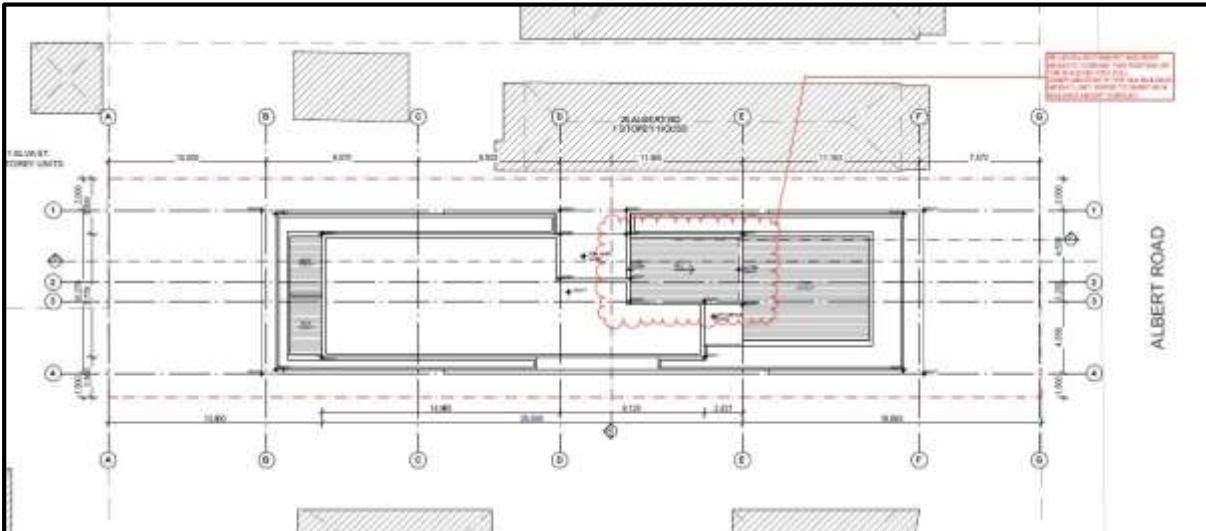


Figure 19: Roof Plan.

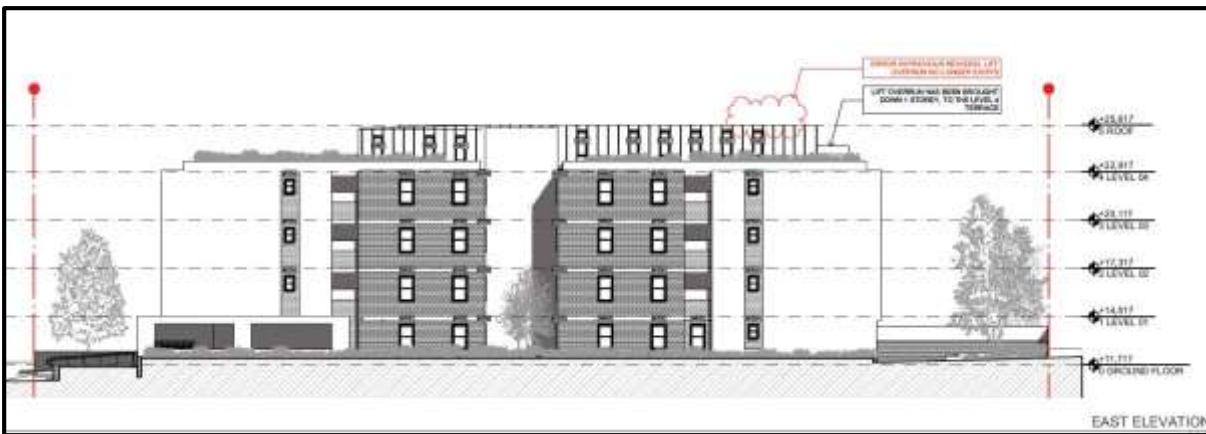


Figure 20: East Elevation.

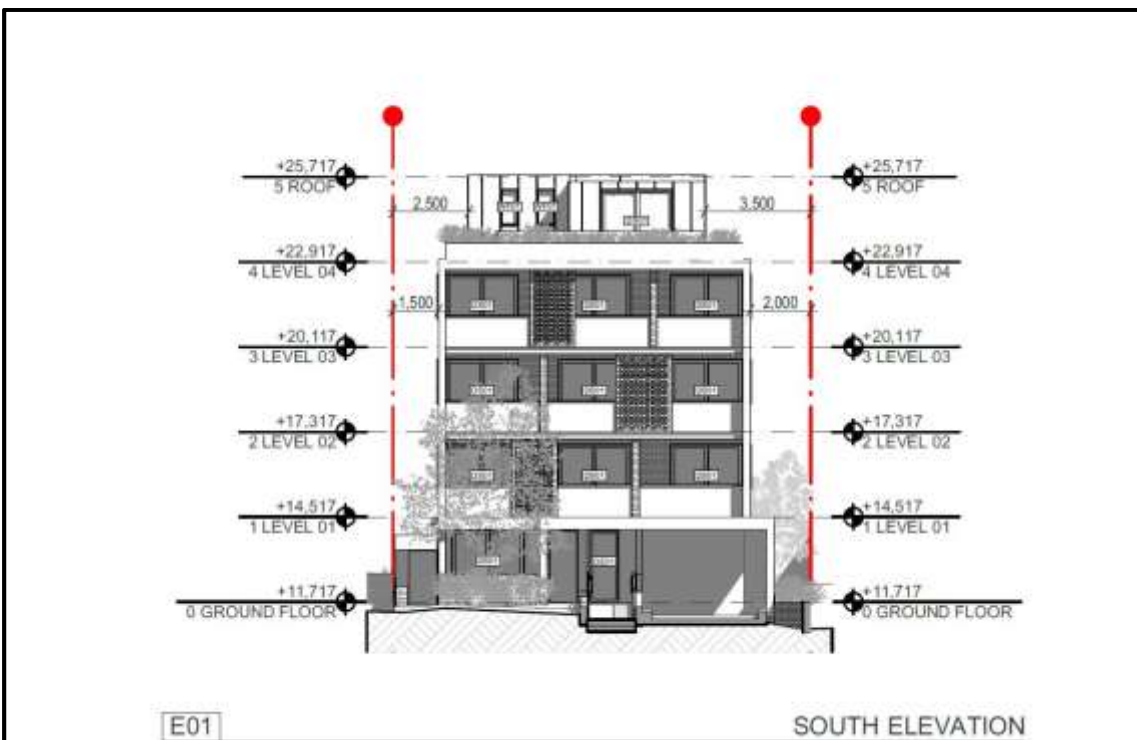


Figure 21: South Elevation.

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 Lot 1 DP 914078 (Cont'd)

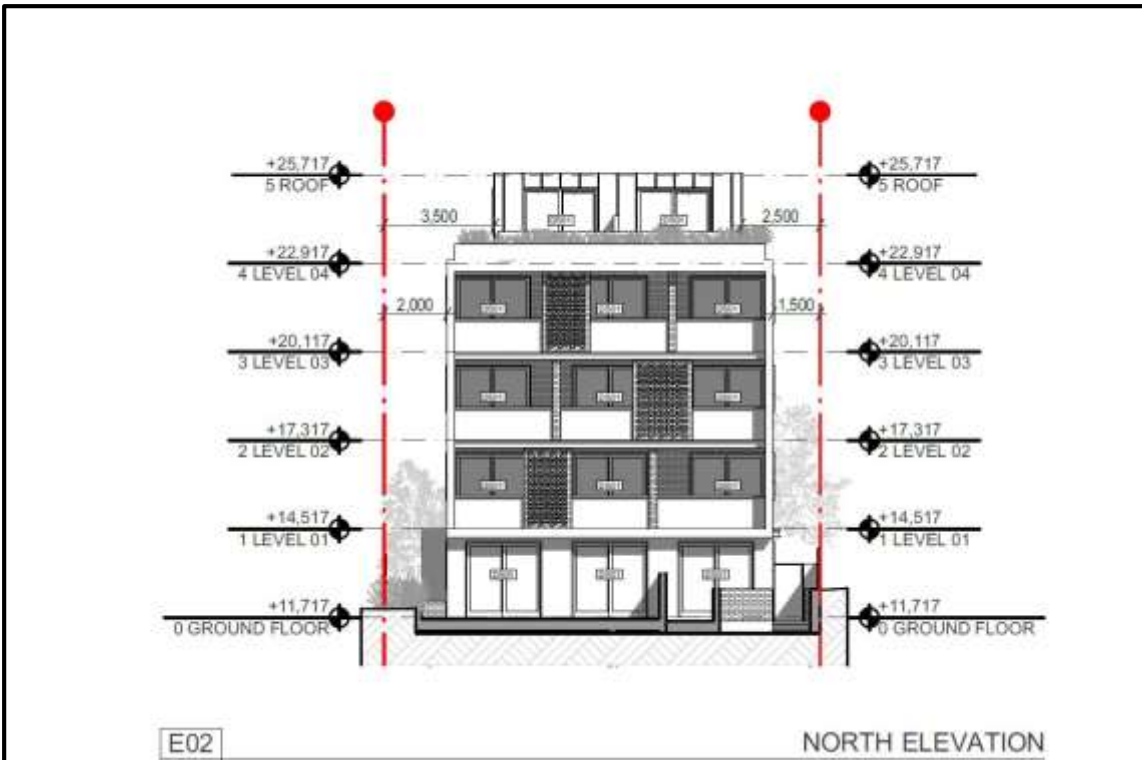


Figure 22: North Elevation

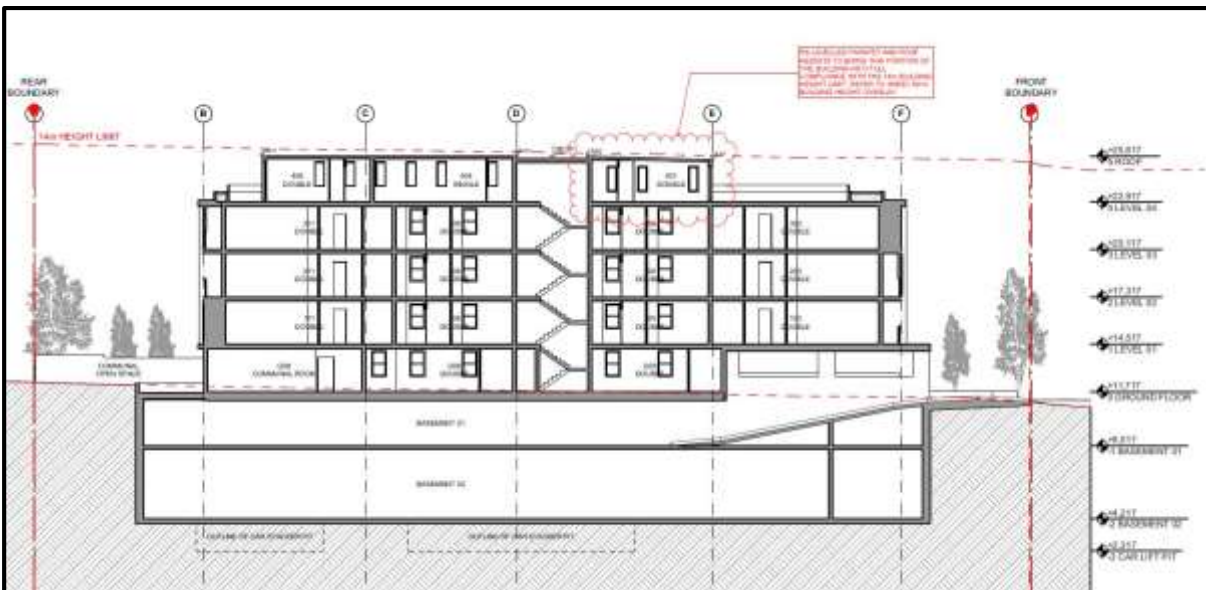


Figure 23: Section.

REFERRALS

INTERNAL REFERRALS

Building Surveyor Comments

Council’s Building Surveyor has commented on the proposal as follows:

“The national construction code does not require laundry facilities in a Class 3 building, generally this type of building is used for short-term accommodation and serviced. Strathfield Councils LEP requires boarding houses to be a minimum of three month term

**DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)**

and consequently will require laundry facilities either within individual apartments or within a communal space.

The onsite manager's room is required to be provided with laundry facilities which should be detailed on plan.

Insert the following Special Condition: Laundry facilities are required be provided and have a space for a wash/laundry tub, washing machine and a 7.5m of line drying area or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities. Separate sinks are to be provided for kitchen and laundry facilities."

Council's Building Surveyor confirmed no objections to the proposal subject to the imposition of conditions including the requirement for laundry facilities to be provided within the development.

Environmental Health Officer Comments

Council's Environmental Health Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent including any conditions to satisfy the recommendation.

Stormwater Engineer Comments

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

Traffic Manager Comments

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

"The proposed development hence generates on-site parking requirement of :

- 23 car spaces for tenants (minimum)*
- 1 car space for manager (maximum)*
- 9 bicycle spaces and 9 motorcycle spaces (minimum)*

The proposed on-site parking provision includes 24 car spaces, 9 bicycle spaces and 11 motorbike spaces. The proposal contains three adaptable units and two accessible parking spaces. The parking provision is considered satisfactory.

The net traffic generation increase is only marginal.

All aspects of the carpark and the associated vehicular access have been assessed against AS/NZS 2890 series.

The swept paths confirm the nominated waste vehicle (SRV) can enter and exit the site in a forward direction.

The 18 car stacker spaces have a standard height clearance of 2.2m within the upper platform and 1.7m within the lower platform. This arrangement is considered acceptable given the nature of the boarding house where the management can operate a flexible car space allocation to cater for various vehicles.

All plans shall clearly indicate the existing utility locations in relation to the proposed driveway. Minimum clearance to the existing utilities must be provided in accordance to Council's Engineering Specifications for Driveways. The applicant shall consult with utility owners regarding any relocation/modification as required and the cost for the relocation/modification is to be borne by the applicant."

DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)

Council's Traffic Manager confirmed no objections to the proposal, subject to the imposition of conditions of consent. A special condition will be imposed to ensure the existing utility pit that will be affected by the new driveway is to be relocated.

Tree Management Coordinator Comments

Council's Tree Management Coordinator offered no objections to the proposal, subject to the imposition of recommended conditions of consent. It is recommended that the three (3) Brush Box (*Lophostemon confertus*) street trees are to be protected with a suitable bond. The street trees to be protected with a bond comprise of the single tree in front of the property and the two (2) trees on either side of it.

Waste Officer Comments

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

EXTERNAL REFERRALS

Ausgrid

The application was referred to the Ausgrid. No objections were raised.

Design Review Panel (DRP)

The proposed development, as originally proposed, was referred to a DRP. It is noted that the final amended design was not evaluated by the DRP. The following advice from DRP, which relates only to the initial design proposed, was received:

"Key Issues and Recommendations

2.1 The Panel considers that the proposal is a significant overdevelopment of a narrow lot that if built would result in very poor amenity for residents and be incompatible with its context. The Panel does not therefore support the proposal in its current form. Further details are provided below.

3. Character of the local area

3.1 Whilst the principles of the ADG do not apply to boarding house development, Clause 30A of the SEPP (Affordable Rental Housing) 2009 requires consideration of "whether the design of the development is compatible with the character of the local area".

3.2 The site is zoned R3 Medium Density Residential. The original subdivision pattern and development of Albert Street would have typically comprised long and narrow allotments containing small single storey cottages. This subdivision pattern is still evident to the east of the subject site, including the subject site. To the west of the subject site, the original narrow allotments have been consolidated into double sized (or larger) lots that now accommodate four storey apartment buildings.

3.3 Although the proposed use of the site for a commercial boarding house may in principle be consistent with the medium density character of the area, the Panel considers it has not been demonstrated that the site can accommodate the proposed 53 double rooms and required car parking with acceptable residential amenity and contextual compatibility.

**DA2020.156 - 27 Albert Road, Strathfield
Lot 1 DP 914078 (Cont'd)**

3.4 To achieve this yield, the site would need to be amalgamated with one or more neighbouring properties to the east, being similar long and narrow sites. The applicant advised that the owners of these properties had been approached in regard to this. The Panel advised that formal evidence demonstrating this should be submitted to Council.

3.5 The subject lot currently accommodates a single detached dwelling built close to side boundaries with the main outlook oriented towards the front and rear gardens. This orientation is continued on the adjoining sites to the east though some apartments within the residential flat buildings to the west may be oriented towards the subject site with increased side setbacks to compensate.

3.6 Generally, apartment buildings in Albert Road comprise wider side setbacks to at least one side boundary as well as incorporating adequate landscaping between the buildings.

3.7 In this case the applicants ambition to maximise the ARHSEPP bonus FSR available for boarding houses in an R3 zone results in a proposal that is significantly overdeveloped, resulting in a built form that is not compatible with the built and landscape context of surrounding development.

3.8 The proposal is setback of 1.5m to both side boundaries and its minimal rear setback is inconsistent with that of adjoining and nearby developments. The proposed building footprint precludes adequate landscaping within the side setbacks, which is therefore inconsistent with other larger scale developments in the vicinity.

3.9 The three level basement extends to both side boundaries to accommodate required parking and in doing so precludes any deep soil provision within the side setbacks. Reducing the basement width to provide deep soil would be grossly inefficient, a further indication that this narrow site is unable to accommodate the proposed density.

3.10 Increasing side setbacks may allow space for accommodating substantial screening plants. A significant reduction in dwelling yield would also reduce the car parking requirement and create the possibility for an acceptable landscape setting for the building and its context.

4. Amenity

4.1 Whilst the Apartment Design Guide (ADG) does not apply to boarding house developments, the applicant is still required to achieve an acceptable level of amenity for occupants. Affordable housing does not negate the need for decent housing.

4.2 Maximising the allowable FSR (including ARHSEPP bonus) has resulted in minimal proposed building setbacks that would adversely impact the amenity of both the subject development and its immediate neighbours.

4.3 The development proposes a significant number of rooms that rely entirely on fresh air, light and outlook from side boundaries. This would create unacceptable privacy outcomes for both neighbouring properties and the occupants of the boarding house.

4.4 The original subdivision pattern did not envisage a built form that would rely upon such an arrangement. Therefore, to ensure adequate amenity for this development and its neighbours, a re-design of the scheme that creates acceptable amenity is strongly recommended. The Panel considers that a significantly lower unit yield is necessary to achieve this.

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4.5 It is also noted that BCA fire separation requirements have not been considered and the required fire protection measures would likely further impact on amenity in terms of light and ventilation for boarding rooms facing side boundaries.

4.6 The Applicant advised that all rooms will be fitted with air conditioning units, however the location of individual units or one central unit has not been identified in the plans.

4.7 There is insufficient space on the proposed balconies for condenser units. Potential acoustic impacts need to be addressed in an acoustic report, to be submitted to Council.

5. Building height and number of storeys

5.1 The maximum yield sought results in a proposed part four and five storey built form, which further compromises design quality as discussed below.

5.2 The proposed building presents four storeys with a pitched roof to the street, with a five storey built form below a flat roof located behind. The Panel acknowledges that this arrangement attempts to satisfy the local character test (reflecting the built scale and roof form of the adjoining flat buildings to the west, however it does not support five storeys or the awkward conjunction of the pitched and flat roof forms.

5.3 The maximum 14m building height for the site under the Strathfield Council LEP has been set to comfortably accommodate four storeys. The five levels proposed to the rear is only achievable within the height control by providing ceiling heights of below 2.5m to the rooms, as well as necessitating some habitable rooms being below natural ground level. The Panel acknowledges that whilst this ceiling height may be technically compliant, it is also too low for a contemporary small footprint single room dwelling, and recommend that one level be deleted so that 2.7m ceilings are achieved and the ground floor level raised to avoid subterranean dwellings.

6. Alternative design option

6.1 If this proposal for a boarding house on a single lot is to be pursued then a significant redesign and reduction in yield will be required. The proposal should be re-designed with acceptable amenity and contextual fit as the primary objectives, rather than delivering maximum yield at the cost of good design.

6.2 An alternative discussed at the meeting was to split the proposed building into two smaller buildings separated by a 12m wide central landscaped courtyard. This would allow for all rooms on each floor of the two buildings to have their primary orientation towards either the street, central courtyard or rear of the site, providing a development pattern that is more consistent with the majority of adjoining properties and the local character of development in the area. Each building would be able to comfortably accommodate four rooms, a lift and stair on each typical level. This could be achieved through locating the stair and lift on the courtyard side of each building, which would allow for one wider room to face into the courtyard and three rooms facing either the rear or the street.

6.3 The Panel also recommends that the building is amended to four storeys which would allow for increased ceiling heights and eliminate the need for ground floor rooms to be located below existing ground level.

6.4 The above redesign would equate to a total of 32 rooms, including a manager's room and a communal room. This configuration and yield will ensure that a reasonable level of amenity is achieved for occupants and adjoining developments.

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6.5 *The above arrangement would mean that modest side setbacks could still be considered (1.5m and 2m on pedestrian courtyard entry side), as the side walls would require few or no openings and the central courtyard could accommodate a significant landscape presence (including a larger tree or trees) between the buildings.*

6.6 *In re-designing the scheme, internal room configuration and furniture location (drawn to scale) should be given careful consideration to ensure practical and functioning layouts, as a number of room configurations and furniture layouts in the current design are sub-standard.*

6.7 *The associated reduction in the yield would provide scope to reduce onsite parking, which would reduce the number of levels required and facilitate the provision of additional deep soil landscaping.*

6.8 *The Panel commented that the original Pre-Da design scheme was better in terms of privacy and amenity, and suggest that this design would be a good starting point to accommodate the design amendments discussed in this report.”*

Council response: The matters raised by DRP above are considered substantive and the applicant was required to address these during the assessment. An evaluation of the amended plans submitted has identified that most of the matters raised by DRP have been resolved.

Local character and lot width

The applicant provided sufficient evidence confirming the inability to amalgamate with No. 25 Albert Road. Whilst the amalgamation of the subject site with the smaller allotments to the east will provide a greater land mass to accommodate potentially more suitable medium density residential development outcomes, there are no specific provisions under Council policy that necessitate site amalgamation. Further, the proposed development will not restrict development potential for No. 25 Albert Road and the other lots to the east of the site.

In addressing the appropriateness of the development and its yield in relation to the lot dimensions – the applicant has modified the building to reduce the number of boarding rooms from fifty-three (53) to 46 (forty-six) and consequently, the design and footprint of the basement levels to reflect the reduced parking requirement. In light of the changes incorporated into the final design the applicant has demonstrated a more site responsive design that is sympathetic to the site's constraints, orientation and context. The proposal is now fully compliant with the relevant provisions and controls under the ARH SEPP and Council policy (see below). It is noted that the proposed development is below the maximum floor space ratio provision under the SLEP 2012.

Amenity for future occupants

It is made clear by the DRP that there are no specific controls under the ARH SEPP that relate to the amenity of proposed boarding rooms. The lack of controls encourages the DRP to conservatively apply the ADG as reflected in their commentary – even though the ADG is not applicable to boarding house developments.

Overall, the proposed development is considered to achieve sufficient solar access and ventilation for future occupants. The common room, subject to the imposition of conditions to provide an additional window, will receive sufficient solar access and ventilation. In applying the minimum requirement (of 70% of units/apartments in residential flat buildings) under ADG, the proposal is able to achieve compliance, with a total of thirty-six (36) of forty-six (46) boarding rooms (78% of the development) receiving at least three (3) hours of solar access during mid-winter. To further improve solar access, conditions are recommended to provide an additional window for the manager's room.

All boarding rooms have window openings that will allow for natural ventilation.

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A total of twelve (12) of forty-six (46) boarding rooms (26% of the development) are cross-ventilated. Using the ADG requirement (of 60% units/apartments in residential flat buildings); the proposal fails to meet this requirement. Notwithstanding that the proposal is not for a residential flat building and the above ADG control is noted as general guidance only, the proposed cross ventilation is considered acceptable given that:

- The boarding rooms have limited dimensions and floor area and are predominantly single aspect; and
- The common room is naturally cross-ventilated.

On balance, the proposed development has been designed to optimize solar access and ventilation whilst remaining contextually appropriate to the site's setting, location and to the streetscape character and medium density residential area.

Privacy and amenity for neighbouring properties

The proposed development introduces an elongated boarding house design that has a similar aspect as the existing residential flat buildings along Albert Road that have most apartments/units featuring easterly/westerly aspects and that generally overlook side boundaries. In a similar sense, the proposed boarding house will have comparable overlooking and privacy impacts as these buildings – particularly given that the amended design has similar front and rear setbacks as the west-adjointing residential flat building at No. 29-31 Albert Road. To minimise privacy impacts, it is recommended that west-facing windows within the boarding rooms 104, 106, 107 and corresponding rooms in Levels 2-3 (204, 206, 207, 304, 306, 307) and the east-facing windows within the boarding rooms 105 and 108 and corresponding rooms in Levels 2-3 (205, 208, 305, 308) comprise of obscured glazing to 1.6m sill height. The boarding rooms on Level 4 feature planter boxes at the front of their respective windows and private open spaces. A condition is recommended to ensure 1m high screening planting is established and maintained within these planter boxes to reduce potential overlooking.

As mentioned above, the common room is sunken. The common open space and the manager's private open space are also sunken. All of these spaces not likely generate significant privacy impacts. The provision of deep soil planting within the rear section of the site will assist in ameliorating any privacy and amenity impacts associated with the use of these recreational areas.

All balconies (private open spaces) provided for each boarding room in all levels except Level 4 and the manager's room, are limited in size and will not likely result in adverse impacts.

Height and number of boarding rooms

The amended design has a reduced yield and whilst the fifth storey was retained, this element has additional articulation and setback from property boundaries and achieves compliance with the maximum building height development standard under the SLEP 2012.

Subterranean rooms

It is noted that the manager's room and common living room remains subterranean to an extent as the floor level is 0.28m to 0.48m below natural ground. To achieve greater amenity, solar access and cross ventilation for these spaces, conditions are recommended to provide openable windows with sill heights of 1.8m along the eastern/western sides.

Setbacks

A 2m setback from the eastern side (increased from 1.5m) and a 1.5m setback from the western side are proposed in the final design. The 2m eastern side setback features a long landscaping strip. Whilst much of this area comprises the basement level below conditions will be imposed to ensure appropriate establishment and management of the landscaping treatments within the site including this strip. The building has also been modulated on this side to provide some visual relief.

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The 1.5m side setback was retained; however, in relation to the west-adjointing neighbour – the existing driveway provides sufficient separation. Further, existing established trees will minimise views on this side.

The amended design features a more appropriate setback from the rear boundary that is in alignment with the building at No. 29-31 Albert Road. The improved setback provides sufficient area for providing deep soil landscaping treatments to soften any views of the development from rear neighbours.

Design, materiality and streetscape compatibility

The reduced yield and bulk and scale of the amended scheme combined with the modulation and articulation of the built form and the proposed material finishes ensure a more improved relationship with the general context of the site and the streetscape. Notably, the use of darker brick finishes with some light rendering and concrete textures and glass balustrades facilitate a more compatible building that reflects some of the current character featured in the vicinity, incorporated in a modern, flat-roofed style. A contemporary building is considered acceptable as it also reflects the newer mixed-use residential buildings found along Elva Street, Albert Road and the commercial precinct, which is interpreted as a future desired character of the locality.

Alternative design option

The alternative design option is considered to have some design and contextual merit; however, given that the proposed development will be adjoining an existing residential flat building with a continuous design – a more appropriate solution was to adopt a similar continuous shape and observe the same front and rear setbacks to provide similar openings and ensure a suitable relationship between boarding rooms, private spaces and communal spaces and neighbouring properties is established.

NSW Office of Water – Natural Resources Access Regulator (NRAR)

The application was referred to the NSW Office of Water – Natural Resources Access Regulator (NRAR) and the following comments were received:

“The Natural Resources Access Regulator (NRAR) has reviewed documents for the above development application and considers that, for the purposes of the Water Management Act 2000 (WM Act), General Terms of Approval and/or a Controlled Activity Approval is not required, and no further assessment by this agency is necessary.”

NSW Transport for NSW (TfNSW)

The application was referred to TfNSW for comment given that the application is defined as Traffic Generating Development. The following comments were received:

“TfNSW has reviewed the information provided and whilst raises no objections, recommends that the following requirements are included in any consent issued by Council:

1. 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) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

2. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.”

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Should the proposal be supported a condition can be imposed to capture the above comments from TfNSW.

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

The application has been assessed pursuant to the heads of consideration of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the relevant matters described in sub-section (1)(a), (b), (c), (d) and (e) of Section 4.15 have been considered within this report.

The following Environmental Planning Instruments (EPI's) and development control plans (DCP's) are applicable to the assessment of the subject application:

- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP);
- Strathfield Local Environmental Plan 2012 (SLEP 2012); and
- Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) – BASIX 2004

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

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

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

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 purpose for which development consent is being sought.

A review of the available history of the site gives no indication that the land associated with this development is contaminated. The property has remained residential since 1943. Therefore, the site would not have undergone any significant industrial contamination. A Preliminary Site Investigation Report was provided as part of the development application. Council's Environmental Health Officer reviewed this report and confirmed that the provisions of SEPP 55 are satisfied subject to the imposition of conditions.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The subject application was referred to Ausgrid as it involves development that is within 5m of an exposed overhead electricity power line. Accordingly, Clause 45 of State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) is triggered. Clause 45(2) states that:

Before determining a development application (or an application for modification of a consent) for development to which this clause applies, the consent authority must—

(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and

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(b) take into consideration any response to the notice that is received within 21 days after the notice is given.

Comments provided by Ausgrid confirmed no objection to the proposal.

The subject application was referred to Transport for NSW (TfNSW) as Clause 101 State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) is triggered. The objectives of this clause are:

(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and

(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

Comments provided by TfNSW are mentioned above and conditions can be imposed in accordance with these. As such, subject to the imposition of these conditions, the proposal has demonstrated alignment with the above objectives under Clause 101 and the provisions under Clause 104 (refer to the table below).

An assessment of the proposal against Clauses 101 and 104 under SEPP Infrastructure is summarised below.

Clause	Consideration	Proposed
101(1)	<i>The objectives of this clause are—</i>	
	<i>(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</i>	Compliant.
	<i>(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</i>	Compliant.
101(2)	<i>The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—</i>	
	<i>(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i>	Compliant.
	<i>(b) the safety, efficiency</i>	Compliant.

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Clause	Consideration	Proposed
	<i>and ongoing operation of the classified road will not be adversely affected by the development as a result of—</i>	
	<i>(i) the design of the vehicular access to the land, or</i>	Compliant.
	<i>(ii) the emission of smoke or dust from the development, or</i>	Compliant.
	<i>(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land,</i>	Compliant.

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

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed Clause 5.9 of SLEP 2012 (Preservation of Trees and Vegetation). The intent of this SEPP is consistent with the objectives of the repealed clause where the primary aims/objectives are related to the protection of the biodiversity values of trees and other vegetation on the site.

The proposed development does not involve any removal of any vegetation (including trees) that trigger this SEPP as the site is mostly devoid of this vegetation. It is also noted that no street trees will be affected by proposal. Therefore, the relevant provisions under this SEPP have been satisfied by the proposal.

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

The State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) was introduced in 2009 to help increase the amount and diversity of affordable housing in NSW and to incentivise affordable housing developments led by government and non-government developers. Such development includes in-fill affordable housing, secondary dwellings and boarding houses. Part 2, Division 3 of the ARH SEPP contains certain provisions for boarding houses. The proposed development was lodged under Part 2, Division 3. Accordingly, an assessment of the development against these provisions is presented in the table below.

Clause	Standard/Control	Proposed	Compliance
26 Land to which Division 3 applies	This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones – (a) Zone R1 General Residential, (b) Zone R2 Low Density Residential, (c) Zone R3 Medium	The site is located in the R3 – Medium Density Residential zone.	Yes.

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Clause	Standard/Control	Proposed	Compliance
	<p>Density Residential, (d) Zone R4 High Density Residential, (e) Zone B1 Neighbourhood Centre, (f) Zone B2 Local Centre, (g) Zone B4 Mixed Use.</p>		
<p>29(1)(a) Floor space ratio (FSR)</p>	<p>A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than –</p> <p>(c) if the development is on land <u>within a zone in which residential flat buildings are permitted</u> and the land <u>does not contain a heritage item</u> that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus 0.5:1.</p> <p>Under SLEP 2012: Max 1.45:1 + 0.5:1 uplift = Max 1.95:1 (1580m²)</p>	<p>The proposal provides a FSR of 1.79:1 (1,451.54m²).</p>	<p>Yes.</p>
<p>29(2)(a) Building height</p>	<p>The building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land.</p> <p>Under SLEP 2012: Max 14m</p>	<p>The proposal has a maximum building height of 14m.</p>	<p>Yes.</p>
<p>29(2)(b) Landscaping to front</p>	<p>The landscape treatment of the front setback area is compatible with the streetscape in which the building is located.</p>	<p>The front setbacks of surrounding residential development along Albert Road varies in the amount and form of landscaped area, depending on the type</p>	<p>Yes.</p>

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Clause	Standard/Control	Proposed	Compliance
		<p>of development within the respective property. The front setbacks of residential flat buildings contain a mixture of formal and informal garden beds with shrubs, scattered ornamental and native trees and grassed turf areas. In general, the only paved portions are associated with driveways, bin areas and pedestrian paths. The remaining dwelling houses east of the site have predominantly modified front setbacks with very minimal landscaped areas. The proposed development has a 5.5m front setback. Within this area deep soil landscaped areas in the form of a distinct garden bed with two (2) trees, shrubs and hedges are proposed. The driveway will be a dominant feature in the front; however, to soften this element, a landscaping strip (above the basement level and along entire extent of eastern elevation) comprising screen planting and a single tree is proposed to frame the driveway. The proposed landscaping treatment of the site that is visible from Albert Road is considered suitable and is an improvement upon the landscaped front setbacks occurring in the vicinity. It is noted that the upper most level features extensive perimeter planter boxes which numerous plantings to provide greater balance between the hardscaped and softer elements of the scheme.</p>	
<p>29(2)(c) Sunlight</p>	<p>Where the development provides for one or more communal living rooms, if at least one of those rooms</p>	<p>The communal living room will receive a minimum three (3) hours of direct sunlight during mid-winter. A</p>	<p>Yes.</p>

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Clause	Standard/Control	Proposed	Compliance
	<p>receives a minimum of three (3) hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>condition will be imposed to ensure a highlight window with a 1.8 sill height is provided along the eastern elevation of this space to provide additional solar access.</p>	
<p>29(2)(d) Private open space</p>	<p>At least the following private open space areas are provided (other than the front setback area)—</p> <p>(i) one (1) area of at least 20m² with a minimum dimension of 3m is provided for the use of the lodgers,</p> <p>(ii) if accommodation is provided on site for a boarding house manager— one (1) area of at least 8m² with a minimum dimension of 2.5m is provided adjacent to that accommodation.</p>	<p>Collectively, the communal open space for lodgers has a minimum area of 87.11m² and a minimum dimension of 8m.</p> <p>The private open space for the boarding house manager has a minimum area of 38.79m and a minimum dimension of 4.8m.</p>	<p>Lodgers – Yes.</p> <p>Manager – Yes.</p>
<p>29(2)(e)(iia) Parking</p>	<p>(iia) In the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</p> <p>(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site.</p> <p>46 boarding rooms + boarding house manager = 24 parking spaces required</p>	<p>The proposal provides a total of 24 parking spaces (23 spaces for the future occupants and 1 space for the boarding house manager).</p>	<p>Yes.</p>
<p>29(2)(f) Accommodation size</p>	<p>if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—</p> <p>12m² for single lodger; and 16m² for doubles.</p>	<p>The double boarding rooms are at least 17m² in area (excluding private kitchen and bathroom facilities). The single boarding rooms are at least 15m² in area (excluding private kitchen and bathroom facilities).</p>	<p>Yes.</p>

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Clause	Standard/Control	Proposed	Compliance
30(a) Communal living room	If a boarding house has 5 or more boarding rooms, at least one communal living room will be provided.	One (1) communal living room is provided.	Yes.
30(b) Maximum room size	No boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m ² .	All boarding rooms have a gross floor area of 19.42m ² or less (excluding private kitchen and bathroom facilities).	Yes.
30(c) Occupancy	No boarding room will be occupied by more than two (2) adult lodgers.	Complies, as indicated in the Plan of Management. To reinforce this control, conditions can be included in the consent.	Yes.
30(d) Internal amenities	Adequate bathroom and kitchen facilities to be provided.	Each boarding room has a separate bathroom and kitchen facility. The common room comprises living and dining areas, a bathroom and a kitchen.	Yes.
30(e) Boarding house manager	If the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager.	A manager's room is provided.	Yes.
30(h) Motorcycle and bicycle parking	At least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms. 46 boarding rooms = 9 bicycle spaces required = 9 motorcycle spaces required	9 bicycle spaces provided. 11 motorcycle spaces provided.	Yes. Yes.

Clause 30A – Character of local area

Clause 30A of the ARH SEPP stipulates that:

“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 proposed development involves a new boarding house that is situated at the edge of a medium density residential area, which features predominantly older style housing stock – dominated by low-rise residential flat buildings, an aged care residential facility and some remaining traditional dwelling houses to the east. The final design of the proposed development has incorporated a reduced building with less boarding rooms than originally proposed. Consequently, a more site responsive design that is sympathetic to the site's constraints,

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orientation and context is delivered. It is noted that the proposed development demonstrates compliance with the relevant provisions and controls under the ARH SEPP and Council policy. The ARH SEPP establishes the internal amenity standards for a boarding house. As per the above table it is evident that the proposed development achieves compliance against these standards.

The amended design involves retention of the fifth storey; however, this element is further recessed from property boundaries and will not be a highly visible aspect. Further, the entire development achieves compliance with the maximum building height development standard under the SLEP 2012.

It is acknowledged that the side setbacks of the proposed development are less than the existing residential flat buildings on larger lots along Albert Road. However, on balance, the proposed 2m setback from the eastern side and a 1.5m setback from the western side are appropriate and reasonable given that the eastern side setback features a long landscaping strip. Additional modulation along the side elevations also provide some visual relief.

As mentioned above, the amended rear setback is in alignment with the building at No. 29-31 Albert Road – ensuring that a sufficient area is provided for facilitating deep soil landscaping treatments and to maintain similar view corridors and development patterns within the locality.

The reduced yield and bulk and scale of the amended scheme combined with the modulation and articulation of the built form and the proposed material finishes ensure a more improved relationship with the general context of the site and the streetscape. Notably, the use of darker brick finishes with some light rendering and concrete textures and glass balustrades facilitate a more compatible building that reflects some of the current character featured in the vicinity, incorporated in a modern, flat-roofed style. A contemporary building is considered acceptable as it also reflects the newer mixed-use residential buildings found along Elva Street, Albert Road and the commercial precinct, which is interpreted as a future desired character of the locality.

Externally and from public domain, it is considered that the final design of the proposed development is a contextual fit given that it features similar setbacks and landscaping treatments as the adjoining and nearby medium density development. The primary design and expression of the proposal reflects recessive darker brick materiality and neutral tone incorporated within a contemporary, flat-roofed building. In this manner, the proposal borrows a mixture of existing architectural elements and treatments from the older housing stock within the streetscape and transfers these into a modern design that is frequently found in existing newer mixed-use residential buildings within the locality. The bulk and scale of the amended design has been reduced and some articulation and modulation was employed to ensure the overall scheme relates appropriately to the site's dimensions and constraints as well as surrounding properties.

The proposal is considered compatible and consistent with the general context, streetscape and character of the local area.

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,</i>	Yes

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	<i>recreation, retail, cultural, service, educational and other facilities for the local community</i>	
(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 achieves an urban design outcome with a bulk, scale and overall design that is reflective of the existing and desired future character of the surrounding locality.

The proposed development is able to demonstrate an efficient and spatially appropriate use of land as the proposal complies with the relevant provisions under the SLEP 2012 including maximum building height and floor space ratio.

Permissibility

The subject site is zoned R3 – Medium Density Residential under Strathfield Local Environmental Plan 2012 (SLEP 2012). Boarding houses are permissible within this 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 purpose of a boarding house is consistent with the definitions above and is a permissible land use within the R3 – Medium Density Residential zone with consent.

Zone Objectives

An assessment of the proposal against the objectives of the R3 – Medium Density Residential zone is included below:

Objectives	Complies
➤ <i>To provide for the housing needs of the community within a medium density residential environment.</i>	Yes
➤ <i>To provide a variety of housing types within a medium density residential environment.</i>	Yes
➤ <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	Yes

Comments: The proposed development introduces a boarding house that will meet the housing needs of the community, enables other land uses to provide facilities/services to meet the needs of residents and will add to the diversity of the existing housing stock in the locality.

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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.

Clause 4.3 Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	14m	14m	Yes
Objectives				Complies
(a)	To ensure that development is of a height that is generally compatible with or which improves the appearance of the existing area			Yes
(b)	To encourage a consolidation pattern that leads to the optimum sustainable capacity height for the area			Yes
(c)	To achieve a diversity of small and large development options.			Yes

Comments: The proposed development demonstrates compliance with the maximum building height provision under Clause 4.3. The proposed development demonstrates consistency with the objective of this clause.

Clause 4.4 Floor space ratio

Cl.	Standard	Controls	Proposed	Complies
4.4	Floor space ratio	1.45:1 + 0.5:1 uplift from ARH SEPP = 1.95:1 (1,580m ²)	1.79:1 (1,451.54m 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			N/A
(f)	In relation to Parramatta Road Corridor – to encourage a sustainable consolidation pattern that optimises floor space capacity in the Corridor			N/A

Comments: The proposed development comprises a maximum FSR of 1.79:1 (1,451.54m²), which is below the maximum FSR provision under Clause 4.4 (with additional uplift from the ARH SEPP). The proposed development demonstrates consistency with the objectives of this clause.

Part 5: Miscellaneous Provisions

None of the provisions contained within Part 5 of the SLEP 2012 are triggered by the proposed development.

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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 within Acid Sulfate Soils (ASS) – Class 5 land but is more than 500m away from Class 1-4 land. Thus, the provisions of Clause 6.1 are applicable. The objectives of this clause are to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. Council's Environmental Health Officer advised that the proposed development satisfies the requirements of Clause 6.1, subject to the imposition of conditions.

6.2 Earthworks

The proposal involves excavation to facilitate the basement levels. The proposed basement levels are contained wholly within the footprint of the ground floor. The basement size is considered acceptable as it comprises the necessary car/bicycle/motorbike spaces required for the boarding house including the minimum amount of parking, vehicular access and bin storage. Given the above matters, the proposed earthworks are considered reasonable and are supported, subject to conditions of consent.

6.4 Essential services

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

4.15 (1)(a)(ii) any draft environmental planning instruments

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

4.151(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (SCDCP 2005)

PART Q – URBAN DESIGN CONTROLS

2.2: Streetscape

2.2.1	Objectives	Satisfactory
A.	To ensure that all development contributes positively to the street and locality.	Yes
B.	To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.	Yes
C.	To increase the legibility of streetscapes and urban spaces so that the interrelationship between development and the Public Domain is visually coherent and harmonious.	No
D.	To maximise opportunities for buildings to define the Public Domain.	Yes
E.	To encourage attractive street frontages and improve pedestrian amenity.	Yes
2.2.2	Development Controls	Complies
1.	Building height at the street frontage and building alignment must maintain a compatible	Yes

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	<i>scale with adjacent development, whilst having regard to this Plan's height controls.</i>	
2.	<i>Buildings and fences must be designed to complement and/or visually improve existing streetscapes.</i>	Yes
3.	<i>Development must respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and vistas and the patterns of development within the area.</i>	Yes
4.	<i>Building design and landscaping must be in harmony with the form, mass and proportions of the streetscape.</i>	Yes
5.	<i>New buildings must recognise and reinforce the elements of facades within the street. Designs must have regard to the horizontal and vertical proportions of building elements which create the visual scene.</i>	Yes
6.	<i>New buildings must recognise and reinforce the elements of facades within the street. Designs must have regard to the horizontal and vertical proportions of building elements which create the visual scene.</i>	Yes
7.	<i>Buildings on corner sites must be designed and articulated to address each street frontage and must define corners.</i>	N/A
8.	<i>Development adjoining land use zone boundaries must provide a transition in form, height, scale, appearance, materials and setbacks with adjoining development and the Public Domain.</i>	N/A
9.	<i>Buildings must be constructed of suitably robust and durable materials which contribute to the overall quality of the streetscape.</i>	Yes
10.	<i>The use of security devices, such as roller shutters or grilles on shopfronts, shall not compromise natural surveillance of streets and public places. Solid roller shutters will not be permitted as security devices on shop fronts (windows and doors).</i>	N/A
11.	<i>Where side setbacks are an important part of the local streetscape character, these are to be maintained.</i>	Yes

Comments: The proposed development will introduce a new boarding house development in the locality that demonstrates compliance with the relevant development standards and controls associated with bulk, scale and massing contained in the ARH SEPP, SLEP 2012 and SCDCP 2005. The amended design of the proposal is considered contextually appropriate, and is sympathetic to the residential character and pattern in the locality. The proposed development is considered a supportable and acceptable response to the unique setting of the site as well as its constraints and the surrounding streetscape.

2.4: Building Envelope

2.4.1	Objectives	Satisfactory
A.	<i>To ensure the scale and bulk of future development is compatible with site conditions, surrounding development and the existing and desired future character of the streetscape and locality.</i>	Yes
2.4.2	Development Controls	Complies
1.	<i>The bulk and scale of any development must reflect the existing and future character of the existing street and surrounding locality.</i>	Yes
2.	<i>The bulk and scale of any development must be compatible with the amenity of the immediately and surrounding locality.</i>	Yes
3.	<i>Buildings must not be designed to be outside the building envelope even if they do not achieve 100% of the permissible Gross Floor Area (GFA) or maximum height permitted.</i>	Yes

Comments: The proposed development is appropriately massed and scaled and is not considered an overdevelopment of the site. It achieves compliance with the maximum building height provision and is below the maximum floor space ratio development standard as prescribed in the SLEP 2012.

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2.5: Building Massing and Scale

2.5.1	Objectives	Satisfactory
A.	To ensure buildings are compatible in form relative to the spatial characteristics of the local area.	Yes
B.	To ensure building mass and form reinforces, complements and enhances the visual character of the street.	Yes
C.	To ensure the building height and mass preserves and enhances the Public Domain, neighbourhood amenity, and site characteristics.	Yes
D.	To ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surrounding or nearby development.	Yes
2.5.2	Development Controls	Complies
1.	Buildings must be of a height that responds to the topography and shape of the site.	Yes
2.	Buildings, or their individual elements, must be appropriately scaled to reinforce the surrounding character	Yes
3.	Building heights are to be reduced and setbacks increased to provided appropriate transitions to heritage buildings and places or sensitive uses such as public recreation areas and schools.	N/A
4.	The proportion and massing of buildings must relate favourably to the form, proportions and massing of existing and proposed building patterns in the street.	Yes
5.	Building height and mass must not result in loss of amenity to adjacent properties, open space or the Public Domain.	Yes
6.	The form and massing of buildings must provide a transition between adjoining land use zones and building types.	Yes
7.	Building form and massing must support individual and communal entries.	Yes

Comments: The proposed development is appropriately massed and scaled and is not considered an overdevelopment of the site. It is noted that the fifth storey has greater setbacks from property boundaries compared to the lower levels and will be framed and screened by extensive planter boxes situated along the perimeter of the lower roof. This will assist in greater articulation and modulation of the overall built form.

2.8: Roof Forms

2.8.1	Objectives	Satisfactory
A.	To treat roof spaces and forms as an important element of the overall building appearance.	Yes
B.	To encourage roof forms that provide continuity and consistent character in the streetscape.	Yes
C.	To encourage roof designs that integrate with the building composition and form.	Yes
2.8.2	Development Controls	Complies
1.	Plant and lift overrun structures must be incorporated into the roof design. Plant equipment, vents or lift over-runs or solar energy and stormwater collectors are to be designed to avoid visibility from the surrounding spaces and buildings.	N/A
2.	The roof is to be designed to provide for rainwater and solar energy collection.	Yes
3.	The proposed roof form shall minimise the appearance of bulk and scale of the building and be treated as an important architectural element in the street, which can reinforce continuity and character	Yes
4.	Roof forms are to respond to the neighbouring roofs, in particular in terms of scale and pitch. Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.	Yes
5.	Roofs must be designed to avoid or minimise loss of views from adjacent and nearby properties and public spaces, however, this does not justify a roof form that is inconsistent with the prevailing streetscape character.	Yes

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6.	<i>Attics are to be designed to fit within the building envelope with the exception of dormer windows.</i>	N/A
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Comments: The proposed development features a flat roof that is similar to a number of roof designs on existing buildings within the surrounding locality. In this instance, the proposed roof form is an acceptable design treatment.

3.1: Accessibility and connectivity

3.1.1 Objectives		Satisfactory
A.	<i>To improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools.</i>	Yes
B.	<i>To encourage pedestrian through-site links that are designed to promote safety and amenity</i>	Yes
3.1.2 Development Controls		Complies
1.	<i>Pedestrian links must be provided where possible through large development sites to improve connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools. Where Council considers it appropriate to have through site links, it will consider the public benefit that is derived from this in terms of potential loss of development potential.</i>	Yes
2.	<i>Through-site links must be arranged on the site to enable casual surveillance from buildings on the site and from the street or Public Domain. Through-site links are to be landscaped appropriately and include provision for appropriate lighting.</i>	Yes
3.	<i>Public, communal and private areas must be clearly delineated within the site.</i>	Yes
4.	<i>Pedestrian and cycle links must be provided on sites adjacent to waterways to improve accessibility to these natural systems.</i>	Yes
5.	<i>Existing through-site pedestrian links are to be retained by all types of development, except where alternative access can be provided to Council's satisfaction.</i>	Yes

Comments: The proposed development features clearly defined pedestrian and vehicular access and an appropriate separation of communal areas and private spaces. Some of the boarding rooms feature private open spaces/balconies facing Albert Road; thereby providing opportunities for active street surveillance.

3.2: Building entries

3.2.1 Objectives		Satisfactory
A.	<i>To create street entrances with a strong identity that provide a transition from the street to residential interiors.</i>	Yes
B.	<i>To ensure car park entries do not detract from the street.</i>	Yes
3.2.2 Development Controls		Complies
1.	<i>Legible entry/lobby areas accessed from a public street are to be provided to encourage surveillance and activation of the Public Domain, thereby increasing safety.</i>	Yes
2.	<i>Strong visual and physical connections must be provided between the street and lobby spaces. Entries and foyers must be designed to be comfortable, sheltered, safe, convenient and visible at all times of day and night.</i>	Yes
3.	<i>Car park entrances and crossovers are not permitted unless there is no alternative in retail and commercial areas. Entrances must be located off streets that have a predominantly service role, and these streets should be upgraded as necessary to cater for this role.</i>	N/A
4.	<i>Pedestrian access must be incorporated with car park entrances to reduce the visual impact of the car park entrance. Car park entrances must be carefully designed to avoid unattractive or extensive gaps in street frontages.</i>	Yes
5.	<i>New commercial and industrial buildings must be designed so that entry points and client service areas are easily identified from the street and are clearly linked to car</i>	N/A

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	<i>parking areas and pedestrian paths.</i>	
6.	<i>Where a dwelling house does not face the street, it must have a recognisable entry and a sense of address.</i>	N/A

Comments: The front setback and presentation to the public domain are acceptable in terms of their design and appearance. As mentioned above, the proposed development incorporates sufficient setback from the street to facilitate suitable deep soil landscaping treatments to soften the development. A number of varied material and texture finishes have been incorporated into the design to ensure greater compatibility with the streetscape.

3.3: Visual and Acoustic Privacy

3.3.1	Objectives	Satisfactory
A.	<i>To ensure that development does not cause unreasonable overlooking of habitable rooms and principal private open spaces of dwellings.</i>	Yes
B.	<i>To ensure that visual privacy is provided both within a development and between a development and its neighbours.</i>	Yes
C.	<i>To ensure that the siting and design of development minimises the impacts of noise transmission between properties.</i>	Yes
3.3.2	Development Controls	Complies
1.	<i>New development must ensure adequate visual and acoustic privacy levels for neighbours and residents</i>	Yes
2.	<i>Development must be located, oriented and designed to maximise visual and acoustic privacy between buildings.</i>	Yes
3.	<i>The internal layout of buildings must be designed to minimise overlooking of living areas, private open spaces and adjoining school yards.</i>	Yes
4.	<i>Building elements such as balconies and decks must be designed to minimise overlooking of living areas, private open spaces of adjoining dwellings and adjoining school yards</i>	Yes
5.	<i>The windows of dwellings must be located so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas.</i>	Yes
6.	<i>Building design elements shall be used to increase visual and acoustic privacy such as recessed balconies and/or vertical fins between adjacent balconies, oblique windows, fencing, vegetation and louvres and pergolas which limit overlooking of lower dwellings, private open space and adjoining school yards (refer Figure 10).</i>	Yes
7.	<i>The internal layout of buildings including windows must be designed so as to reduce the effects of noise transmission. For example, dwellings with common party walls should locate noise generating rooms such as living rooms adjacent the noise generating rooms of other dwellings</i>	Yes
8.	<i>Appropriate building materials shall be used to provide acoustic privacy.</i>	Yes

Comments: The proposed development introduces an elongated boarding house design that has a similar aspect as the existing residential flat buildings along Albert Road that have most apartments/units featuring easterly/westerly aspects and that generally overlook side boundaries. In a similar sense, the proposed boarding house will have comparable overlooking and privacy impacts as these buildings – particularly given that the amended design has similar front and rear setbacks as the west-adjointing residential flat building at No. 29-31 Albert Road. For this adjoining residence, privacy issues are mitigated by the separation of the building due to a wide driveway along its eastern extent and some scattered trees that aid in screening some views. To minimise privacy impacts, it is recommended that west-facing windows within the boarding rooms 104, 106, 107 and corresponding rooms in Levels 2-3 (204, 206, 207, 304, 306, 307) comprise of obscured glazing to 1.6m sill height.

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For the single dwelling house at No. 25 Albert Road, privacy issues are considered more adverse due to the orientation of this dwelling in relation to the proposal. To minimise privacy impacts, it is recommended that east-facing windows within the boarding rooms 105 and 108 and corresponding rooms in Levels 2-3 (205, 208, 305, 308) comprise of obscured glazing to 1.6m sill height.

The boarding rooms on Level 4 feature planter boxes at the front of their respective windows and private open spaces. A condition is recommended to ensure 1m high screening planting is established and maintained within these planter boxes to reduce potential overlooking.

As mentioned above, the common room is sunken. The common open space and the manager’s private open space are also sunken. All of these spaces not likely generate significant privacy impacts. The provision of deep soil planting within the rear section of the site will assist in ameliorating any privacy and amenity impacts associated with the use of these recreational areas.

All balconies (private open spaces) provided for each boarding room in all levels except Level 4 and the manager’s room, are limited in size and will not likely result in adverse impacts.

3.5: Solar Access and Cross Ventilation

3.5.1 Objectives		Satisfactory
A.	<i>To provide thermal comfort for occupants.</i>	Yes
B.	<i>To ensure that development does not unreasonably diminish sunlight to neighbouring properties and within the development site.</i>	Yes
C.	<i>To ensure that sunlight access is provided to private open space and habitable rooms to improve amenity and energy efficiency.</i>	Yes
D.	<i>To ensure sufficient volumes of fresh air circulate through buildings to create a comfortable indoor environment and to optimize cross ventilation.</i>	Yes
E.	<i>To ensure that sunlight access is provided to the Public Domain.</i>	Yes
3.5.2 Development Controls		Complies
.1	<i>Development must be designed and sited to minimise the extent of shadows that it casts on: - private and communal open space within the development; - private and communal open space of adjoining dwellings; - significant areas of the Public Domain, such as main streets, open space and plaza areas, main pedestrian links etc; - solar collectors of adjoining development; and - habitable rooms within the development and in adjoining developments. Note: Building setbacks may need to be increased to maximise solar access and to minimise overshadowing from adjoining buildings. Building heights may also need to be stepped to maximise solar access.</i>	Yes
.2	<i>Generally, dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9am and 3pm on 21 June. Where existing development currently receives less sunlight than this requirement, this should not be unreasonably reduced. In order to demonstrate that this can be achieved, shadow diagrams may be required with the development application.</i>	Yes
.3	<i>Living areas of dwellings such as kitchens and family rooms shall be located on the northern side of dwellings and service areas such as laundries and bathrooms to the south or west.</i>	Yes
.4	<i>In habitable rooms, head and sill heights of windows must be sufficient to allow sun penetration into rooms.</i>	Yes
.5	<i>Landscaping must provide shade in summer without reducing solar access in winter.</i>	Yes
.6	<i>Buildings must have narrow cross sections, providing dual aspect for dwellings to allow for cross ventilation.</i>	Yes
.7	<i>Buildings must be orientated to benefit from prevailing breezes.</i>	Yes
.8	<i>All rooms must contain an external window to provide direct light and ventilation. Exceptions may be considered for non-habitable rooms where this cannot be achieved practicably and mechanical ventilation can be provided.</i>	Yes
.9	<i>Natural cross ventilation shall be achieved by locating window openings in opposing walls and in line with each other.</i>	Yes

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Building elements such as operable louvres and screens, pergolas, blinds etc shall be used to modify environmental conditions where required, such as maximizing solar access in winter and sun shading in summer.

.10

Yes

Note: The extent of shadows is to take into account the range of factors that impact on solar access, including the slope of the land, aspect, existing and proposed vegetation and the height and position of existing buildings and structures, including fences

Comments:

Overshadowing impacts

Due to the south-north orientation of the site and neighbouring properties as well as the proposed setbacks, the proposal ensures at least three (3) hours of solar access to living room windows and private open spaces of neighbouring properties can be facilitated.

Solar access and ventilation

The proposal is able to achieve sufficient solar access and ventilation for future occupants. The common room, subject to the imposition of a consent for an additional window, will receive sufficient solar access and ventilation. There is no specific numerical control in the DCP for a minimum number of units or dwellings to receive solar access with regard to boarding houses. However, in applying the minimum requirement (of 70% of units/apartments in residential flat buildings) under Apartment Design Guide (ADG), the proposal is able to achieve compliance, with a total of thirty-six (36) of forty-six (46) boarding rooms (78% of the development) receiving at least three (3) hours of solar access during mid-winter. To further improve solar access, conditions are recommended to provide an additional window for the manager’s room.

All of the boarding rooms have window openings that will allow for natural ventilation.

A total of twelve (12) of forty-six (46) boarding rooms (26% of the development) are cross-ventilated. There is no specific numerical control for boarding houses that relate to cross ventilation. Using the ADG requirement (of 60% units/apartments in residential flat buildings); the proposal fails to meet this requirement. Notwithstanding that the proposal is not for a residential flat building and the above ADG control is noted as general guidance only, the proposed cross ventilation is considered acceptable given that:

- The boarding rooms have limited dimensions and floor area and are predominantly single aspect; and
- The common room is naturally cross-ventilated.

On balance, the proposed development has been designed to optimize solar access and ventilation whilst remaining contextually appropriate to the site’s setting, location and to the streetscape character and medium density residential area.

3.6: Safety and Security

3.6.1	Objectives	Satisfactory
A.	To ensure a safe physical environment by promoting crime prevention through design.	Yes
B.	To encourage increased use of shopping centres, particularly at night.	Yes
C.	To create a balance of uses that are safe and easily accessible	Yes
D.	To ensure there is adequate lighting and signage.	Yes
E.	To reduce crime risk and minimise opportunities for crime.	Yes
F.	To increase and contribute to the safety and perception of safety in public and semipublic spaces.	Yes
G.	To encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.	Yes
H.	To encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.	Yes

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3.6.2	Development Controls	Complies
.1	<i>Development must be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas (Refer Figure 11).</i>	Yes
.2	<i>Development must be designed to minimise opportunities for crime through suitable access control. Physical or symbolic barriers should be used to attract, channel and/or restrict the movement of people. Landscaping and/or physical elements may be used to direct people to destinations, identify where people can and cannot go and restrict access to high crime risk areas such as car parks.</i>	Yes
.3	<i>Development must incorporate design elements that contribute to a sense of community ownership of public spaces. Encouraging people to gather in public spaces through appropriate design techniques, helps to nurture a sense of responsibility for a place's use and condition.</i>	Yes
.4	<i>Building entrances must be clearly identified and accentuated. Entries and associated elements including signs, street numbers, post boxes, landscaping etc. must be designed to emphasise their visible presence from various locations or approaches to the building.</i>	Yes
.5	<i>Entrances must serve as points of orientation or way-finding within the development, and providing clear sightlines and visual connections between the street, the entry, foyers and residential interiors.</i>	Yes
.6	<i>The installation of solid security shutters as a means of defining the boundaries between public and private spaces will not be supported.</i>	N/A
.7	<i>The incorporation of crime prevention measures in the design of new buildings and spaces shall not detract from the quality of the streetscape. Subtle design techniques must blend into façades and places and be integrated with the overall design of the development.</i>	Yes
.8	<i>A site management plan and formal crime risk assessment (Safer by Design Evaluation) involving the NSW Police Service may be required for large developments, which in Council's opinion, would create a crime risk.</i>	N/A
.9	<i>The design of buildings adjoining laneways and through site connections must be designed to activate these spaces at ground level and provide casual surveillance from ground and upper levels.</i>	N/A
.10	<i>Lighting of laneway space is required.</i>	N/A

Comments: The proposed development features a number of windows and openings that provide passive street surveillance to Albert Road.

3.9: Landscaping

3.9.1	Objectives	Satisfactory
A.	<i>To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings</i>	Yes
B.	<i>To ensure developments make an equitable contribution to the landscape setting of the locality</i>	Yes
C.	<i>To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade</i>	Yes
3.9.2	Development Controls	Complies
.1	<i>The design, quantity and quality of open space must respond to the character of the street and surrounding area and contribute to the garden character of Strathfield.</i>	Yes
.2	<i>Existing trees within the front setback shall be retained. Front setback areas must contain at least two (2) canopy trees adjacent the front boundary and comprise at least 50% of the setback is to be for deep soil planting.</i> Two (2) canopy trees are provided and at least 50% of the front setback comprise of deep soil planting.	Yes
.3	<i>Existing trees on Council's Road Reserve area must be retained and protected. New driveway locations that necessitate removal of a Council street tree will not be supported.</i>	Yes
.4	<i>In higher density areas the provision of adequate private open space and landscaped areas must maximise residential amenity. Site works must be minimised to protect natural</i>	Yes

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	<i>features.</i>	
.5	<i>Landscaping must be designed to protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.</i>	Yes
.6	<i>Where the landscape pattern in the prevailing streetscape and surrounding locality is desirable, this must be retained.</i>	Yes
.7	<i>In areas adjacent to native habitat, the design of development must be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna</i>	Yes
.8	<i>In relation to conservation and energy efficiency, plant species must be retained, selected and planted to achieve: - shaded buildings in summer; - reduced glare from hard surfaces; - sunlight access into living rooms in cooler months; - cooling air currents channelled into the dwelling in summer; and - windbreaks where desirable.</i>	Yes
.9	<i>Natural features on the site, such as trees, rock outcrops, cliffs, ledges, indigenous species and vegetation communities must be retained and incorporated into the design of development.</i>	Yes
.10	<i>Landscaping must enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions shall be used to create a screening effect for visually obtrusive land uses or building elements</i>	Yes
.11	<i>Trees must be planted at the front and rear of properties to encourage tree canopy, to soften the built environment and to encourage the continuity of the landscape pattern</i>	Yes
.12	<i>Landscaping is to be designed so as to minimise overlooking between properties.</i>	Yes
.13	<i>The amount of hard surface area shall be minimised to reduce run-off. Run-off from hard surfaces is to be directed to permeable surfaces such as garden beds.</i>	Yes

Comments: The proposed development achieves compliance with the above requirements. The proposed landscaping treatments include:

- Distinct garden bed within the front setback with two (2) trees;
- A long strip within the eastern side setback contain a single tree and screening planting;
- Narrow strip of ground covers along western side setback;
- Lawn area and defined garden beds along rear section of the site with three (3) trees; and
- Planter boxes along the perimeter of the roof area comprising Level 3 that contain shrubs, hedges and ground covers.

Whilst only the front and rear setbacks are the only areas considered deep soil landscaped areas – all treatments are considered contributory with regard to appropriately balancing and softening the built form. Therefore, the overall scheme is considered acceptable.

3.10: Private and Communal Open Space

3.10.1	Objectives	Satisfactory
A.	<i>To ensure that private open space is designed to provide residents with quality usable private outdoor living areas for recreational and outdoor activities.</i>	Yes
B.	<i>To ensure that private open space is designed for privacy, solar access, and is well integrated with living areas.</i>	Yes
C.	<i>To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting</i>	Yes
3.10.2	Development Controls	Complies
.1.	Private open space must be: - Provided for all dwellings (with the exception of secondary dwellings, which are able to share the private open space of the principal dwelling). Open space within the front setback does not constitute private open space. - Directly accessible from the living area of the dwelling and capable of serving as an	Yes

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	extension of the dwelling for relaxation, entertainment and recreation. Designed to ensure visual and acoustic privacy of the occupants of adjacent buildings and within the proposed development. - Located so as to maximise solar access. - Designed to focus on the quality of the space in terms of its outlook, orientation, relationship to the dwelling, size and shape and its enclosure and landscape treatment.	
.2.	Communal open space must be: - Located where it is highly visible and directly accessible to the maximum number of dwellings. - Designed with an integral role in the site and include uses such as circulation, BBQ or play areas, and areas of passive amenity, but excludes swimming pools. - Integrated with the deep soil zone to provide a landscaped setting with opportunities for large and medium size tree planting - Located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate.	Yes

Comments:The proposed development achieves compliance with the above requirements. Notwithstanding, the ARH SEPP prevails in this regard.

3.11: Energy Efficient Design

3.11.1	Objectives	Satisfactory
A.	To promote sustainable development which uses energy efficiently and minimises non-renewable energy usage in the construction and use of buildings.	Yes
B.	To ensure that development contributes positively to an overall reduction in energy consumption and greenhouse gas emissions.	Yes
3.11.2	Development Controls	Complies
.1.	Where applicable, development must demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans and specifications.	Yes
.2.	For residential development not subject to BASIX, the principles and properties of thermal mass, glazing, insulation and solar energy must be recognised and incorporated into the design of the development.	Yes
.3.	Water Sensitive Urban Design principles must be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge.	Yes
.4.	All commercial, mixed-use and residential flat buildings must achieve a 4-6 green star rating in accordance with the Green Building Council of Australia's Green Star program	Yes

Comments:The proposed development achieves compliance with the above requirements.

4.1: Car Parking and Vehicular Access

4.1.1	Objectives	Satisfactory
A.	Vehicular access points are to be minimised and should not break the continuity of the streetscape. Landscaping should be used to minimise the visual intrusion of vehicular access points.	Yes
B.	Garages and parking structures are not to dominate the building facade and front setback	Yes
C.	To ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact.	Yes
4.1.2	Development Controls	Complies
.1.	Vehicle access points and parking areas must: - be easily accessible and recognisable to motorists; - not disrupt pedestrian flow and safety; - be located to minimise traffic hazards and the potential for vehicles to queue on public roads; and	Yes

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	- minimise the loss of on street car parking, and to minimise the number of access points.	
.2.	Car parking and service/delivery areas must be located so that they do not visually dominate either the development or the Public Domain surrounding the development.	Yes
.3.	For mixed-use development: – loading/manoeuvring areas must be located within buildings or screened from adjacent residential uses; and – residential non-residential car parking spaces must be physically separated.	N/A
.4.	For industrial development: – loading docks must be designed to allow heavy vehicles to enter and leave the site in a forward direction, without interfering with visitor and employee parking; – adequate and suitable on-site receiving areas and parking for trucks and large vehicles must be provided to prevent queuing or off-site parking of such vehicles; – materials for kerbs, gutters, footpaths, walkways and driveways must be selected to resist damage by large vehicles or frequent use; and – a traffic management plan must be prepared detailing all transport options for the development, including type of transport used, size of trucks and frequency.	M/A
.5.	Development on corner sites may be required to accommodate a splay corner to facilitate improved traffic conditions. This matter should be identified at the initial design stage in consultation with Council's development assessment officers.	N/A
.6.	Where properties have access to a rear lane or secondary street frontage, parking and servicing access shall be provided from the secondary street/lane.	N/A
.7.	Driveways must be designed to avoid a long and straight appearance by using landscaping and variations in alignment.	Yes
.8.	Car parking areas and vehicle access ways shall be landscaped to integrate sympathetically with the development and the landscape character of the locality.	Yes
.9.	The area between property boundaries and driveways, access ways and parking spaces must be of sufficient width to enable landscaping and screen planting.	Yes
.10	All parking provision must be designed and sited to respond to and respect the prevailing streetscape. The visual impact of parking within the front setback is to be minimised.	No
.11	The width and number of footpath crossings shall be minimised	Yes

Comments: Council's Traffic Manager confirmed that the proposed vehicular access and parking are adequate and acceptable. Accordingly, the objectives and controls relating to car parking and access are achieved by proposed development.

PART H – WASTE MANAGEMENT

A Waste Management Plan was submitted as part of the development application. Council's Waste Officer confirmed that amendments to the WMP must be incorporated prior to construction to ensure the proposal demonstrates general compliance with the relevant controls. If supported, conditions of consent can be imposed to reflect the above.

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

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

4.15 (1)(a)(iv) matters prescribed by the regulations

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

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

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

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

All likely impacts on the natural and built environment as well as social and economic impacts, have been addressed elsewhere in this report. These impacts are considered acceptable and reasonable.

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

The proposed development is considered to be suitable to the site in that involves a permissible and appropriately sized boarding house. The proposed development has demonstrated general compliance with the relevant considerations and provisions under the ARH SEPP and Council policy. The site constraints including its context within a medium density residential area, have been considered in the final design of the scheme and there are no significant constraints that would prevent the redevelopment of the site to facilitate a boarding house. Therefore, the site is suitable for the proposed development.

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

The application was first notified in accordance with the CPP from 28 September to 19 October 2020. A total of twenty-three (23) submissions including a single petition with ninety-six (96) signatories were received. Submissions were received from the following properties:

- 25 Albert Road, Strathfield
- 2/29-31 Albert Road, Strathfield
- 11/29-31 Albert Road, Strathfield
- 12/29-31 Albert Road, Strathfield
- 14/29-31 Albert Road, Strathfield
- 17/29-31 Albert Road, Strathfield
- 18/29-31 Albert Road, Strathfield
- 4/33-39 Albert Road, Strathfield
- 5/55-57 Albert Road, Strathfield
- 64-70 Albert Road, Strathfield – Columbia Aged Care Services (Strathdale Centre)
- 34/78-82 Albert Road, Strathfield
- 7/88-92 Albert Road, Strathfield
- 6/7-9 Burlington Road, Homebush
- 7/20 Burlington Road, Homebush
- 9/3 Elva Street, Strathfield
- 46 Homebush Road, Strathfield
- 28 Newton Road, Strathfield
- No address – four (4) submissions
- PO Box address

A single petition signed by person/s declared from the following properties:

- 2 Albert Road, Strathfield
- 2/29-31 Albert Road, Strathfield
- 3/29-31 Albert Road, Strathfield
- 14/29-31 Albert Road, Strathfield

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- 15/29-31 Albert Road, Strathfield
- 1/33 Albert Road, Strathfield
- 4/33 Albert Road, Strathfield – two (2) signatories
- 3/33 Albert Road, Strathfield – two (2) signatories
- 5/33 Albert Road, Strathfield
- 6/33 Albert Road, Strathfield – two (2) signatories
- 7/33 Albert Road, Strathfield
- 9/33 Albert Road, Strathfield
- 11/33 Albert Road, Strathfield – two (2) signatories
- 12/33 Albert Road, Strathfield – two (2) signatories
- 34 Albert Road, Strathfield
- 38 Albert Road, Strathfield – two (2) signatories
- 1/41 Albert Road, Strathfield
- 3/41 Albert Road, Strathfield
- 4/41-43 Albert Road, Strathfield
- 6/41 Albert Road, Strathfield
- 8/41 Albert Road, Strathfield
- 9/41 Albert Road, Strathfield
- 5/45 Albert Road, Strathfield
- 1/49-53 Albert Road, Strathfield
- 12/49-53 Albert Road, Strathfield
- 13/49-53 Albert Road, Strathfield
- 14/49-53 Albert Road, Strathfield – two (2) signatories
- 17/49-53 Albert Road, Strathfield
- 20/49-53 Albert Road, Strathfield
- 22/55 Albert Road, Strathfield
- 13/55 Albert Road, Strathfield – two (2) signatories
- 56 Albert Road, Strathfield – two (2) signatories
- 1/62 Albert Road, Strathfield – two (2) signatories
- 2/62 Albert Road, Strathfield
- 3/62 Albert Road, Strathfield
- 5/62 Albert Road, Strathfield
- 4/72-74 Albert Road, Strathfield
- 6/72-74 Albert Road, Strathfield
- 7/72-74 Albert Road, Strathfield
- 8/72-74 Albert Road, Strathfield
- 11/72-74 Albert Road, Strathfield
- 13/72-74 Albert Road, Strathfield – two (2) signatories
- 14/72-74 Albert Road, Strathfield
- 15/72-74 Albert Road, Strathfield
- 1/76 Albert Road, Strathfield
- 3/76 Albert Road, Strathfield – two (2) signatories
- 5/78-82 Albert Road, Strathfield
- 9/78-82 Albert Road, Strathfield
- 10/78-82 Albert Road, Strathfield
- 11/78-82 Albert Road, Strathfield
- 84/86 Albert Road, Strathfield – two (2) signatories
- 88-92 Albert Road, Strathfield
- 3/88-92 Albert Road, Strathfield
- 6/88-92 Albert Road, Strathfield
- 11/88-92 Albert Road, Strathfield
- 31/88-92 Albert Road, Strathfield

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- 2/94 Albert Road, Strathfield – two (2) signatories
- 3-7 Anselm Street, Strathfield South
- 9 Barker Road, Strathfield – four (4) signatories
- 1/24 Beresford Road, Strathfield
- 2/24 Beresford Road, Strathfield
- 9/28 Beresford Road, Strathfield
- 3/52 Beresford Road, Strathfield
- 64 Beresford Road, Strathfield – three (3) signatories
- 2 Churchill Avenue, Strathfield
- 6 Churchill Avenue, Strathfield – two (2) signatories
- 8 Churchill Avenue, Strathfield
- 6C/34-36 Churchill Avenue, Strathfield
- 70 Churchill Avenue, Strathfield
- 5 Duke Street, Strathfield – two (2) signatories
- 12 Fairholm Street, Strathfield
- 7/3 Elva Street, Strathfield
- 28 Glenarvon Street, Strathfield
- 44 Homebush Road, Strathfield
- 73 Homebush Road, Strathfield
- 35A Lindsay Street, Burwood
- 9-13 Parnell Street, Strathfield
- 4 Tangarra Street, Croydon Park
- 20/4-6 The Crescent, Homebush

The application was notified for a second time following amendments to the original design, in accordance with the CPP from 17 March to 12 April 2021. A total of fifteen (15) submissions were received. Submissions were received from the following properties:

- 75a Abbotsford Road, Homebush
- 3/29-31 Albert Road, Strathfield
- 13/29-31 Albert Road, Strathfield – two (2) submissions
- 33-39 Albert Road, Strathfield
- 4/33-39 Albert Road, Strathfield
- 6/33-39 Albert Road, Strathfield
- 9/33-39 Albert Road, Strathfield
- 11/33-39 Albert Road, Strathfield
- 5/55-57 Albert Road, Strathfield
- 6/28 Beresford Road, Strathfield
- 9/3 Elva Street, Strathfield
- 303/1 Sergeant Street, Blackburn, VIC 3130
- No address

A further seven (7) submissions were received outside both notification periods from the following properties:

- 25 Albert Road, Strathfield
- Strata committee – 29-31 Albert Road, Strathfield – two (2) submissions
- 11/29-31 Albert Road, Strathfield
- 13/29-31 Albert Road, Strathfield – two (2) submissions
- 707/16-20 Smallwood Avenue, Homebush

A table listing the issues and concerns raised and responses to these is contained below:

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Issue / Concern	Response
Ambulances will be delayed entering the retirement home	The application has been assessed by Council's Traffic Manager in regards to access/egress. This issue was not considered substantive.
Boarding house inappropriate for the site, demographics, area – leads to overcrowding	The site is zoned R3 and a boarding house use is permissible with consent within this zone. The subject site is within a medium density residential area that is considered accessible, approximately 200m from Strathfield town centre. The site is predominantly surrounded by low-rise residential flat buildings, new mixed use buildings, a retirement village and older style dwelling houses. The future character of this area will likely involve residential flat buildings that reflect the bulk, scale and density of current development controls. Given the above, the proposed boarding house is considered an appropriate land use for the site. A discussion of local character has been provided and detailed above.
Crime, drugs, illegal behaviour, anti-social behaviour, problematic behaviour, prostitution, refuge for illegal immigrants Issues with regard to security and the safety of residents including seniors, students and children	<p>The provision of affordable housing is considered an important matter that requires addressing – as exemplified by numerous planning policies and strategies that aim to facilitate such development. The ARH SEPP is a policy that aims to provide affordable rental housing and social housing including boarding houses. The perception that such housing is related to crime, drugs, illegal behaviour, anti-social behaviour, prostitution, theft and the like is ill-considered and Council does not have a Social Impact Assessment policy.</p> <p>It is not anticipated that a compliant and appropriately operated boarding house development will result in adverse safety impacts on local residents.</p>
Clause 4.6 request for variation Excess height	The proposed development has been amended to fully comply with the maximum building height development standard (see above).
Design, bulk and scale Building form is inappropriate Excess massing	The design, bulk and scale of the final scheme of the proposed development is considered appropriate and acceptable – demonstrating compliance with the relevant provisions and controls under the ARH SEPP, SLEP 2012 and SCDCP 2005. A detailed discussion is provided above.
Demolition of an almost heritage dwelling house	The existing dwelling house is not a heritage item. The subject land is not within a heritage conservation area. Demolition of the dwelling house is considered supportable.
Health impacts Risks to human health	The proposed development is not considered to have significant adverse impacts to human health.
Impact from the concentrated population	Not considered a substantive issue that requires further consideration. A boarding house is a permissible land use that is considered reasonable and appropriate.

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Issue / Concern	Response
Impacts on utility pit due to proposed driveway	Council's Traffic Manager advised that this can be addressed via conditions, which will be imposed.
Inconsistent standard set by Council with regard to support of tree removal and development applications	Each application is merit assessed by the relevant officer. It is noted that the ARH SEPP does not limit the number of boarding rooms for a proposed boarding house on land zoned R3. This control relates to land zoned R2.
Lack of deep soil landscaped areas	The ARH SEPP does not stipulate specific numerical controls with regard to deep soil landscaped areas. A review of the proposed landscaped areas is provided above. The proposal is considered to have a sufficient amount that is contextually appropriate and therefore, acceptable.
Lack of facilities for occupants	The proposed common room features a living and dining area, bathroom and kitchen and is compliant against the ARH SEPP. All boarding rooms have individual bathroom and kitchen facilities. The proposed common facilities are considered acceptable with regard to their design, size, aspect and amenity value for occupants.
Local character Streetscape Visual impacts Ugly building Disjointed top floor	An assessment of the proposed development against the local character test – specifically Section 30A of the ARH SEPP is contained above. The proposed development demonstrates adequate planning merit and compatibility with the character of the local area.
Noise Noise from demolition	An Acoustic Assessment was provided by the applicant to address potential noise impacts. Council's Environmental Health Officer reviewed this assessment and confirmed that subject to the imposition of conditions, any noise impacts associated with the proposed development can be appropriately mitigated and managed. Noise from demolition and construction is considered temporary and reasonable.
No laundry facilities and no community living areas on each level	There are no specific requirements under the ARH SEPP that necessitate common laundry facilities and living areas to be provided on each level of a boarding house. Nevertheless, conditions will be imposed to provide a laundry facility/facilities as recommended by Council's Building Surveyor – to improve the amenity and liveability for future occupants.
Not a true boarding house; more of micro-apartments with little checking to ensure these properties are operating as boarding houses after initial approval Boarding house will not continue to be used as a boarding house after initial development	Any matters that relate to post-approval and in breach of consent conditions are considered compliance matters.
Not an appropriate location for a boarding house	See above.
No compliant with the DCP.	Compliance against relevant matters under the SCDCP 2005 are discussed above.

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Issue / Concern	Response
No enough information with regard to the applicant and management company who would be responsible for the boarding house operations	Not a requirement from Council.
Lack of amenity for occupants Not enough communal open space for the development Not enough areas for recreation Not enough communal areas	This has been discussed in detail above.
Lack of infrastructure to support a boarding house of this size	The site is within an accessible area – near bus routes and Strathfield train station. The development will be appropriately supported by relevant infrastructure and utilities available within the street.
Overshadowing	This has been discussed in detail above.
Overdevelopment	The proposed development is fully compliant with the relevant provisions under the ARH SEPP, SLEP 2012 and SCDCP 2005 in relation to bulk and scale.
Parking issues Inadequate parking	The proposed development achieves compliance with the minimum parking provisions under the ARH SEPP.
Pests	It is not anticipated that the proposed development will result in a significant increase in pests. Conditions are recommended to ensure adequate waste management is undertaken throughout the life of the boarding house.
Privacy Fenestration	Potential privacy and amenity impacts have been assessed and detailed above, and are considered acceptable.
Pollution Dumping of rubbish Illegal rubbish dumping	<p>A Waste Management Plan was provided as part of the application. This plan and the design and proposed management of waste receptacles and storage areas have been assessed by Council's Waste Officer and are considered appropriate for the new land use and its scale and is supportable.</p> <p>The waste storage area wholly within the site. This area cannot be accessed by the public. The likelihood of any dumped rubbish occurring is minimised due to the location and design of the waste storage area.</p> <p>As mentioned above, conditions will be included to ensure appropriate collection of rubbish will occur and that the Plan of Management and Waste Management Plan reflect this.</p>
Property value impacts	Not a matter of consideration under legislation.
Impacts on quality of life Impacts on sleeping patterns of occupants in aged care facility	It is not anticipated that the proposal will generate impacts on quality of life. Noise impacts have been discussed above.
Non-compliance with SLEP 2012	The proposed development demonstrates compliance with the SLEP 2012 (see above).

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Issue / Concern	Response
Strathfield 2030 Community Strategic Plan and housing supply targets	The proposal is not considered contrary to the Strathfield 2030 Community Strategic Plan and will assist in achieving housing supply targets set by the NSW Government.
Service vehicles not accommodated by proposed driveway	Council's Traffic Manager confirmed that the design of the driveway is adequate for the land use.
Side setbacks are insufficient	This has been discussed above.
Site isolation Restricting redevelopment potential for No. 25 Albert Road	The applicant provided sufficient evidence confirming the inability to amalgamate with No. 25 Albert Road. Whilst the amalgamation of the subject site with the smaller allotments to the east will provide a greater land mass to accommodate more suitable medium density residential development outcomes, there are no specific provisions that necessitate site amalgamation. Further, the proposed development will not restrict development potential for No. 25 Albert Road and the other lots to the east of the site.
Too many boarding houses in the area Strathfield becoming a ghetto	Conditions in the consent are recommended to enforce the provided Plan of Management and to ensure the maximum permitted occupancy rates as per the ARH SEPP are complied with.
Traffic Bus routes should be on Beresford Road not Albert Road Intersection at Albert Road and Homebush Road should be signaled School peaks in Albert Road Existing intersection at Albert Road and Elva Street needs to be re-designed	A Traffic Report was provided as part of the application. Council's Traffic Manager confirmed that the net traffic generation increase as a result of the development is acceptable. Therefore, the potential traffic, access and egress issues associated with the proposal are considered acceptable and reasonable.
Units are too small.	The proposed boarding rooms are of sufficient size and comply with the relevant size requirements under the ARH SEPP.
Use of roof space for leisure/green space.	The roofed area above Level 3 comprises of planter boxes to soften and provide visual interest and to minimise potential privacy impacts from the Level 4 rooms and their private open spaces. The upper most roof is not proposed to comprise of any solar panels. An onsite detention (OSD) system is proposed and will be connected to the roof area. This has been supported by Council's Stormwater Engineer. The ARH SEPP does not include requirements for provision of green spaces on roof spaces. Therefore, provision of such spaces is difficult for Council to impose.
Vibration impacts from excavation for basement Structural damage on adjoining properties due to construction	Conditions will be imposed to ensure structural integrity of adjoining properties is maintained.
Zone usage has been changed	As mentioned above, boarding houses are permissible in the R3 zone.

4.15 (1)(e) the public interest

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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.

DEVELOPMENT CONTRIBUTIONS

Section 7.11 of the *Environmental Planning and Assessment 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 7.11 CONTRIBUTIONS PLAN

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

Provision of Community Facilities	\$79,078.14
Provision of Major Open Space	\$359,781.87
Provision of Local Open Space	\$123,305.08
Provision Roads and Traffic Management	\$25,966.58
Administration	\$7,040.24
TOTAL	\$595,171.91

The above Section 7.11 contributions will apply to the proposed development.

CONCLUSION

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



Signed: Miguel Rivera
Senior Planner

PEER REVIEW

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

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Signed: Joseph Gillies
Senior Planner

RECOMMENDATION

That Development Application No. DA2020/156 for demolition of existing structures and construction of a five (5) storey boarding house development with basement parking comprised of forty-six (46) boarding rooms including one (1) manager room at 27 Albert Road, Strathfield be **APPROVED**, subject to the following conditions:

1. REASONS FOR CONDITIONS

The consent notice must specify the reasons for the imposition of conditions. This will be provided as the following generic reasons within the consent notice:

These conditions are imposed for the following reasons:

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

2. DEVELOPMENT DETAILS

3. Approved Plans & Documentation

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

Description	Reference No.	Date	Revision	Prepared by
Demolition Plan	005	21/08/20	A	Texco Architecture
Site Plan	006	21/02/21	B	Texco Architecture
Basement 03 (Car Lift Pit)	101	21/02/21	B	Texco Architecture
Basement 02	102	21/02/21	B	Texco Architecture
Basement 01	103	21/02/21	B	Texco Architecture
Ground Floor	104	21/02/21	B	Texco Architecture
Level 01-03	105	21/02/21	B	Texco Architecture
Level 04	106	21/02/21	B	Texco Architecture
Roof Plan	107	26/04/21	C	Texco Architecture
South and North Elevations	201	21/02/21	B	Texco Architecture
West and East Elevations	202	26/04/21	C	Texco Architecture
Section A	301	26/04/21	C	Texco Architecture

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Section B	302	21/02/21	B	Texco Architecture
Ramp Section	303	21/02/21	B	Texco Architecture
Material Schedule	401	21/02/21	B	Texco Architecture
Door Schedule	402	21/02/21	B	Texco Architecture
Window Schedule	403	21/02/21	B	Texco Architecture
Hardscape Plan	Sheet 1	17/02/21	F	Conzept Landscape Architects
Landscape Plan GF	Sheet 2	17/02/21	F	Conzept Landscape Architects
Landscape Plan L4	Sheet 3	29/01/21	D	Conzept Landscape Architects
Details	Sheet 4	17/08/20	A	Conzept Landscape Architects
Specification	Sheet 5	17/08/20	A	Conzept Landscape Architects
Cover Sheet	SW100	17/02/21	B	SGC Consulting Engineers
Stormwater Concept Design – Basement 2	SW200	17/02/21	B	SGC Consulting Engineers
Stormwater Concept Design – Ground Floor	SW201	17/02/21	B	SGC Consulting Engineers
Roof Plan	SW202	17/02/21	B	SGC Consulting Engineers
Details Sheet	SW300	17/02/21	B	SGC Consulting Engineers
Erosion and Sediment Control	SW400	17/02/21	B	SGC Consulting Engineers
BASIX Certificate	No. 1129314M_02	22/02/21	-	AENEC
Waste Management Plan	-	15/02/21	-	Loka Consulting Engineers
BCA and Access Report	-	22/02/21	-	Building Innovations Australia
BCA DTS Report	-	22/02/21	-	AENEC
Plan of Management	-	18/02/21	-	Cairich Enterprise Pty Ltd
Traffic Impact Assessment	-	18/02/21	-	PDC Consultants
Geotechnical Desktop Report	-	04/06/20	-	Alliance Geotechnical
Preliminary Site Investigation	-	12/08/20	-	Alliance Geotechnical
Acoustic Impact Assessment (Noise Assessment)	-	05/06/20	-	Acoustic Consulting Engineers

4. Building Height

The height of the building measured from Australian Height Datum (AHD) must not exceed Relative Level (RL) 25.617 AHD to the ridge of the building.

5. SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

6. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

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

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

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

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

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

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

7. Vehicular Crossing – Major Development

The following vehicular crossing and road frontage works will be required to facilitate access to and from the proposed development site:

- (a) Construct a 1.2 metre wide footpath for the full length of the frontage of the site in Albert Road in accordance with Council's Specifications applying at the time construction approval is sought.
- (b) The thickness and design of the driveway shall be in accordance with Council's Specifications applying at the time construction approval is sought.
- (c) Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant. The work shall be carried out in accordance with Council's specification, applying at the time construction approval is sought.

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(d) Any relocation of existing utilities must be in accordance with the utility owner and Council's specification, applying at the time construction approval is sought.

8. **Constructing a vehicular crossing and/or footpath requires separate approval under Section 138 of the Roads Act 1993, prior to the commencement of those works.**

9. **Building – Hoarding Application**

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

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

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

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

10. **Below Ground Anchors – Information to be Submitted with S68 Application under LGA 1993 and S138 Application under Roads Act 1993**

In the event that the excavation associated with the basement carpark is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways, an application must be lodged with Council under Section 68 of the [Local Government Act 1993](#) and the [Roads Act 1993](#) for approval, prior to commencement of those works. The following details must be submitted.

- (a) That cable anchors will be stressed released when the building extends above ground level to the satisfaction of Council.
- (b) The applicant has indemnified Council from all public liability claims arising from the proposed works, and provide adequate insurance cover to the satisfaction of council.
- (c) Documentary evidence of such insurance cover to the value of \$20 million.
- (d) The applicant must register a non-terminating bank guarantee in favour of

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Council for the amount of \$20,000.

The guarantee will be released when the cables are stress released. In this regard it will be necessary for a certificate to be submitted to Council from a structural engineer at that time verifying that the cables have been stress released.

- (e) That in the event of any works taking place on Council's roadways/footways adjoining the property while the anchors are still stressed, all costs associated with overcoming the difficulties caused by the presence of the 'live' anchors will be borne by the applicant.

REQUIREMENTS OF CONCURRENCE, INTEGRATED & OTHER GOVERNMENT AUTHORITIES

11. Transport for NSW requirements

The following requirements must be considered and incorporated as part of the final design of the approved development:

- 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) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
- The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

12. Ausgrid requirements

The applicant/developer should note the following comments below regarding any proposal within the proximity of existing electrical network assets.

Overhead Powerlines

Safe work 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.

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

It remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

"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."

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Underground Cables

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.

Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

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.

13. **Sydney Water – Tap in™**

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

14. **Notice of Requirements for a Section 73 Certificate**

A Notice of Requirements of what will eventually be required when issuing a Section 73 Compliance Certificate under the [Sydney Water Act 1994](#) must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the 'Plumbing, building and developing' section of the web site www.sydneywater.com.au then refer to 'Providers' under 'Developing' or telephone 13 20 92 for assistance.

Following application, a 'Notice of Requirements' will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Notice of requirements must be submitted prior to the commencement of work. A Section 73 Compliance Certificate will be required at the completion of development in accordance with further conditions.

15. **Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the [Sydney Water Act 1994](#) must be submitted to the PCA prior to the issue of the Occupation/Subdivision Certificate.

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PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

16. Fees to be Paid

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

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate). Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

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

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	\$ 14,399.00
Security Damage Deposit	\$ 18,000.00
Tree Bond	\$ 9,000.00
Administration Fee for Damage Deposit	\$ 127.00
Administration Fee for Tree Bond	\$127.00

DEVELOPMENT CONTRIBUTIONS	
Strathfield Section 94 Development Contributions - Roads and Traffic Management	\$ 25,966.58
Strathfield Section 94 Development Contributions – Local Open Space	\$ 123,305.08
Strathfield Section 94 Development Contributions – Major Open Space	\$ 359,781.87
Strathfield Section 94 Development Contributions – Community Facilities	\$ 79078.14
Strathfield Section 94 Development Contributions - Administration	\$ 7,040.24

General Fees

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

Development Contributions

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

Indexation

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

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Timing of Payment

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

Further Information

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

17. Required Design Changes

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

Obscured glazing on windows	All west-facing windows within the boarding rooms 104, 106, 107 and corresponding rooms in Levels 2-3 (204, 206, 207, 304, 306, 307) must comprise of obscured glazing to 1.6m sill height. All east-facing windows within the boarding rooms 105 and 108 and corresponding rooms in Levels 2-3 (205, 208, 305, 308) must comprise of obscured glazing to 1.6m sill height.
Common Room	A window must be provided along the eastern elevation of the Common Room. This window must have a minimum sill height of 1.8m and must be designed to provide additional solar access and ventilation to this space.
Manager's Room	A window must be provided along the eastern elevation of the Manager's Room. This window must have a minimum sill height of 1.8m and must be designed to provide additional solar access and ventilation to this space. The Manager's Room must be provided with laundry facilities including a drying area.
Laundry facilities	Laundry facilities must be provided. Such facilities must have a space for a wash/laundry tub, washing machine and a 7.5m of line drying area or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities. Separate sinks must be provided for kitchen and laundry facilities.
Mechanical plant Exhaust system for the car park Air conditioning units	The location of the mechanical plant, exhaust system for the car park, air conditioning units and the link must be located at the rear of the property to reduce noise nuisance on No. 25 Albert Road, Strathfield.
Tree removal annotations	All annotations of approved plans showing tree removal must be deleted completely. It was observed that no trees occur within the premises. This consent does not provide approval for any trees (whether existing or already removed).
Landscaping in planter boxes on Level 4	All plantings proposed for the planter boxes on Level 4 must comprise of mature plants (at least 1m high) to provide immediate screening and visual privacy for both occupants and neighbouring properties.

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18. Damage Deposit – Major Works

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

- (a) Pay Council, before the issue of the Construction Certificate, a security damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$24,000.00
- (b) Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: \$127.00
- (c) Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

- i) The damage deposit will be refunded in full upon completion of work where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

19. Tree Bond

A tree bond of \$9,000.00 (calculated in accordance with Council's adopted Fees and Charges) shall be paid to Council, prior to the issue of a Construction Certificate. The deposit is required as security against any damage to existing trees to be retained on Council's road reserve, during works on the site. The applicant must bear the cost of all restoration works to Council's property damaged during the course of this development.

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

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

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

20. Site Management Plan

Major Development

A Site Management Plan must be submitted with the application for a Construction Certificate, and include the following:

- (a) location of protective site fencing;
- (b) location of site storage areas/sheds/equipment;
- (c) location of building materials for construction, e.g. stockpiles
- (d) provisions for public safety;

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- (e) dust control measures;
- (f) method used to provide site access location and materials used;
- (g) details of methods of disposal of demolition materials, according to Waste Management Plan and which should be used or recycled wherever practicable;
- (h) method used to provide protective measures for tree preservation;
- (i) provisions for temporary sanitary facilities;
- (j) location and size of waste containers/skip bins, according to the Waste Management Plan and including resource recovery methods;
- (k) details of proposed sediment and erosion control measures;
- (l) method used to provide construction noise and vibration management;
- (m) construction and demolition traffic management details.

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

21. **BASIX Commitments**

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

All measures and commitments as detailed in the BASIX Certificate No. 1129314M_02 must be implemented on the plans lodged with the application for the Construction Certificate.

22. **Erosion & Sedimentation Control**

Erosion and sediment controls must be provided to ensure:

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

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

23. Pre-Construction Dilapidation Report – Private Land

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

- (a) All neighbouring buildings likely to be affected by the excavation as determined by the consulting engineer.
- (b) No. 25 Albert Road, Strathfield
- (c) No. 29-31 Albert Road, Strathfield

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

A copy of the pre-construction dilapidation report is to be provided to the adjoining properties (subject of the dilapidation report), a minimum of 5 working days prior to the commencement of work. Evidence confirming that a copy of the pre-construction dilapidation report was delivered to the adjoining properties must be provided to the PCA. Should the owners of properties (or their agents) refuse access to carry out inspections, after being given reasonable written notice, this shall be reported to Council to obtain Council's agreement to complete the report without access. Reasonable notice is a request for access in no sooner than 14 days between 8.00am-6.00pm.

24. Stormwater System

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

25. On Site Detention

The submitted stormwater plan has been assessed as a concept plan only. Final detailed plans of the drainage system, prepared by a professional engineer specialising in hydraulic engineering, shall be submitted for approval with the Construction Certificate.

An on-site detention (OSD) facility designed by a professional engineer who specialises in Hydraulic Engineering must be designed, approved and installed. The design must include the computations of the inlet and outlet hydrographs and stage/storage relationships of the proposed OSD using the following design parameters:

- (a) peak flow rates from the site are to be restricted to a permissible site discharge (PSD) equivalent to the discharge when assuming the site contained a single dwelling, garage, lawn and garden,
- (b) at Annual Recurrence Intervals of 2 years, 10 years and 100 years.

The OSD facility shall be designed to meet all legislated safety requirements and childproof safety fencing around the facility must be provided where the OSD facility is open or above ground when the design peak storage depth is greater than 300mm. A

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durable metal plate or similar sign is to be placed at the OSD facility and must bear the words:

"BEWARE: This is an on-site detention basin/tank for rainwater which could overflow during heavy storms."

Full details shall accompany the application for the Construction Certificate.

26. **Detailed Stormwater Drainage Design**

The submitted stormwater plan has been assessed as a concept plan only. A detailed drainage design supported by a catchment area plan and drainage calculations (including a Hydraulic Grade Line Analysis) in accordance with Council's Stormwater Management Code must be submitted with the Construction Certificate application.

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

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

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

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

28. **Fire Safety Measures**

Prior to the issue of a construction certificate a list of the existing and proposed essential fire safety measures that are to be provided in relation to the land and any building on the land as a consequence of the building work must accompany an application for a construction certificate, which is required to be submitted to either Council or a PCA. Such list must also specify the minimum standard of performance for each essential fire safety measure included in the list. The Council or PCA will then issue a Fire Safety Schedule for the building.

29. **Structural Details**

Engineer's details prepared by a practising Structural Engineer being used to construct all reinforced concrete work, structural beams, columns & other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

A copy shall be forwarded to Council where Council is not the PCA.

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30. Access for Persons with a Disability

Access and facilities for persons with disabilities must be provided to the premises/building in accordance with the requirements of the Premises Standards, the Building Code of Australia, and AS 1428.1. Details must be submitted with the Construction Certificate Application for approval.

31. Commonwealth Disability (Access to Premises) Standard

The Commonwealth Disability (Access to Premises - Buildings) Standards 2010 (the Premises Standards) applies to all applications (i.e. Construction Certificate). This requires any new building, part of a building and the affected part of the existing building to comply with the Premises Standards, the Building Code of Australia and AS 1428.

32. Off Street Parking – Compliance with AS2890

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

33. Construction Traffic Management Plan [Large Developments Only]

A Construction Traffic Management Plan detailing:

- (a) construction vehicle routes;
- (b) anticipated number of trucks per day;
- (c) hours of construction;
- (d) Access arrangements; and
- (e) Proposed traffic measures to minimise impacts of construction vehicles

Must be submitted for the approval of Council's Engineers. Council's Engineers must specify in writing that they are satisfied with the Traffic Management Plan prior to the issue of the Construction Certificate.

34. Acoustic Requirements

Compliance with submitted Acoustic Report

The Construction Certificate plans shall demonstrate compliance with the Acoustic Report submitted and approved by Council, titled Acoustic Impact Assessment prepared by Acoustic Consulting Engineers and dated 5 June 2020.

Acoustic Report - General Operation of Premises

The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 (as amended) and Regulations.

An Acoustic Report shall be prepared by a suitably qualified acoustic consultant demonstrating that the operation of the premises and plant equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background LA90, 15 min noise level, measured in the absence of the noise sources under consideration by more than 5dB. The source noise level shall be assessed as an LAeq, 15 min in accordance with the NSW Environment Protection Authority's NSW Industrial Noise Policy.

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35. Waste Management Plan

A Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of site clearing, extraction, and, or demolition works and the designated Waste Management Facility shall be submitted to and approved by the Certifying Authority prior to the issue of any Construction Certificate.

WMP should also indicate how waste education will be provided, in order to minimise waste disposal, contamination and to increase recycling. Educational signage is to be installed in waste rooms and commons areas.

[EPA's Better Practice Guide for Waste Management in Multi-unit Dwellings](#) and [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#) should be used to inform design and waste management outcomes in new and existing development.

36. Waste, Recycling and Bulky Storage Rooms

The waste storage area shall not be visible from the street. The waste storage area shall be located within the lot/building in accordance with the approved plans.

The waste storage area shall be large enough to accommodate the following number of bins for the development:

- (a) Domestic Waste – fourteen (14) x 240L or five (5) x 660L mobile bins.
- (b) Domestic Recycling – five (5) x 240L or two (2) x 660L mobile bins.

At a minimum rate of 1.1m² per 240L bin, 2.03m² per 660L bin, 2.7m² per 1100L bin and located in an area to suitably facilitate servicing on waste collection day.

The bulk collection area must be provided at a rate of 4m² per ten (10) boarding rooms/units and should be located adjacent to waste and recycling storage rooms.

The layout of the waste and recycling storage room must allow easy unobstructed access to all bins (stacked bin arrangements are not acceptable) and allow the bins to be easily removed for servicing purposes.

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.

Detailed plans of waste and recycling storage rooms must be submitted along with Waste Management Plan and Waste and Recycling Storage Room/Area Design Checklist.

Details of any specialised waste disposal equipment to be used in the development such as compactors (carousel and linear), bin tugs, chutes, crushers, bunding, oil water separators (coalescing plate separators), etc. to be provided to Council for approval.

37. Onsite Waste Collection

Development for the purposes of multi-unit housing, residential flat buildings, serviced apartments, boarding houses, mixed use and commercial developments must provide onsite underground or at-grade collection of waste, which must comply with the

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requirements contained within Part H of Strathfield Development Control Plan 2005 (DCP 2005).

Waste servicing and collection arrangements should be clearly depicted and annotated on architectural drawings, which should indicate adequate turning circles to allow collection vehicles to enter and exit the site in a forward direction.

38. Commercial and Industrial Waste

Appropriate waste and recycling containers and facilities will need to be provided according to the approved Waste Management Plan for all specific end use businesses in accordance with the waste generation rates provided at Part H of Strathfield Council DCP 2005 – Appendix B.

WMP should also provide written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated on the site. The private waste contractor must confirm the frequency of the waste collections (general waste, recycling and bulky goods), and that the size and location of the storage room is suitable for the frequency of the waste collections.

The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area. All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

Waste education must be provided through signs in common areas indicating how to avoid, reduce, reuse and recycle waste.

Note: Refer to the EPA's [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#)

39. Boarding Houses

Boarding Houses must provide onsite underground or at-grade collection of waste.

WMP should also provide written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated on the site. The private waste contractor must confirm the frequency of the waste collections (general waste, recycling and bulky goods), and that the size and location of the storage room is suitable for the frequency of the waste collections.

The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area.

All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

Waste education must be provided through signs in common areas indicating how to avoid, reduce, reuse and recycle waste. Educational waste and recycling signage must be installed throughout the premises.

Investigate and implement methods to maximum source separation and recovery of recyclables as well as problem/hazardous waste collection (such as e-waste, batteries, printer cartridges, etc.)

Litter management plan must be included in Waste Management Plan when applicable. The occupant or person in control of the premises must take all practicable steps to

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ensure that the area of public footpath or public area adjacent to the premises is maintained in a clean and tidy condition. Litter management plan must include:

- All steps being taken to prevent, reduce and collect any litter produced by the site
- Measures such as cleaner to conduct litter collection within a 50m radius to be included.

Note: Refer to the EPA's [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#)

40. Landscape Plans

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

41. Tree Removal/Pruning Prohibited

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

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

42. Demolition & Asbestos

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

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

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

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au.

43. Demolition Notification Requirements

The following notification requirements apply to this consent:

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

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- (b) Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.
- (c) On demolition sites where buildings to be demolished contain asbestos, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position (from street frontage) on the site. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site to an approved waste facility.

44. Demolition Work Involving Asbestos Removal

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

45. Dial Before Your Dig

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

46. Registered Surveyors Report - During Development Work

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

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

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

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47. Utility Arrangements

Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicants expense.

48. Structural Engineers Details – Supporting Council Road/Footway

Prior to the commencement of work in connection with the excavation of the site associated with the basement carpark, structural engineer's details relating to the method of supporting Council's roadways/footways must be submitted to the satisfaction of Council.

49. Dust Control

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

50. Major Works

The following measures must be implemented (in part or in total) to control the emission of dust:

- (a) Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work.
- (b) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system.
- (c) All stockpiles of materials that are likely to generate dust must be kept damp or covered.
- (d) All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- (e) All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- (f) All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours.

DURING CONSTRUCTION

51. Site Sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

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52. Hours of Construction for Demolition and Building Work

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

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

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

53. Ground Levels and Retaining Walls

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

54. Physical Connection of Stormwater to Site

No work is permitted to proceed above the ground floor slab level of the building until there is physical connection of the approved stormwater drainage system from the land the subject of this consent to Council's stormwater infrastructure in Albert Road.

55. Excavation Works Near Tree to be Retained

Excavation around the street tree/s to be retained shall be supervised by the Project Arborist to ensure that the root system will not be adversely affected.

Where the Tree Protection Zone of trees on site or adjoining sites become compromised by any excavation works, the Project Arborist shall be consulted to establish the position of any major roots and determine the necessary measures to protect these roots. The recommendations of the Arborist shall be submitted to Council prior to any further demolition or construction works taking place.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

56. BASIX Certificate

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

57. BASIX Compliance Certificate

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

58. Completion of Landscape Works

At the completion of all works, a certificate is to be submitted to the Principal Certifying

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Authority from a qualified Landscape and/or Arboricultural Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established.

59. Post Construction Dilapidation Report – Private Land

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

- (a) No. 25 Albert Road, Strathfield
- (b) No. 29-31 Albert Road, Strathfield

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

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

60. Allocation of Parking Spaces

Parking associated with the development is to be allocated as follows:

- (a) Manager: one (1) space
- (b) Tenants: twenty-three (23) spaces
- (c) Bicycle: nine (9) spaces
- (d) Motorbike: eleven (11) spaces

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

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

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

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

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62. Maintenance Schedule – On-site Stormwater Management

A Maintenance Schedule for the proposed on-site stormwater management measures is to be prepared and submitted to Council. The Maintenance Schedule shall outline the required maintenance works, how and when these will be done and who will be carrying out these maintenance works.

63. Stormwater Certification of the Constructed Drainage Works (Minor)

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

64. Requirements Prior to the Issue of the Occupation Certificate

The following shall be completed and or submitted to the PCA prior to the issue of the Occupation Certificate:

- (a) All the stormwater/drainage works shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- (b) The internal driveway construction works, together with the provision for all services (conduits and pipes laid) shall be completed in accordance with the approved Construction Certificate plans prior to the issue of the Occupation Certificate.
- (c) Construct any new vehicle crossings required.
- (d) Replace all redundant vehicle crossing laybacks with kerb and guttering, and replace redundant concrete with turf.
- (e) Work as Executed Plans prepared by a Chartered Professional Engineer or a Registered Surveyor when all the site engineering works are complete shall be submitted to the PCA prior to the issue of the Occupation Certificate.

65. Vehicular Crossing & Frontage Work – Major Development

The following road frontage works shall be constructed in accordance with Council's Specification for Vehicular Crossings and Associated Works together with the Vehicular Crossing Approval issued by Council's Engineering Services Division:

- (a) Construct a 1.2 metre wide footpath for the full length of the frontage of the site in Albert Road in accordance with Council's Specifications for footpaths.
- (b) Construct the vehicular crossing in accordance with Council's Specifications for vehicular crossings.
- (c) Any existing vehicular crossing and/or laybacks which are redundant must be removed. The kerb and gutter, any other footpath and turf areas shall be restored at the expense of the applicant and in accordance with Council's Specification for Vehicular Crossings and Associated Works.
- (d) Any relocation of existing utilities must be completed at the applicant's expense to the satisfaction of the utility owner and Council.

A private contractor shall carry out the above work, at the expense of the applicant and in

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accordance with Council's Specification for Vehicular Crossings and Associated Works.

The driveway and road frontage works are to be completed before the issue of the Occupation Certificate.

66. Positive Covenant for Mechanical Parking Installations

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 mechanical parking installations (vehicle turntables, car lifts, ramp traffic signal system, car stackers, etc.).

On completion of construction work, mechanical parking installations are to be certified by a professional engineer with works-as-executed drawings supplied to the Principal Certifier detailing:

- (a) Compliance with conditions of development consent relating to mechanical parking installations including vehicle turntables, car lifts, ramp traffic signal systems, and car stackers.
- (b) That the works have been constructed in accordance with the approved design.
- (c) Binding the owners and future owners to be responsible for ongoing maintenance required in terms of the mechanical parking installations.

67. Stormwater Drainage Works – Works As Executed

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

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

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

68. Fire Safety Certificate Before Occupation or Use

In accordance with Clause 153 of the [Environmental Planning and Assessment Regulation 2000](#), on completion of building works and prior to the issue of an Occupation Certificate, the owner must cause the issue of a Final Fire Safety Certificate in accordance with Clause 170 of the aforesaid Regulation. The Fire Safety Certificate must be in the form or to the effect of Clause 174 of the [Environmental Planning and Assessment Regulation, 2000](#). In addition, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated, such a Certificate is to state:

- (a) That the measure has been assessed by a person (chosen by the owner of the

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building) who is properly qualified to do so.

- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the attached Schedule.

A copy of the certificate is to be given by the applicant to the Commissioner of Fire & Rescue NSW and a further copy is to be displayed in a frame and fixed to a wall inside the building's main entrance.

69. Slip Resistance

At completion of work an in-situ (on-site) test, in wet and dry conditions, must be carried out on the pedestrian floor surfaces used in the foyers, public corridors/hallways, stairs and ramps as well as the floor surfaces in wet rooms in any commercial/retail/residential units to ascertain the actual slip resistance of such surfaces taking into consideration the effects of grout, the gradients of the surface and changes from one material to another. The in-situ test must be carried out in accordance with AS/NZS 4663:2002. Proof of compliance must be submitted with the application for the Occupation Certificate for approval.

70. Acoustic Certification

Prior to the issue of any Occupation Certificate, a suitably qualified acoustic consultant shall certify that the operation of the premises and plant equipment shall not give rise to a sound pressure level at any affected premises that exceeds the acoustic criteria established by the Acoustic Report required by a condition of this consent. The development shall at all times comply with these noise levels post occupation.

71. Acoustic Compliance

Prior to the issue of any Occupation Certificate, a report prepared by a suitably qualified acoustic consultant must be submitted to the PCA certifying that the construction has incorporated the recommendations in the DA Acoustic Report titled Acoustic Impact Assessment, prepared by Acoustic Consulting Engineers and dated 5 June 2020.

72. Acoustic Compliance – General Operation of Premises

The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the [Protection of the Environment Operations Act 1997](#) (as amended) and [Regulations](#).

A suitably qualified person shall certify that the operation of the plant equipment shall not give rise to sound pressure level at any affected premises that exceeds the background LA90, 15 min noise level, measured in the absence of the noise sources under consideration by more than 5dB. The source noise level shall be assessed as an LAeq, 15 min in accordance with the [NSW Environment Protection Authority's "NSW industrial Noise Policy"](#).

Certification must be submitted to the PCA prior to the issue of any Occupation Certificate.

OPERATIONAL CONDITIONS (ON-GOING)

73. Maintenance of Landscaping

All trees and plants forming part of the landscaping must be maintained. Maintenance includes watering, weeding, removal of rubbish from tree bases, fertilizing, pest and disease control, replacement of dead or dying plants and any other operations required to

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maintain healthy trees, plants and turfed areas.

74. Boarding House Operation

The following restrictions apply to the approved development:

- (a) The development approved under this consent constitutes a 'Boarding House' as defined under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) and shall not be used for the purposes of permanent residential accommodation nor hotel, motel, serviced apartments, private hotel, tourist accommodation or the like.

The boarding house development is approved with forty-six (46) boarding rooms, comprised of forty-five (45) double rooms and one (1) single room.

- (b) Not more than one lodger shall occupy boarding rooms No. 404 which are to contain no more than one bed.
- (c) Not more than two lodgers shall occupy all boarding rooms except No. 404 which is to contain no more than two beds.
- (d) The total number of lodgers residing in the boarding house at any one time shall not exceed ninety-one (91) lodgers.
- (e) The lodgers must be subject to an occupancy agreement for a term of no less than three months.
- (f) The boarding house must always be operated and managed in accordance with the provisions contained within the Plan of Management, prepared by Cairich Enterprise Pty Ltd and dated 18 February 2021.
- (g) The outdoor communal areas must be closed after 7pm to 9am the following day.
- (h) The use and operation of the premises must comply with the requirements of 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, 2010](#) and Regulations thereunder.
- (i) The operation of the Boarding House shall be in accordance with the [Boarding Houses Act 2012](#) at all times. This includes the registration of the Boarding House, as required by the Act.

75. Noise Control

The use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the [Protection of the Environment Operations Act 1997](#) (as amended).

76. Outdoor Lighting

To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with *AS 4282-1997: Control of the obtrusive effects of outdoor lighting*.

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77. Lighting – General Nuisance

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

Flashing, moving or intermittent lights or signs are prohibited.

78. Residential Parking Permits

The owner, occupier and visitor are not eligible for a resident or visitor parking permit, under any existing or future residential parking schemes.

Note: This condition has been imposed to reduce parking impacts on the neighbourhood.

No motor vehicles awaiting repair or under repair, or waiting delivery, shall be stored, parked, or otherwise permitted to stand in a public street. All such vehicles shall be accommodated within the premises.

79. Loading & Unloading of Vehicles

All loading and unloading of vehicles in relation to the use of the premises shall take place wholly within a dedicated loading dock/area.

80. Entering & Exiting of Vehicles

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

81. Maximum Vehicle Size

Small Rigid Vehicle

The maximum size of truck using the proposed development shall be limited to Small Rigid Vehicle as denoted in AS2890.2-2002: Parking Facilities – Off-street commercial vehicle facilities.

82. Annual Fire Safety Statement (OG1368)

The owner of the building premises must ensure the Council is given an annual fire safety statement in relation to each essential fire safety measure implemented in the building. The annual fire safety statement must be given:

- (a) Within 12 months after the date on which the fire safety certificate was received.
- (b) Subsequent annual fire safety statements are to be given within 12 months after the last such statement was given.
- (c) An annual fire safety statement is to be given in or to the effect of Clause 181 of the [Environmental Planning and Assessment Regulation 2000](#).
- (d) A copy of the statement is to be given to the Commissioner of Fire & Rescue NSW, and a further copy is to be prominently displayed in the building.

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OPERATIONAL REQUIREMENTS UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

83. Requirement for a Construction Certificate

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

84. Appointment of a PCA

The erection of a building must not commence until the applicant has:

- (a) appointed a PCA for the building work; and
- (b) if relevant, advised the PCA that the work will be undertaken as an Owner -Builder.
If the work is not going to be undertaken by an Owner - Builder, the applicant must:
- (c) appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) notify the PCA of the details of any such appointment; and
- (e) notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

85. Notification of Critical Stage Inspections

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

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

86. Notice of Commencement

The applicant must give at least two days' notice to the Council and the PCA of their intention to commence the erection of a building.

87. Critical Stage Inspections

The last critical stage inspection must be undertaken by the PCA. The critical stage inspections required to be carried out vary according to Building Class under the Building Code of Australia and are listed in Clause 162A of the [Environmental Planning and Assessment Regulation 2000](#).

88. Notice to be Given Prior to Critical Stage Inspections

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

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89. **Occupation Certificate (OR1409)**

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

PRESCRIBED CONDITIONS

90. **Clause 97A – BASIX Commitments**

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

91. **Clause 98 – Building Code of Australia & Home Building Act 1989**

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

92. **Clause 98A – Erection of Signs**

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

93. **Clause 98B – Home Building Act 1989**

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

94. **Clause 98E – Protection & Support of Adjoining Premises**

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

95. **Clause 98E – Site Excavation**

Excavation of the site is to extend only to that area required for building works depicted upon the approved plans. All excess excavated material shall be removed from the site. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property. If the soil conditions require it, retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided and adequate provision shall be made for drainage

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ADVISORY NOTES

1. Access to NSW Legislations (Acts, Regulations and Planning Instruments)

NSW legislation can be accessed free of charge at www.legislation.nsw.gov.au

2. Long Service Levy

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

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

3. Disability Discrimination Act

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

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

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

- (a) Complete the Works Permit Application Form which can be downloaded from Strathfield Council's Website at www.strathfield.nsw.gov.au.
- (b) In the Application Form, quote the Development Consent No. DA2020.156 and reference this condition number (e.g. Condition 23)
- (c) Lodge the application form, together with the associated fees at Council's Customer Service Centre, during business hours. Refer to Council's adopted Fees and Charges for the administrative and inspection charges associated with Works Permit applications.

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

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

5. Site Safety Fencing

Site fencing must be erected in accordance with SafeWork Guidelines, to exclude public

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

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

6. Noise

Council will generally enforce noise related conditions in accordance with the *Noise Guide for Local Government* (<http://www.environment.nsw.gov.au/noise/nqlg.htm>) and the *Industrial Noise Guidelines* (<http://www.environment.nsw.gov.au/noise/industrial.htm>) published by the Department of Environment and Conservation. Other state government authorities also regulate the [Protection of the Environment Operations Act 1997](#).

Useful links relating to Noise:

- (a) Community Justice Centres—free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).
- (b) Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).
- (c) New South Wales Government Legislation home page for access to all NSW legislation, including the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Noise Control Regulation 2000* (www.legislation.nsw.gov.au).
- (d) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au/index.php).
- (e) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).
- (f) Department of Gaming and Racing - (www.dgr.nsw.gov.au).

7. Acoustical Engineer Contacts & Reference Material

Further information including lists of Acoustic Engineers can be obtained from:

- (a) Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au)
- (b) Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au)
- (c) NSW Industrial Noise Policy – Office of Environment & Heritage (www.environment.nsw.gov.au)

8. Electricity Supply

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

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9. Australia Post – Letter Box Size and Location

The size and location of letterboxes servicing the development are to comply with the requirements and standard of Australia Post (see attached link:

https://auspost.com.au/content/dam/auspost_corp/media/documents/Appendix-02.pdf)

ATTACHMENTS

1. [↓](#) Architectural Plans
2. [↓](#) Landscape Plans
3. [↓](#) Stormwater Plans
4. [↓](#) BASIX Certificate
5. [↓](#) Plan of Management
6. [↓](#) Waste Management Plan

DRAWING No.	DESCRIPTION	REV
001	COVER PAGE	B
002	LEP MAPS	A
003	HYDRA MAP	A
004	SURVEY	A
005	DEMOLITION PLAN	A
006	SITE PLAN	B
007	SITE ANALYSIS 01	A
008	SITE ANALYSIS 02	A
009	STREETSCAPE	B
010	GFA CALCULATION	B
011	LANDSCAPE CALCULATION	B
012	SHADOW DIAGRAM	B
013	SITE COVERAGE CALCULATION	B
101	BASEMENT 03 (CAR LIFT PIT)	B
102	BASEMENT 02	B
103	BASEMENT 01	B
104	GROUND FLOOR	B
105	LEVEL 01- 03	B
106	LEVEL 04	B
107	ROOF PLAN	B
201	SOUTH & NORTH ELEVATIONS	B
202	WEST & EAST ELEVATIONS	B
301	SECTION A	B
302	SECTION B	B
303	RAMP SECTION	B



**27 ALBERT ROAD STRATHFIELD NSW
RESIDENTIAL FLAT BUILDING WITH ARH**

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UNIT MIX:
SINGLE ROOM: 1
DOUBLE ROOM: 44
MANAGER: 1
COMMUNAL ROOM: 1

ROOMS TOTAL: 46 + 1

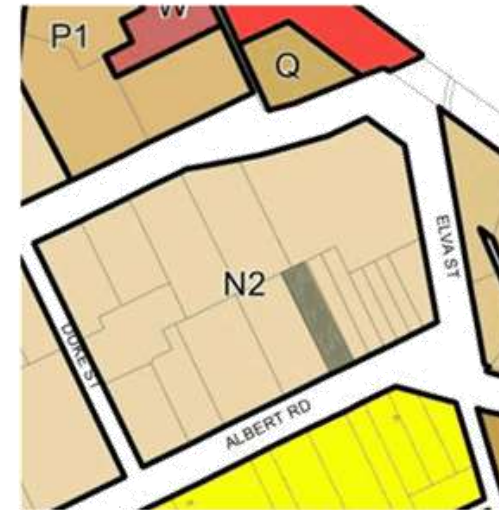
**SITE AREA: 810.7 SQM
PERMISSIBLE FSR: 1.45 + 0.5 ARH = 1.95
PERMISSIBLE GFA: 1,580 SQM
PROPOSED FSR: 1.79:1
PROPOSED GFA: 1,451.54 SQM**



FSR: 1.45



HERITAGE: N/A



HEIGHT: 14M



MIN. LOT SIZE: 1000 SQM



ACID SULFATE SOILS:
CLASS 5

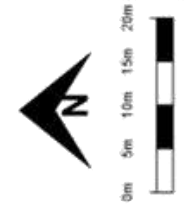
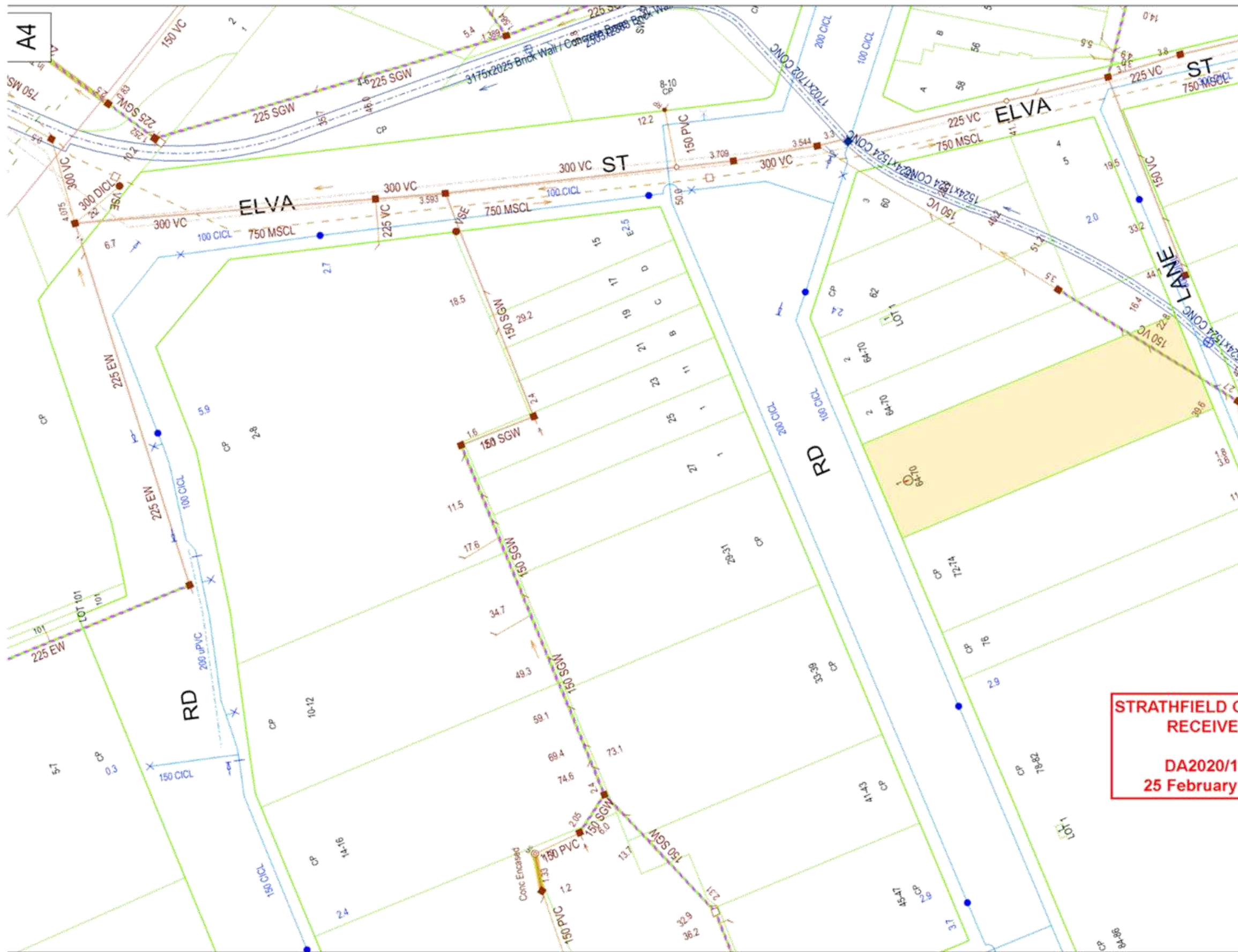


ZONING: R3 MEDIUM
DENSITY RESIDENTIAL

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<p>NOTE</p> <p>The Council shall retain all development and planning powers and shall be deemed to have reserved the right to vary or amend any provision of this plan at any time and from time to time. The Council shall not be bound by any provision of this plan if it is inconsistent with any law of the State or the Commonwealth of Australia.</p> <p>All documents are subject to the provisions of the Local Government Act 1995 (NSW) and the Local Government (Financial Management) Act 2005 (NSW).</p> <p>All documents are subject to the provisions of the Local Government Act 1995 (NSW) and the Local Government (Financial Management) Act 2005 (NSW).</p>	<p>Project Partners</p> <p>Strathfield Local Planning Panel</p> <ul style="list-style-type: none"> Chair: Councillor [Name] Members: Councillors [Names] 	<table border="1"> <thead> <tr> <th>Item</th> <th>Date</th> <th>Author</th> <th>Version</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2020/02/25</td> <td>TA</td> <td>01</td> </tr> </tbody> </table>	Item	Date	Author	Version	1	2020/02/25	TA	01	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: info@texcoarchitecture.com P: +61 840 951 450</p>	<p>Drawn / Checked: [Name]</p> <p>Plot Date: 2021-05-05</p> <p>Project No: 2021</p> <p>Project Name: DA</p>	<p>PAPER: A3</p> <p>1:1000</p>	<p>DRAWING TITLE: GENERAL LEP MAPS</p> <p>PROJECT NAME: 27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO: A</p> <p>DRAWING NO: 002</p>
	Item	Date	Author	Version											
1	2020/02/25	TA	01												

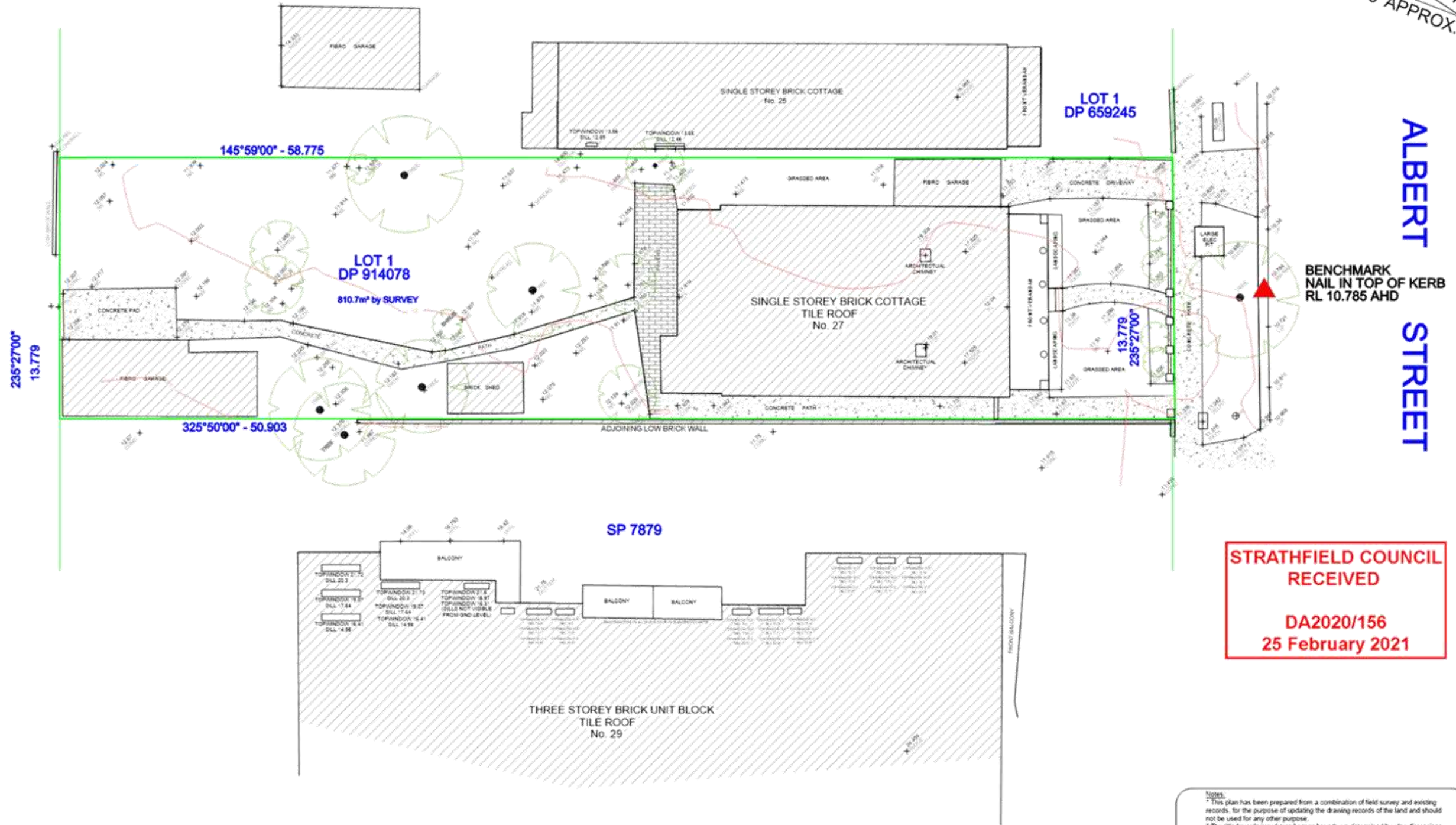


Copyright Reserved Sydney Water 2020
 No warranty is given that the information shown is complete or accurate.
 SYDNEY WATER CORPORATION
 Date of Production: 01/05/2020
 Plan 1 of 1
 Scale: 1:1000

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 25 February 2021

DBYD Address:
 27 Albert Road
 Strathfield NSW 2135
 DBYD Job No: 19457080
 DBYD Sequence No: 97227742

M.M.
TRUE Nth - 12°45' APPROX.
DP 55343



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SYDNEY REGISTERED SURVEYORS
NSW STATE CERTIFIED LAND & ENGINEERING SURVEYORS

- ALL SURVEYING SERVICES
- LAND SUBDIVISION
- ROAD / DRIVEWAY DESIGN
- DRAINAGE / OSD DESIGN
- DETAIL SURVEYS
- STRATA PLANS
- IDENTIFICATION SURVEYS

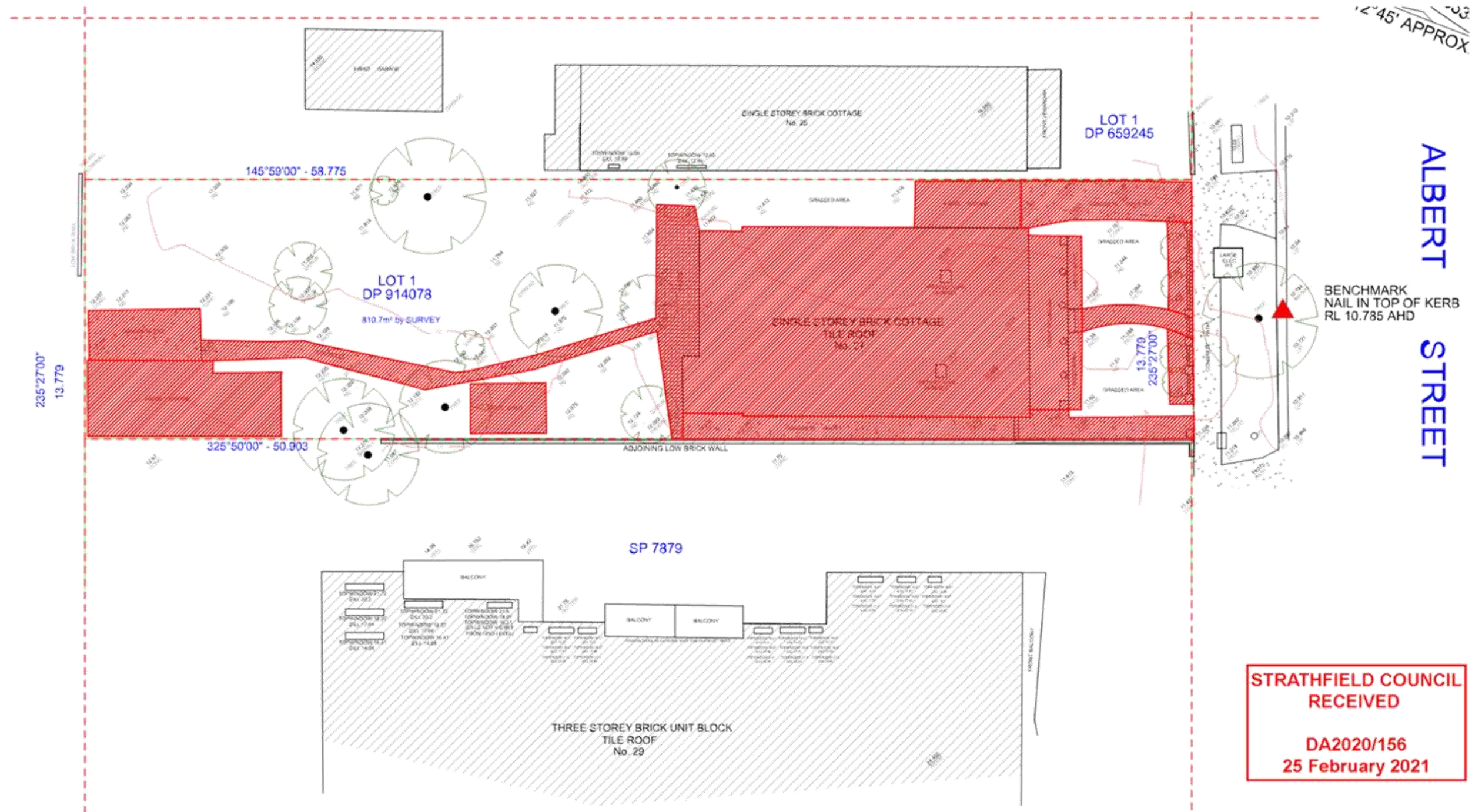
Head Office: Liverpool
57 Pine Road, Casula NSW 2170
Ph: 9822-2477 Fax 9822-2577
Email: syds@bigpond.com

LOCAL COUNCIL AREA: STRATHFIELD
DETAIL SURVEY OVER LOT 1
IN DP914078
BEING No.27 ALBERT RD STRATHFIELD

PLAN	AMENDMENT	REFERENCE

PLAN REFERENCE:
4876ALBERT

Notes:
 * This plan has been prepared from a combination of field survey and existing records, for the purpose of updating the drawing records of the land and should not be used for any other purpose.
 * The title boundaries shown hereon have been determined by plan dimensions only and have not been verified by field measurement.
 * Services shown hereon have been located by field survey only where visible.
 * Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.
 * Contours have been interpolated from spot heights taken and are an approximation only.
 * This note is an integral part of this plan.



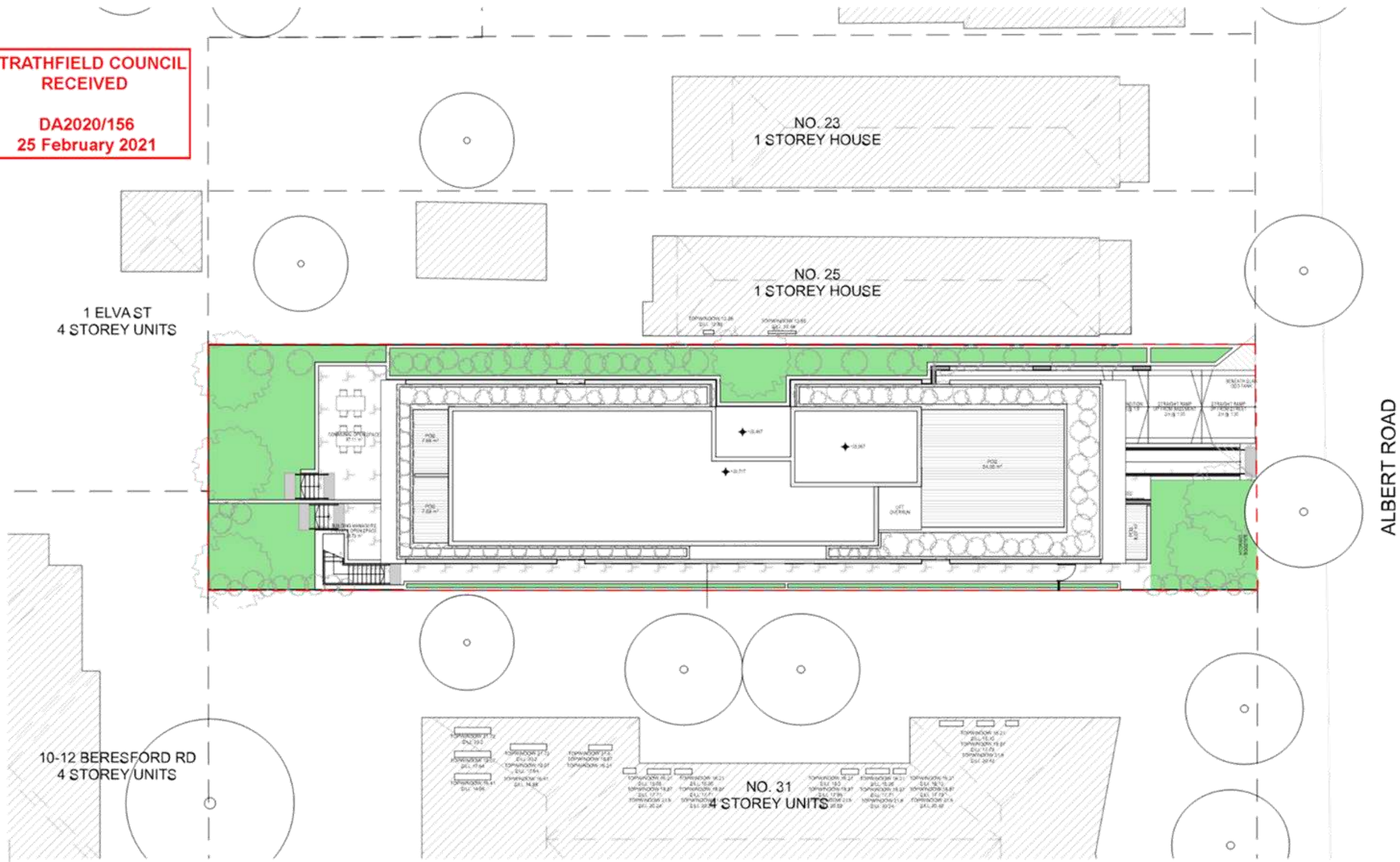
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25 February 2021**

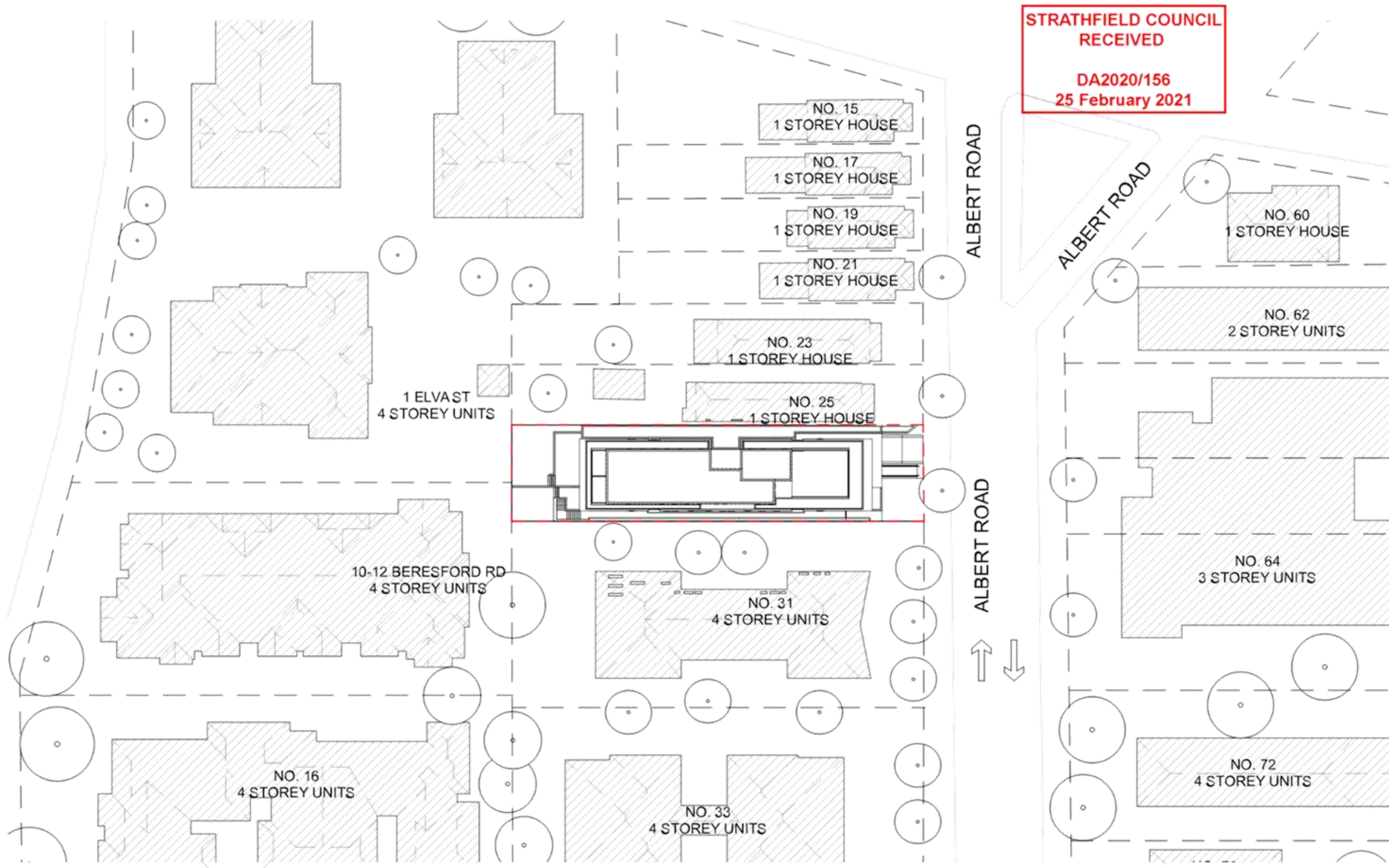
<p>NOTE</p> <p>The client shall provide all information and data to the design team. The design team shall not be responsible for any errors or omissions in the information and data provided by the client. The design team shall not be responsible for any errors or omissions in the information and data provided by the client.</p>	<p>Project Partners</p> <table border="0"> <tr> <td> <ul style="list-style-type: none"> Client: [Name] Project Manager: [Name] Design Team: [Name] </td> <td> <ul style="list-style-type: none"> Site: [Address] Project No: [Number] Date: [Date] </td> </tr> </table>	<ul style="list-style-type: none"> Client: [Name] Project Manager: [Name] Design Team: [Name] 	<ul style="list-style-type: none"> Site: [Address] Project No: [Number] Date: [Date] 	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>12/13 [Address]</p> <p>Ph: +61 800 251 480</p>	<p>Client</p> <p>Carolee Enterprises Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p>	<p>PAPER</p> <p>A3</p> <p>DRAWING TITLE</p> <p>GENERAL DEMOLITION PLAN</p> <p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISIONS</p> <p>A</p> <p>DRAWING NO.</p> <p>005</p>
<ul style="list-style-type: none"> Client: [Name] Project Manager: [Name] Design Team: [Name] 	<ul style="list-style-type: none"> Site: [Address] Project No: [Number] Date: [Date] 						

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25 February 2021



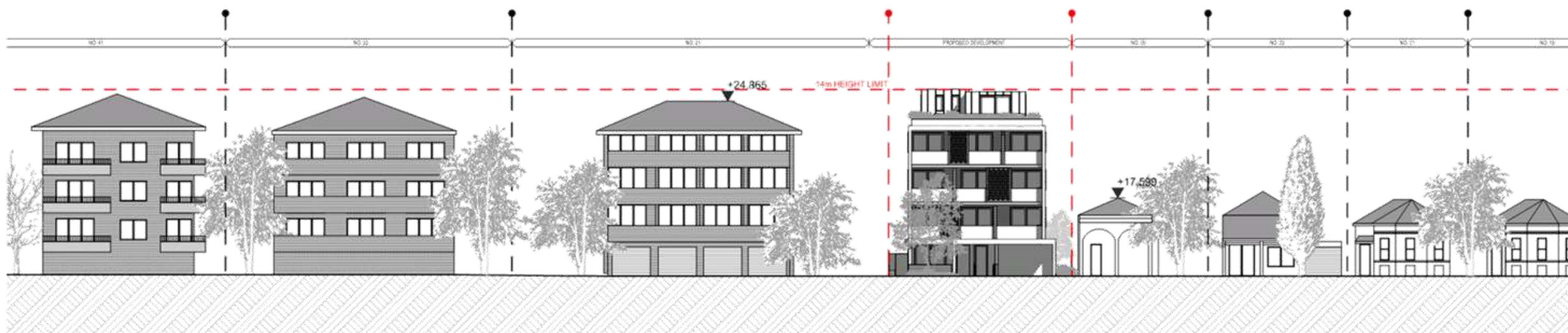
<p>NOTE</p> <p>The Designer shall ensure all dimensions are clearly indicated on the drawings. All dimensions shall be taken from the face of the wall unless otherwise stated. The Designer shall ensure that all dimensions are clearly indicated on the drawings. All dimensions shall be taken from the face of the wall unless otherwise stated. The Designer shall ensure that all dimensions are clearly indicated on the drawings. All dimensions shall be taken from the face of the wall unless otherwise stated.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Engineer: [Name]</p> <p>Surveyor: [Name]</p> <p>Builder: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>17/18 [Address]</p> <p>Strathfield NSW 2159</p> <p>Phone: +61 2 951 440 440</p>	<p>Client</p> <p>Castle Estates Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p> <p>Strathfield NSW 2159</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE</p> <p>GENERAL SITE PLAN</p>	<p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p>B</p>	<p>DRAWING NO.</p> <p>006</p>



<p>NOTE</p> <p>The client shall provide all necessary information for the design of the proposed development. The client shall be responsible for obtaining all necessary approvals from the relevant authorities. The client shall be responsible for providing all necessary information for the design of the proposed development. The client shall be responsible for providing all necessary information for the design of the proposed development.</p>	<p>Project Partners</p> <p>Strathfield Council Strathfield Local Planning Panel Strathfield Community Centre Strathfield Public Library Strathfield Public School Strathfield Public Kindergarten Strathfield Public Daycare Strathfield Public Child Care Centre Strathfield Public Health Centre Strathfield Public Senior Centre Strathfield Public Community Centre Strathfield Public Recreation Centre Strathfield Public Sports Centre Strathfield Public Arts Centre Strathfield Public Music Centre Strathfield Public Theatre Centre Strathfield Public Cinema Centre Strathfield Public Library Centre Strathfield Public Book Centre Strathfield Public Information Centre Strathfield Public Advice Centre Strathfield Public Support Centre Strathfield Public Care Centre Strathfield Public Respite Centre Strathfield Public Dementia Centre Strathfield Public Mental Health Centre Strathfield Public Substance Use Centre Strathfield Public Alcohol Use Centre Strathfield Public Gambling Centre Strathfield Public Tobacco Use Centre Strathfield Public Drug Use Centre Strathfield Public Homelessness Centre Strathfield Public Homelessness Support Centre Strathfield Public Homelessness Prevention Centre Strathfield Public Homelessness Intervention Centre Strathfield Public Homelessness Treatment Centre Strathfield Public Homelessness Rehabilitation Centre Strathfield Public Homelessness Reintegration Centre Strathfield Public Homelessness Aftercare Centre Strathfield Public Homelessness Support Services Strathfield Public Homelessness Support Groups Strathfield Public Homelessness Support Networks Strathfield Public Homelessness Support Partners Strathfield Public Homelessness Support Providers Strathfield Public Homelessness Support Suppliers Strathfield Public Homelessness Support Contractors Strathfield Public Homelessness Support Consultants Strathfield Public Homelessness Support Advisors Strathfield Public Homelessness Support Facilitators Strathfield Public Homelessness Support Coordinators Strathfield Public Homelessness Support Managers Strathfield Public Homelessness Support Directors Strathfield Public Homelessness Support Executives Strathfield Public Homelessness Support Board Members Strathfield Public Homelessness Support Stakeholders Strathfield Public Homelessness Support Partnerships Strathfield Public Homelessness Support Collaborations Strathfield Public Homelessness Support Alliances Strathfield Public Homelessness Support Coalitions Strathfield Public Homelessness Support Networks Strathfield Public Homelessness Support Communities Strathfield Public Homelessness Support Movements Strathfield Public Homelessness Support Campaigns Strathfield Public Homelessness Support Initiatives Strathfield Public Homelessness Support Programs Strathfield Public Homelessness Support Services Strathfield Public Homelessness Support Products Strathfield Public Homelessness Support Solutions Strathfield Public Homelessness Support Innovations Strathfield Public Homelessness Support Research Strathfield Public Homelessness Support Evidence Strathfield Public Homelessness Support Knowledge Strathfield Public Homelessness Support Skills Strathfield Public Homelessness Support Capabilities Strathfield Public Homelessness Support Competencies Strathfield Public Homelessness Support Qualifications Strathfield Public Homelessness Support Certifications Strathfield Public Homelessness Support Accreditations Strathfield Public Homelessness Support Registrations Strathfield Public Homelessness Support Licences Strathfield Public Homelessness Support Permits Strathfield Public Homelessness Support Approvals Strathfield Public Homelessness Support Authorisations Strathfield Public Homelessness Support Endorsements Strathfield Public Homelessness Support Recommendations Strathfield Public Homelessness Support Opinions Strathfield Public Homelessness Support Reports Strathfield Public Homelessness Support Studies Strathfield Public Homelessness Support Analyses Strathfield Public Homelessness Support Assessments Strathfield Public Homelessness Support Audits Strathfield Public Homelessness Support Reviews Strathfield Public Homelessness Support Evaluations Strathfield Public Homelessness Support Inspections Strathfield Public Homelessness Support Investigations Strathfield Public Homelessness Support Inquiries Strathfield Public Homelessness Support Complaints Strathfield Public Homelessness Support Disputes Strathfield Public Homelessness Support Conflicts Strathfield Public Homelessness Support Disputes Strathfield Public Homelessness Support Conflicts Strathfield Public Homelessness Support Disputes Strathfield Public Homelessness Support Conflicts</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>17/18 The Arcade, Strathfield NSW 1588 Tel: 02 951 440 880 Email: info@texcoarchitecture.com.au</p>	<p>Client</p> <p>Capital Enterprise Pty Ltd 27 ALBERT ROAD STRATHFIELD NSW 1588</p>	<p>Project Details</p> <p>Project No: 2020-156 Project Name: DA Project Date: 25 Feb 2021</p>	<p>PAPER</p> <p>A3 1:500</p>	<p>DRAWING TITLE</p> <p>GENERAL SITE ANALYSIS 01</p>	<p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p>A</p>	<p>DRAWING NO</p> <p>007</p>

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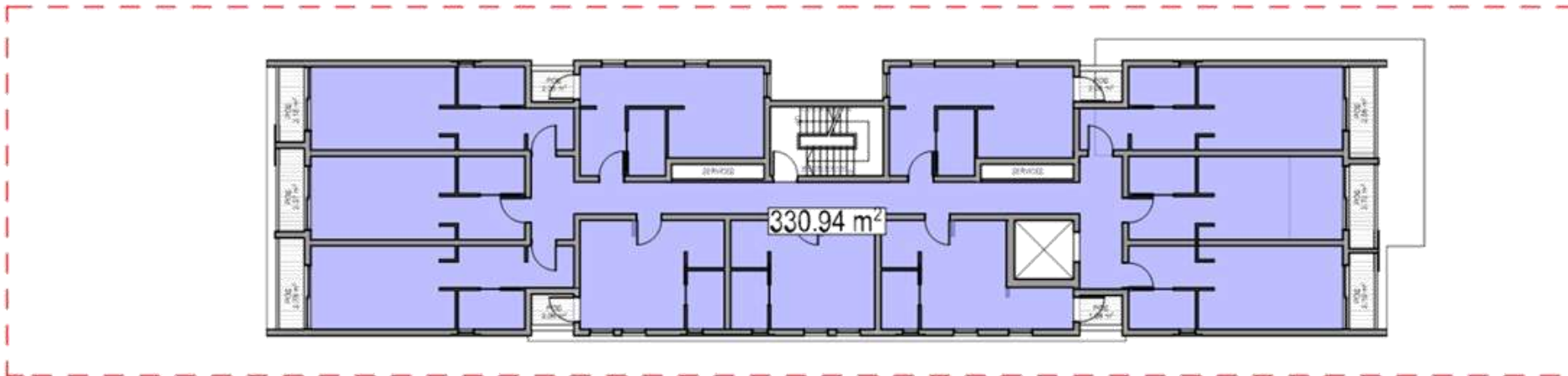
**DA2020/156
25 February 2021**



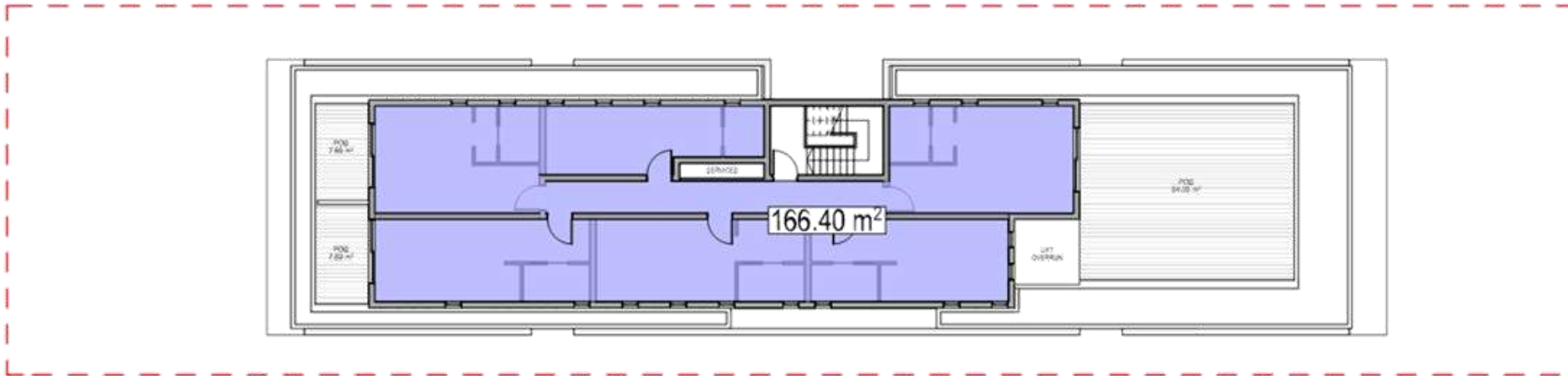
<p>NOTE</p> <p>The client shall provide all information and data for the design and construction of the project. The client shall be responsible for the accuracy of the information and data provided. The client shall be responsible for the accuracy of the information and data provided. The client shall be responsible for the accuracy of the information and data provided.</p>	<p>Project Partners</p> <table border="1"> <tr> <td>Project Partner</td> <td>Role</td> </tr> <tr> <td>Client</td> <td>Client</td> </tr> <tr> <td>Architect</td> <td>Architect</td> </tr> <tr> <td>Engineer</td> <td>Engineer</td> </tr> <tr> <td>Surveyor</td> <td>Surveyor</td> </tr> <tr> <td>Builder</td> <td>Builder</td> </tr> </table>	Project Partner	Role	Client	Client	Architect	Architect	Engineer	Engineer	Surveyor	Surveyor	Builder	Builder	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: Telara@texcoarchitecture.com P: +61 840 261 483</p>	<p>Client</p> <p>Capitol Enterprise Pty Ltd 27 ALBERT ROAD STRATHFIELD NSW 1588</p>	<p>PAPER</p> <p>A3</p> <p>DRAWING TITLE</p> <p>GENERAL STREETSCAPE</p> <p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p>B</p> <p>DRAWING NO.</p> <p>009</p>
Project Partner	Role																
Client	Client																
Architect	Architect																
Engineer	Engineer																
Surveyor	Surveyor																
Builder	Builder																



GROUND FLOOR GFA: 292.86 SQM



LEVEL 01 - 03 GFA: 331.35 SQM PER LEVEL = TOTAL 992.82 SQM



LEVEL 04 GFA: 166.40 SQM

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25 February 2021**

SITE AREA: 810.7 SQM
 PERMISSIBLE FSR: 1.45 + 0.5 ARH = 1.95
 PERMISSIBLE GFA: 1,580 SQM

PROPOSED FSR: 1.79:1
 PROPOSED GFA: 1,451.54 SQM

SINGLE ROOM: 1
 DOUBLE ROOM: 44
 MANAGER: 1
 COMMUNAL ROOM: 1

ROOMS TOTAL: 46 + 1

GFA CALCULATION

NOTE
 This document is a preliminary drawing and should not be used for construction. It is subject to change without notice. The client is responsible for ensuring that the information provided is accurate and complete. The architect is not responsible for any errors or omissions in this drawing.

Project Partners
 Name Role
 - [Name] - [Role]
 - [Name] - [Role]
 - [Name] - [Role]

Rev	Description	Date
01	Issue for RFP	2020-10-01
02	Issue for DA	2021-01-15
03	Issue for Construction	2021-02-25

Project Designer

TEXCO ARCHITECTURE
 E: info@texcoarchitecture.com P: +61 840 851 850



Drawn / Checked: [Name]
 Plot Date: 2021-02-25
 Project No: [Number]
 Project Name: [Name]

Client: [Name]
 Site: [Address]
 Wind Region: [Zone]

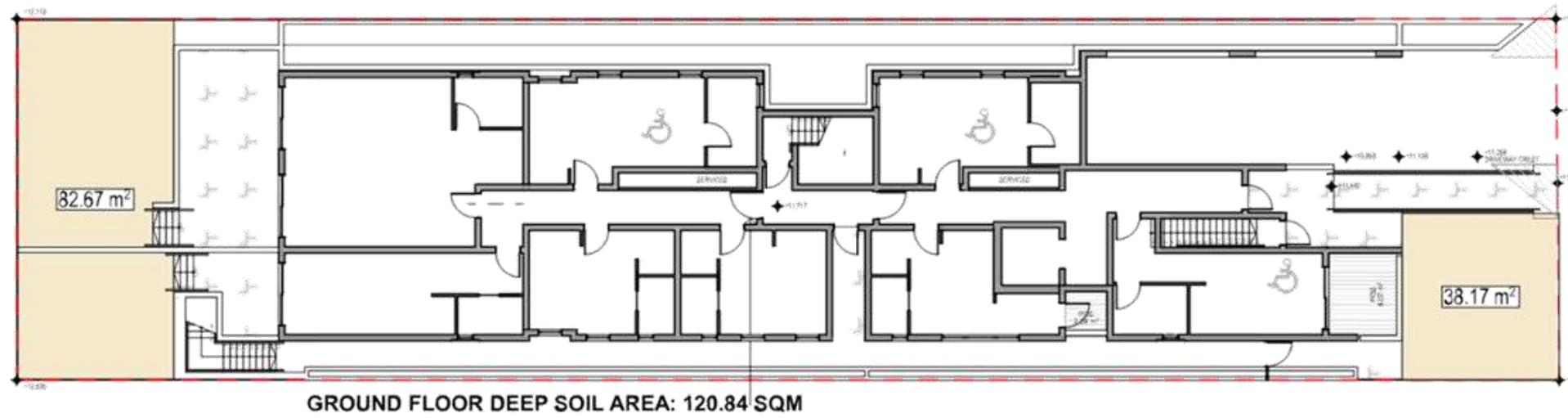
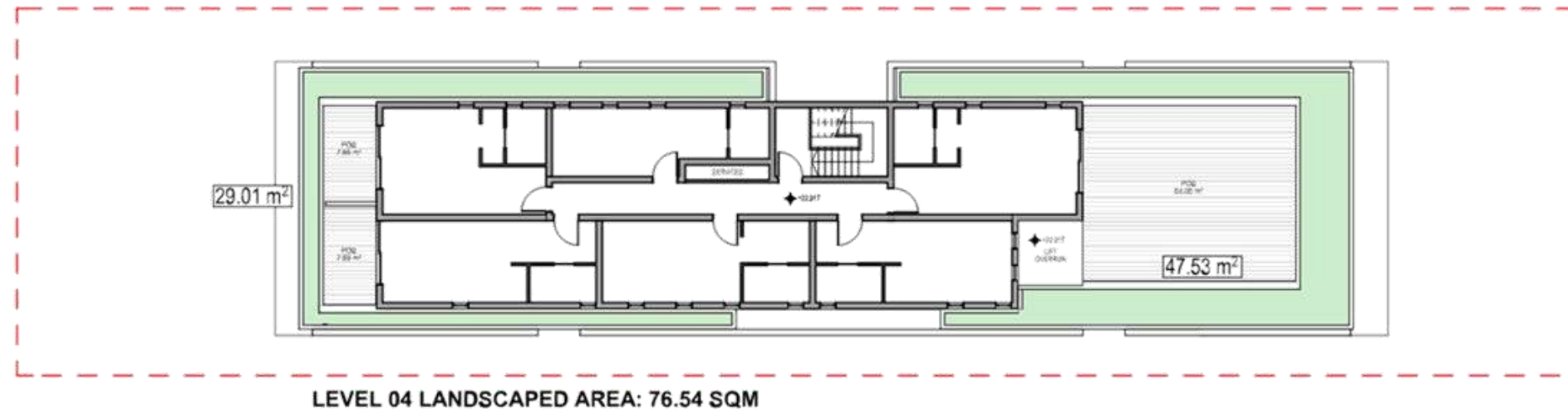
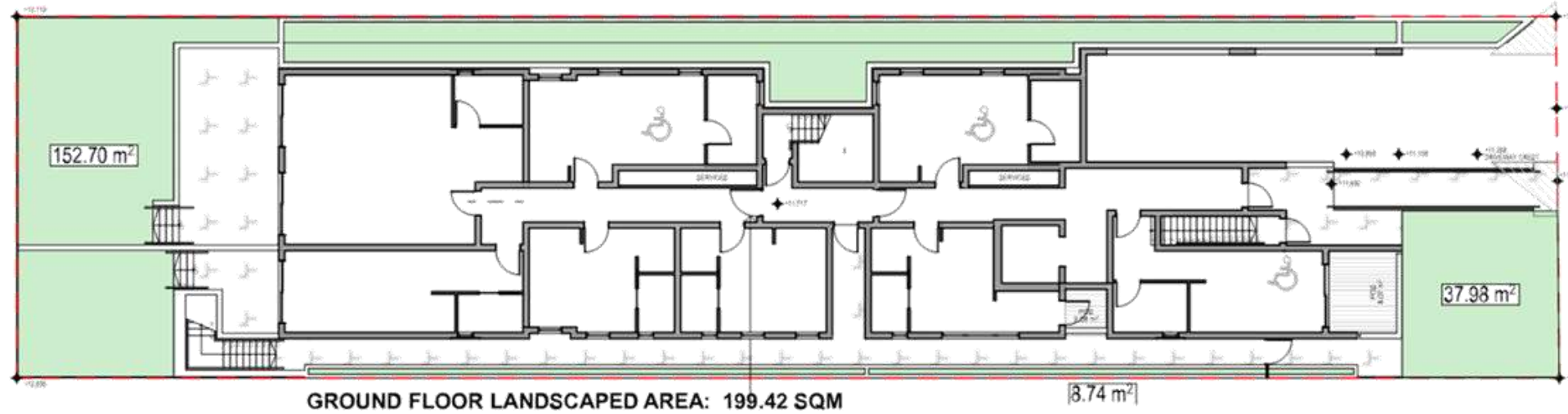
PAPER: **A3**
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DRAWING TITLE:
 GENERAL
 GFA CALCULATION

PROJECT NAME:
27 ALBERT RD STRATHFIELD

REVISION NO:
B

DRAWING NO:
010

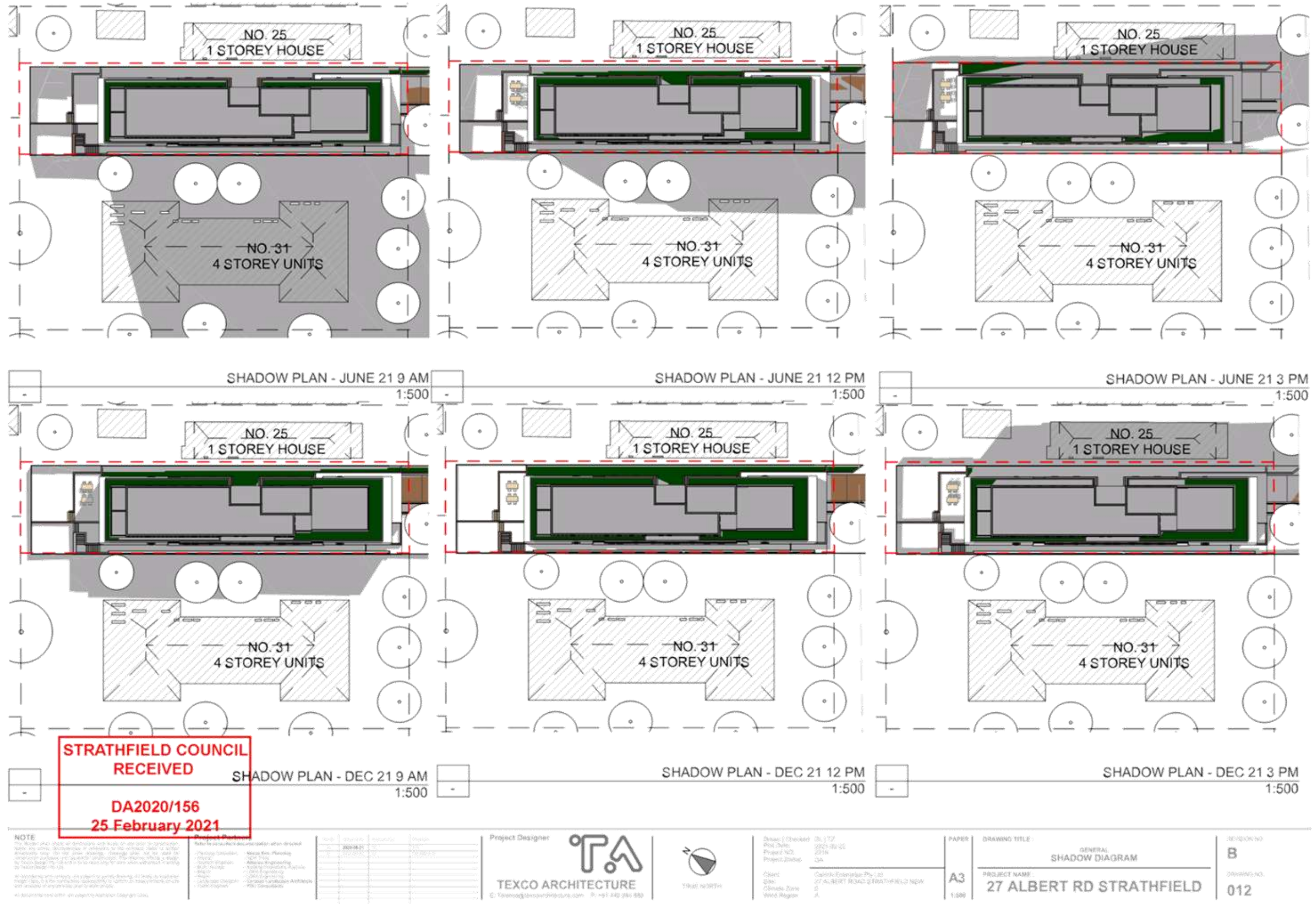


SITE AREA: 810.7 SQM
 LANDSCAPE AREA: 275.96 SQM (34.04%)
 LANDSCAPED AREA CALCULATION

SITE AREA: 810.7 SQM
 DEEP SOIL AREA > 1.5m WIDE:
 120.84 SQM (14.9%)
 DEEP SOIL CALCULATION

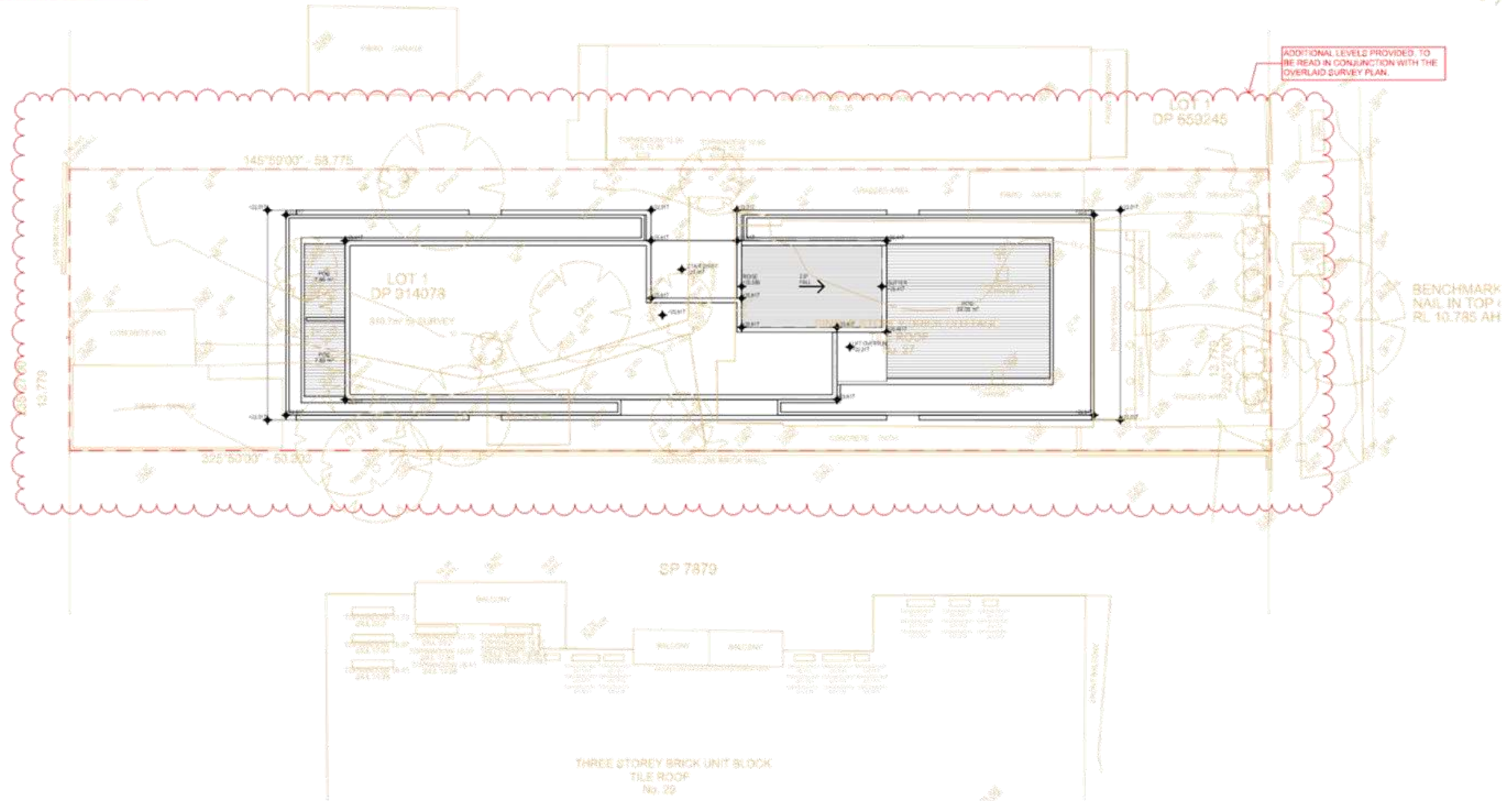
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<p>NOTE</p> <p>The Designer shall retain all drawings and files in any form or medium, until the final completion of the project. The Designer shall be responsible for the accuracy of the information provided in this drawing. The Designer shall be responsible for the accuracy of the information provided in this drawing. The Designer shall be responsible for the accuracy of the information provided in this drawing.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Project Manager: [Name]</p> <p>Project Designer: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>17/18 Albert Road, Strathfield NSW 2159</p> <p>T: +61 2 951 440 440</p>	<p>Client</p> <p>Capitol Enterprises Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p>	<p>Project Details</p> <p>Project No: 2020-001</p> <p>Project Name: DA</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE</p> <p>GENERAL LANDSCAPE CALCULATION</p>	<p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p>B</p>	<p>DRAWING NO.</p> <p>011</p>

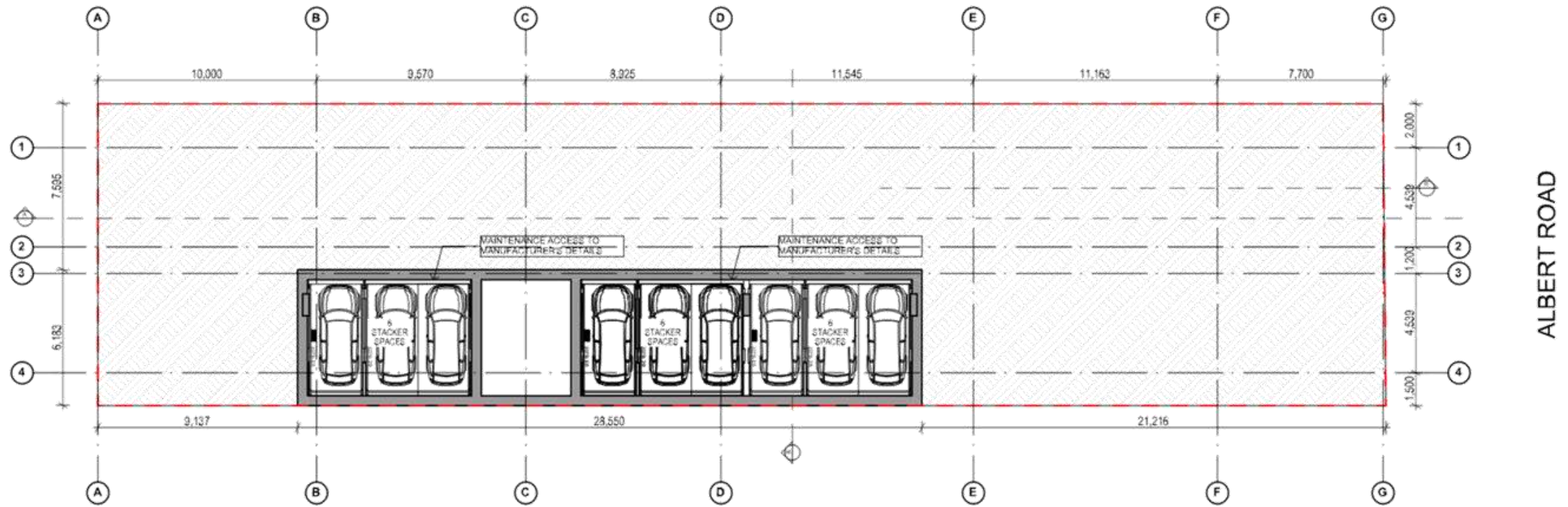


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**DA2020/156
26 April 2021**



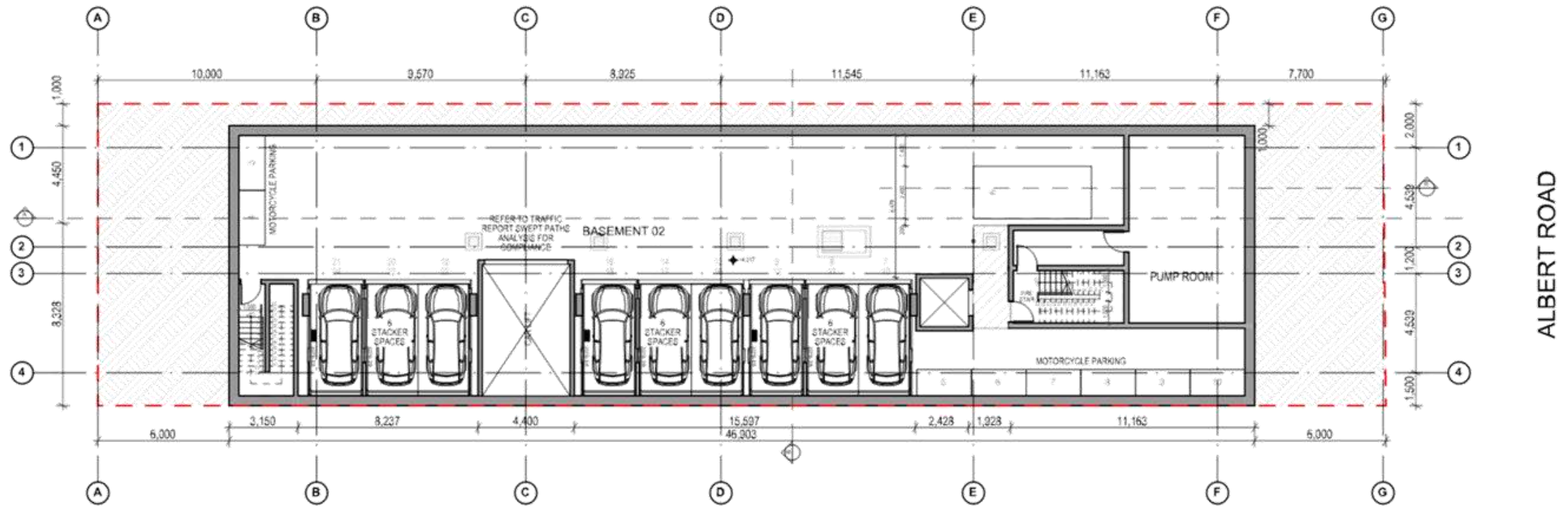
<p>NOTE</p> <p>The client shall provide all necessary information to the architect in order to complete the design. The client shall also provide all necessary information to the architect in order to complete the design. The client shall also provide all necessary information to the architect in order to complete the design.</p>	<p>Project Partners</p> <p>Architect: [Name]</p> <p>Structural Engineer: [Name]</p> <p>Quantity Surveyor: [Name]</p> <p>Project Manager: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: [Email] P: [Phone]</p>	<p>Client</p> <p>Capital Estate Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE:</p> <p>GENERAL BUILDING HEIGHT OVERLAY</p>	<p>REVISION NO</p> <p>A</p>
					<p>PROJECT NAME:</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>DRAWING NO.</p> <p>014</p>



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25 February 2021**

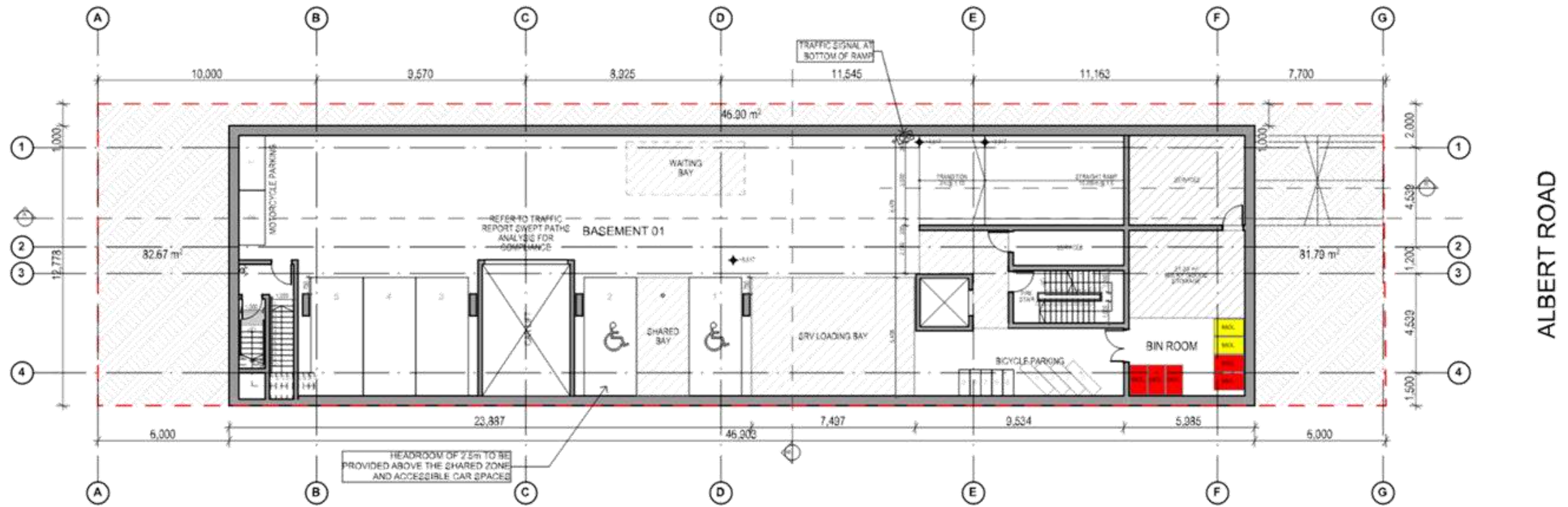
<p>NOTE</p> <p>The client shall provide all information and data for the design of the structure. The client shall be responsible for the accuracy of the information provided. The client shall be responsible for the accuracy of the information provided. The client shall be responsible for the accuracy of the information provided.</p>	<p>Project Partners</p> <table border="0"> <tr> <td>Project Partner</td> <td>Role</td> </tr> <tr> <td>Texco Architecture</td> <td>Project Designer</td> </tr> <tr> <td>Capitol Enterprise Pty Ltd</td> <td>Client</td> </tr> </table>	Project Partner	Role	Texco Architecture	Project Designer	Capitol Enterprise Pty Ltd	Client	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: Telara@texcoarchitecture.com P: +61 840 281 483</p>	<p>Street is North</p>	<p>Drawn / Checked: B. J. T. / S. J. T.</p> <p>Proj. Date: 2021-02-25</p> <p>Project No: 2021</p> <p>Project Name: DA</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE</p> <p>PLANT BASEMENT 03 (CAR LIFT PIT)</p> <p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p>B</p> <p>DRAWING NO.</p> <p>101</p>
Project Partner	Role												
Texco Architecture	Project Designer												
Capitol Enterprise Pty Ltd	Client												



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**DA2020/156
25 February 2021**

<p>NOTE</p> <p>The Designer shall retain all drawings and files in the design studio until the project is completed. The Designer shall be responsible for the accuracy of the information provided in this drawing. The Designer shall be responsible for the accuracy of the information provided in this drawing. The Designer shall be responsible for the accuracy of the information provided in this drawing.</p>	<p>Project Partners</p> <table border="0"> <tr> <td>Client: Capitol Enterprises Pty Ltd</td> <td>Architect: Texco Architecture</td> </tr> <tr> <td>Site: 27 ALBERT ROAD STRATHFIELD NSW</td> <td>Project No: 2020-156</td> </tr> <tr> <td>Wind Region: A</td> <td>Project Status: DA</td> </tr> </table>	Client: Capitol Enterprises Pty Ltd	Architect: Texco Architecture	Site: 27 ALBERT ROAD STRATHFIELD NSW	Project No: 2020-156	Wind Region: A	Project Status: DA	<p>Project Designer</p> <p style="text-align: center;">TA</p> <p style="text-align: center;">TEXCO ARCHITECTURE</p> <p style="text-align: center;">E: Telene@texcoarchitecture.com P: +61 842 281 483</p>	<p>Client: Capitol Enterprises Pty Ltd</p> <p>Site: 27 ALBERT ROAD STRATHFIELD NSW</p> <p>Wind Region: A</p>	<p>PAPER: A3</p> <p>DRAWING TITLE: PLAN BASEMENT 02</p> <p>PROJECT NAME: 27 ALBERT RD STRATHFIELD</p> <p>1:200</p>	<p>REVISION NO: B</p> <p>DRAWING NO: 102</p>
Client: Capitol Enterprises Pty Ltd	Architect: Texco Architecture										
Site: 27 ALBERT ROAD STRATHFIELD NSW	Project No: 2020-156										
Wind Region: A	Project Status: DA										



ALBERT ROAD

**STRATHFIELD COUNCIL
RECEIVED**

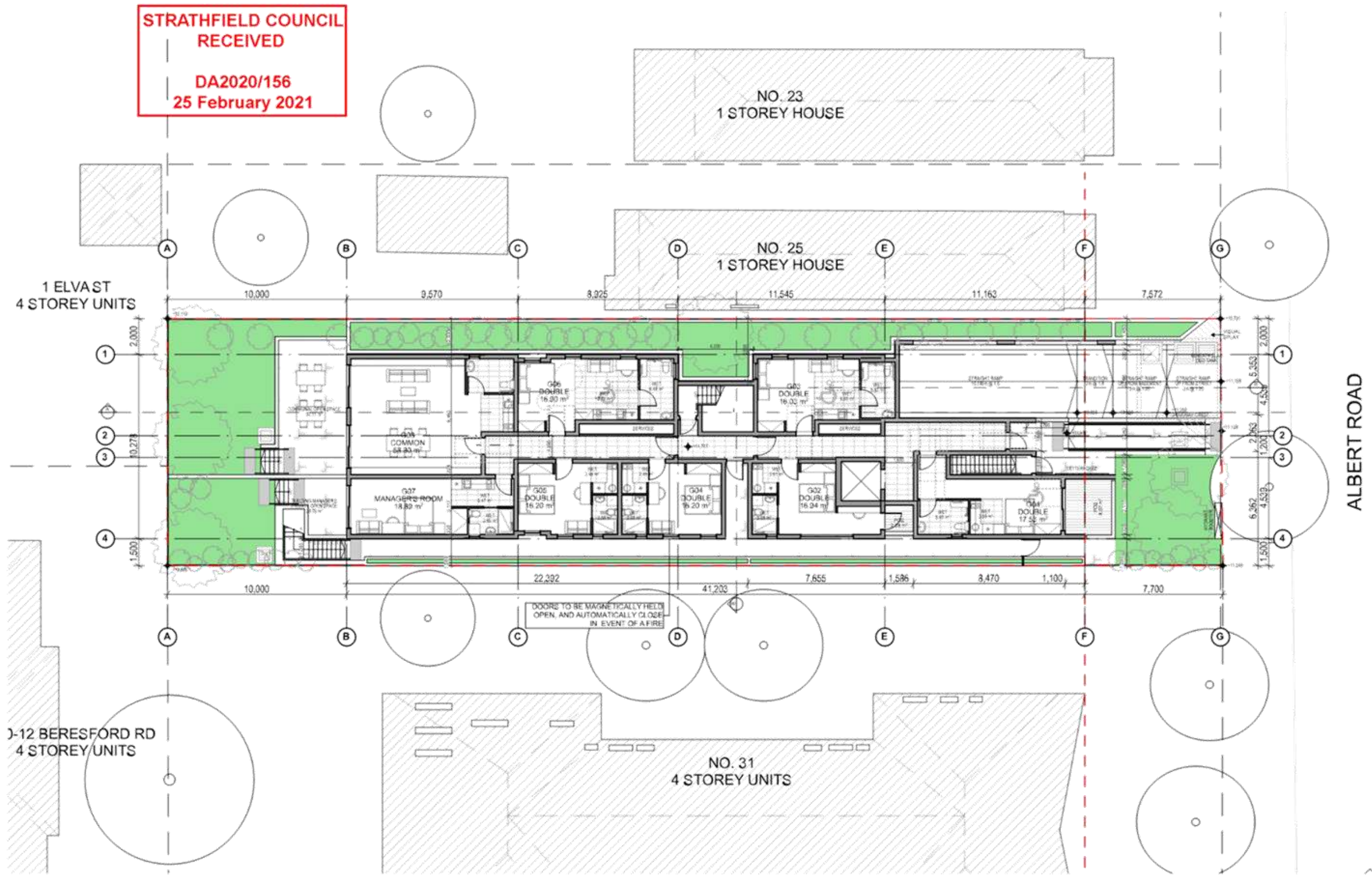
**DA2020/156
25 February 2021**

TOTAL ROOM: 46

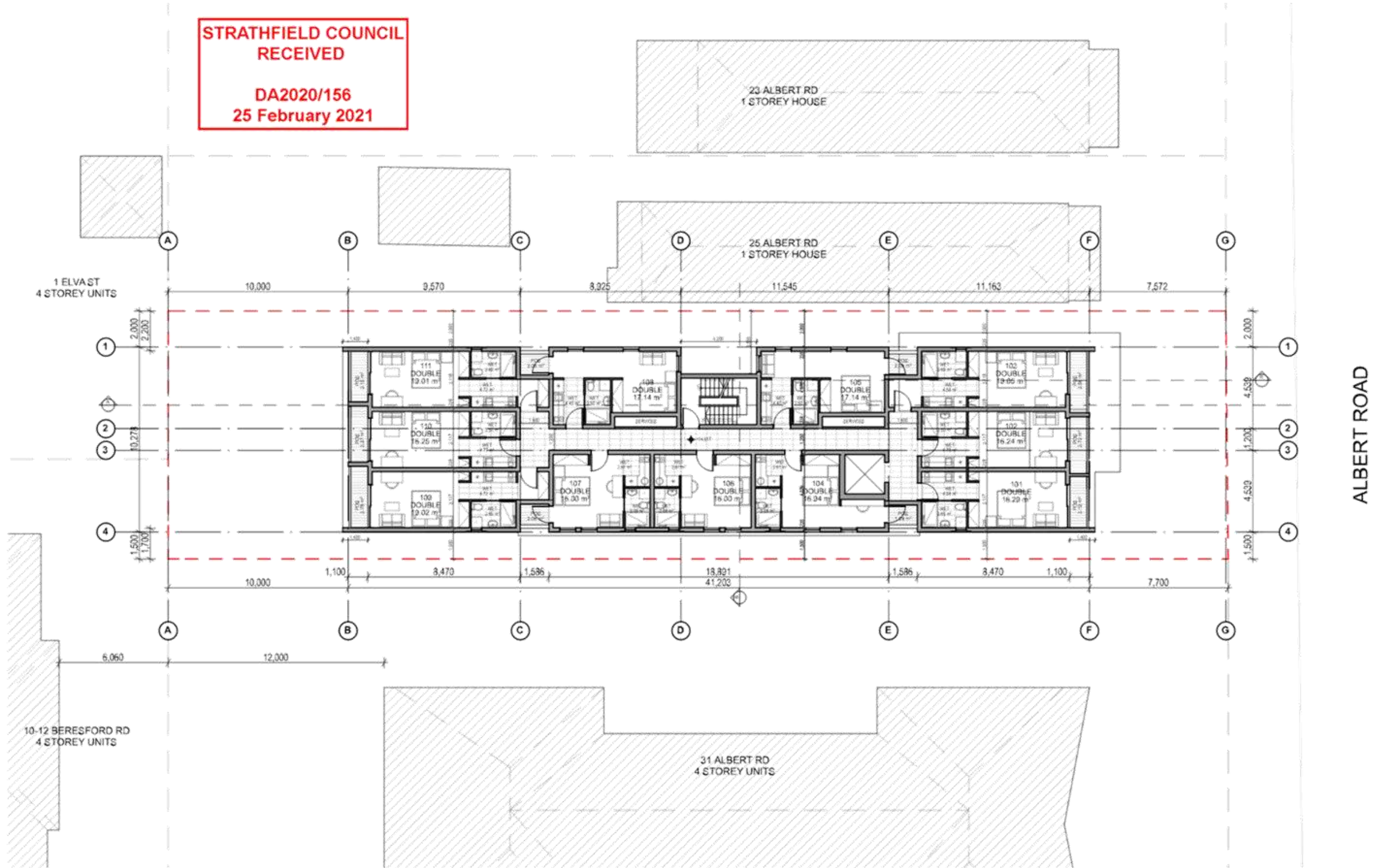
REQUIRED PARKING: 23

PROPOSED PARKING: 24

<p>NOTE</p> <p>The Designer shall ensure all dimensions are clearly defined on all drawings. All dimensions shall be in millimetres unless otherwise stated. All dimensions shall be to the centre of the element unless otherwise stated. All dimensions shall be to the finished state unless otherwise stated. All dimensions shall be to the finished state unless otherwise stated. All dimensions shall be to the finished state unless otherwise stated.</p>	<p>Project Partners</p> <p>Refer to the project website for more information.</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: info@texcoarchitecture.com P: +61 842 281 483</p>	<p>Client</p> <p>Capitol Enterprises Pty Ltd 27 ALBERT ROAD STRATHFIELD NSW 1518</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE:</p> <p>PLAN BASEMENT 01</p>	<p>REVISION NO</p> <p>B</p> <p>DRAWING NO.</p> <p>103</p>
					<p>PROJECT NAME:</p> <p>27 ALBERT RD STRATHFIELD</p>	



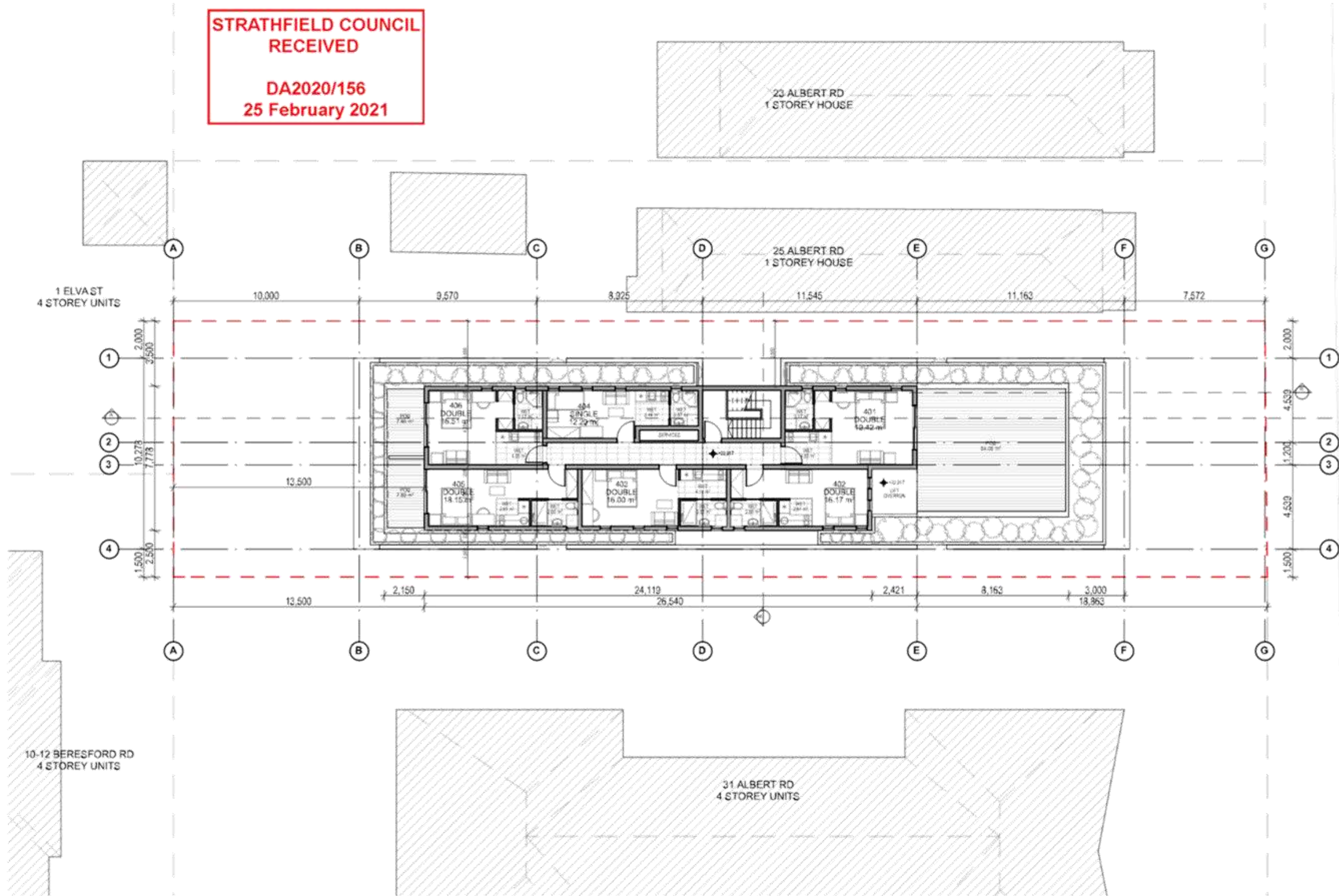
<p>NOTE</p> <p>The Designer shall ensure all dimensions are clearly shown on the drawing. Dimensions shall be given in millimetres unless otherwise stated. Dimensions shall be given in millimetres unless otherwise stated. Dimensions shall be given in millimetres unless otherwise stated.</p>	<p>Project Partners</p> <p>Architect: TEXCO ARCHITECTURE Structural Engineer: [Name] Civil Engineer: [Name] Mechanical Engineer: [Name] Electrical Engineer: [Name] Fire Engineer: [Name] Landscape Architect: [Name] Quantity Surveyor: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>17/18-19/20-21/22-23/24-25/26-27/28-29/30-31/32-33/34-35/36-37/38-39/40-41/42-43/44-45/46-47/48-49/50-51/52-53/54-55/56-57/58-59/60-61/62-63/64-65/66-67/68-69/70-71/72-73/74-75/76-77/78-79/80-81/82-83/84-85/86-87/88-89/90-91/92-93/94-95/96-97/98-99/100-101/102-103/104-105/106-107/108-109/110-111/112-113/114-115/116-117/118-119/120-121/122-123/124-125/126-127/128-129/130-131/132-133/134-135/136-137/138-139/140-141/142-143/144-145/146-147/148-149/150-151/152-153/154-155/156-157/158-159/160-161/162-163/164-165/166-167/168-169/170-171/172-173/174-175/176-177/178-179/180-181/182-183/184-185/186-187/188-189/190-191/192-193/194-195/196-197/198-199/200-201/202-203/204-205/206-207/208-209/210-211/212-213/214-215/216-217/218-219/220-221/222-223/224-225/226-227/228-229/230-231/232-233/234-235/236-237/238-239/240-241/242-243/244-245/246-247/248-249/250-251/252-253/254-255/256-257/258-259/260-261/262-263/264-265/266-267/268-269/270-271/272-273/274-275/276-277/278-279/280-281/282-283/284-285/286-287/288-289/290-291/292-293/294-295/296-297/298-299/300-301/302-303/304-305/306-307/308-309/310-311/312-313/314-315/316-317/318-319/320-321/322-323/324-325/326-327/328-329/330-331/332-333/334-335/336-337/338-339/340-341/342-343/344-345/346-347/348-349/350-351/352-353/354-355/356-357/358-359/360-361/362-363/364-365/366-367/368-369/370-371/372-373/374-375/376-377/378-379/380-381/382-383/384-385/386-387/388-389/390-391/392-393/394-395/396-397/398-399/400-401/402-403/404-405/406-407/408-409/410-411/412-413/414-415/416-417/418-419/420-421/422-423/424-425/426-427/428-429/430-431/432-433/434-435/436-437/438-439/440-441/442-443/444-445/446-447/448-449/450-451/452-453/454-455/456-457/458-459/460-461/462-463/464-465/466-467/468-469/470-471/472-473/474-475/476-477/478-479/480-481/482-483/484-485/486-487/488-489/490-491/492-493/494-495/496-497/498-499/500-501/502-503/504-505/506-507/508-509/510-511/512-513/514-515/516-517/518-519/520-521/522-523/524-525/526-527/528-529/530-531/532-533/534-535/536-537/538-539/540-541/542-543/544-545/546-547/548-549/550-551/552-553/554-555/556-557/558-559/560-561/562-563/564-565/566-567/568-569/570-571/572-573/574-575/576-577/578-579/580-581/582-583/584-585/586-587/588-589/590-591/592-593/594-595/596-597/598-599/600-601/602-603/604-605/606-607/608-609/610-611/612-613/614-615/616-617/618-619/620-621/622-623/624-625/626-627/628-629/630-631/632-633/634-635/636-637/638-639/640-641/642-643/644-645/646-647/648-649/650-651/652-653/654-655/656-657/658-659/660-661/662-663/664-665/666-667/668-669/670-671/672-673/674-675/676-677/678-679/680-681/682-683/684-685/686-687/688-689/690-691/692-693/694-695/696-697/698-699/700-701/702-703/704-705/706-707/708-709/710-711/712-713/714-715/716-717/718-719/720-721/722-723/724-725/726-727/728-729/730-731/732-733/734-735/736-737/738-739/740-741/742-743/744-745/746-747/748-749/750-751/752-753/754-755/756-757/758-759/760-761/762-763/764-765/766-767/768-769/770-771/772-773/774-775/776-777/778-779/780-781/782-783/784-785/786-787/788-789/790-791/792-793/794-795/796-797/798-799/800-801/802-803/804-805/806-807/808-809/810-811/812-813/814-815/816-817/818-819/820-821/822-823/824-825/826-827/828-829/830-831/832-833/834-835/836-837/838-839/840-841/842-843/844-845/846-847/848-849/850-851/852-853/854-855/856-857/858-859/860-861/862-863/864-865/866-867/868-869/870-871/872-873/874-875/876-877/878-879/880-881/882-883/884-885/886-887/888-889/890-891/892-893/894-895/896-897/898-899/900-901/902-903/904-905/906-907/908-909/910-911/912-913/914-915/916-917/918-919/920-921/922-923/924-925/926-927/928-929/930-931/932-933/934-935/936-937/938-939/940-941/942-943/944-945/946-947/948-949/950-951/952-953/954-955/956-957/958-959/960-961/962-963/964-965/966-967/968-969/970-971/972-973/974-975/976-977/978-979/980-981/982-983/984-985/986-987/988-989/990-991/992-993/994-995/996-997/998-999/1000-1001/1002-1003/1004-1005/1006-1007/1008-1009/1010-1011/1012-1013/1014-1015/1016-1017/1018-1019/1020-1021/1022-1023/1024-1025/1026-1027/1028-1029/1030-1031/1032-1033/1034-1035/1036-1037/1038-1039/1040-1041/1042-1043/1044-1045/1046-1047/1048-1049/1050-1051/1052-1053/1054-1055/1056-1057/1058-1059/1060-1061/1062-1063/1064-1065/1066-1067/1068-1069/1070-1071/1072-1073/1074-1075/1076-1077/1078-1079/1080-1081/1082-1083/1084-1085/1086-1087/1088-1089/1090-1091/1092-1093/1094-1095/1096-1097/1098-1099/1100-1101/1102-1103/1104-1105/1106-1107/1108-1109/1110-1111/1112-1113/1114-1115/1116-1117/1118-1119/1120-1121/1122-1123/1124-1125/1126-1127/1128-1129/1130-1131/1132-1133/1134-1135/1136-1137/1138-1139/1140-1141/1142-1143/1144-1145/1146-1147/1148-1149/1150-1151/1152-1153/1154-1155/1156-1157/1158-1159/1160-1161/1162-1163/1164-1165/1166-1167/1168-1169/1170-1171/1172-1173/1174-1175/1176-1177/1178-1179/1180-1181/1182-1183/1184-1185/1186-1187/1188-1189/1190-1191/1192-1193/1194-1195/1196-1197/1198-1199/1200-1201/1202-1203/1204-1205/1206-1207/1208-1209/1210-1211/1212-1213/1214-1215/1216-1217/1218-1219/1220-1221/1222-1223/1224-1225/1226-1227/1228-122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<p>NOTE</p> <p>The Designer shall ensure all dimensions are clearly defined on the drawing. All dimensions shall be in millimetres unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Engineer: [Name]</p> <p>Structural Engineer: [Name]</p> <p>Quantity Surveyor: [Name]</p> <p>Contract Administrator: [Name]</p> <p>Party: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>1/100</p> <p>1/200</p>	<p>Project Details</p> <p>Project Name: 27 ALBERT RD STRATHFIELD</p> <p>Project No: DA</p> <p>Project Date: 2021</p> <p>Project Status: DA</p>	<p>Client</p> <p>Client Name: [Name]</p> <p>Client Address: [Address]</p> <p>Client Contact: [Name]</p>	<p>Scale</p> <p>Scale: 1:200</p>	<p>PAPER</p> <p>Paper Size: A3</p> <p>Scale: 1:200</p>	<p>DRAWING TITLE</p> <p>PLAN LEVEL 01-03</p>	<p>REVISION NO</p> <p>B</p>

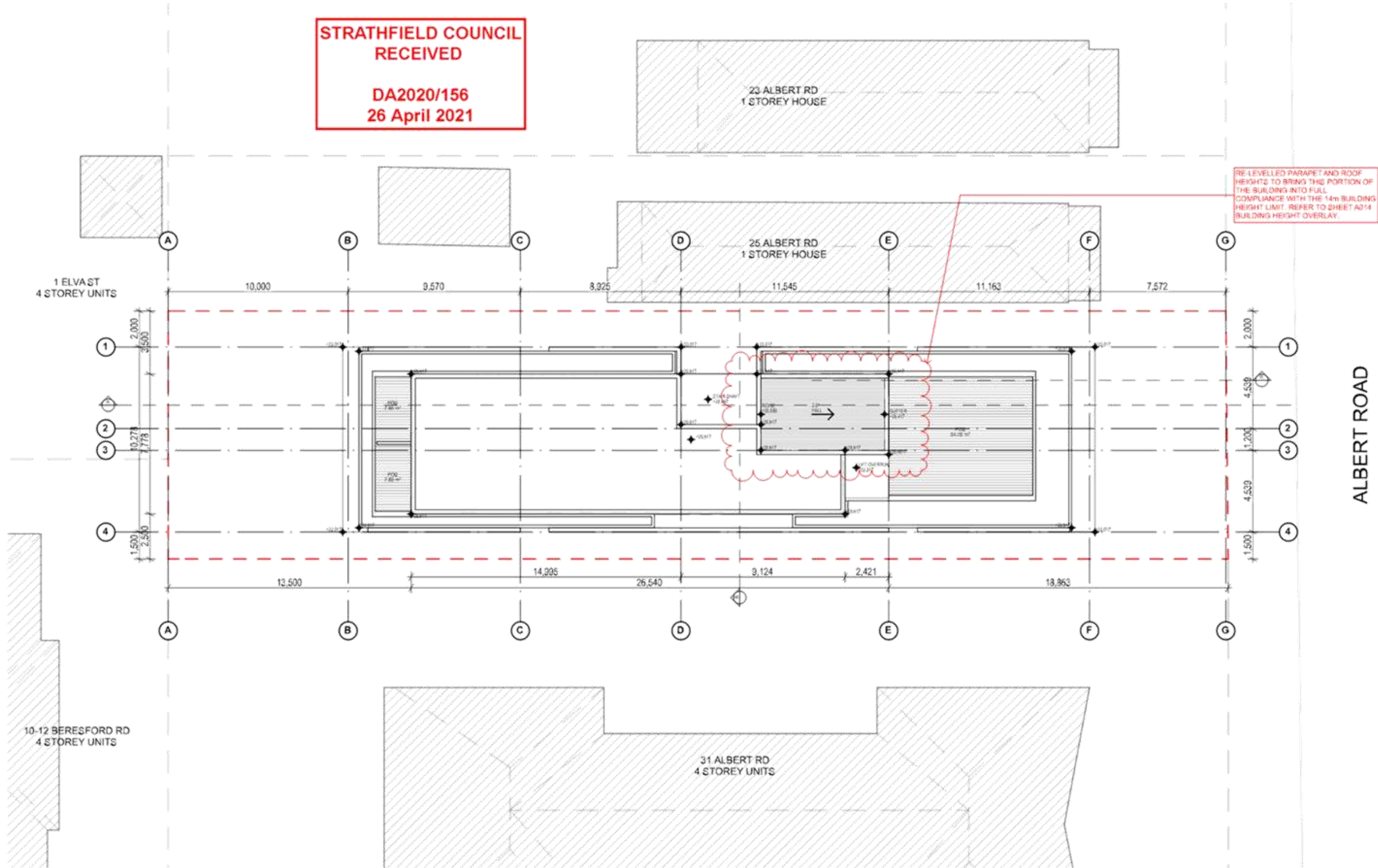
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DA2020/156
25 February 2021



ALBERT ROAD

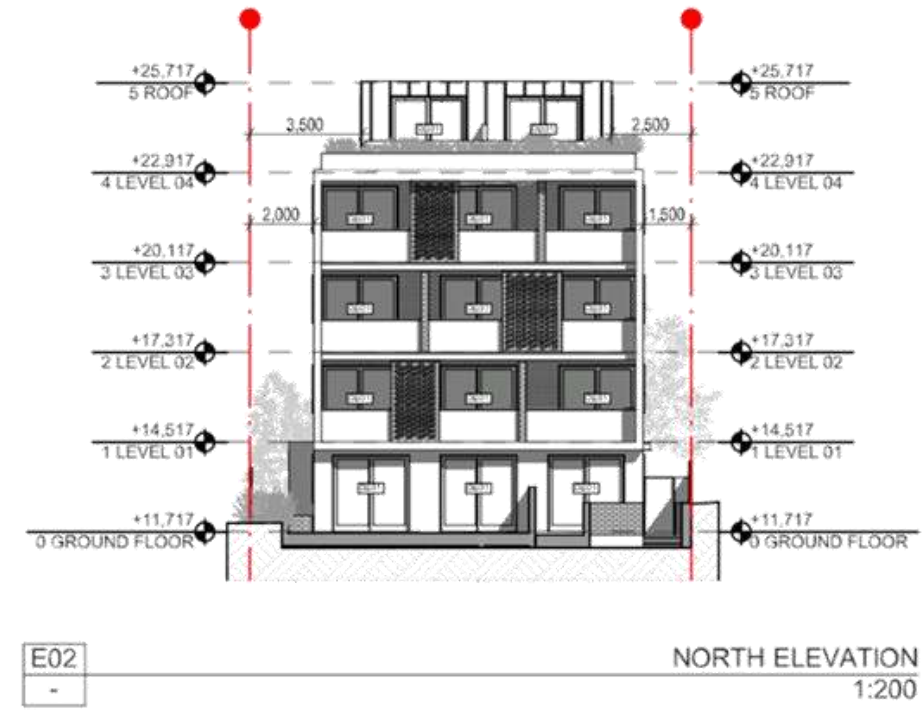
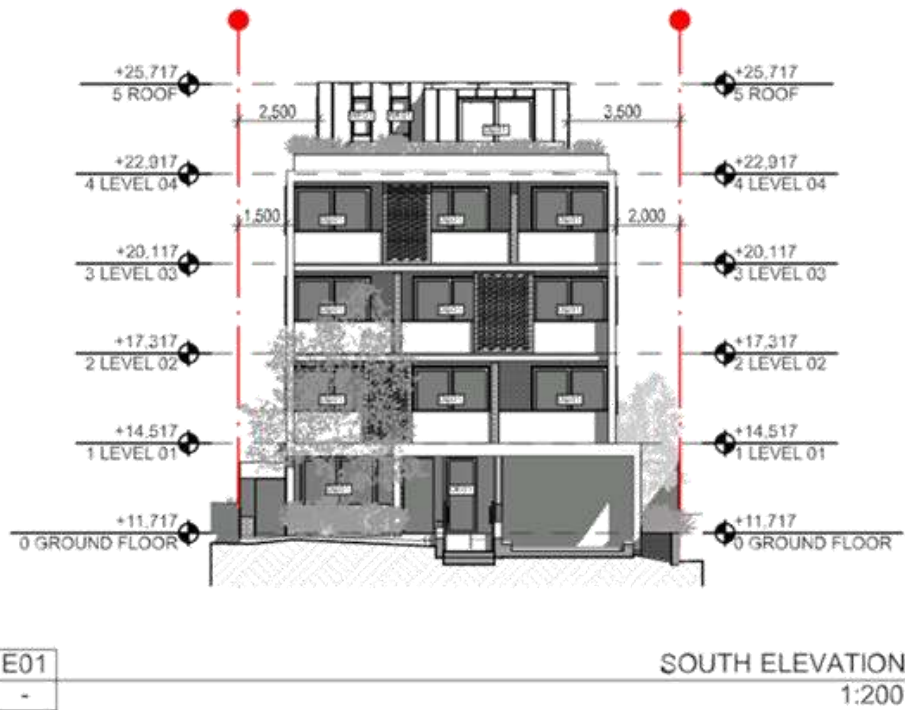
<p>NOTE</p> <p>The Designer shall ensure all dimensions are clearly defined on the drawing. All dimensions shall be in millimetres unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated. All dimensions shall be to the face of the work unless otherwise stated.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Engineer: [Name]</p> <p>Structural Engineer: [Name]</p> <p>Quantity Surveyor: [Name]</p> <p>Contract Administrator: [Name]</p> <p>Project Manager: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: Tel: 02 9550 1234 F: 02 9550 1234</p>	<p>Client</p> <p>Client Name: [Name]</p> <p>Client Address: [Address]</p>	<p>Project Details</p> <p>Project Name: 27 ALBERT RD STRATHFIELD</p> <p>Project No: [Number]</p> <p>Project Date: [Date]</p>	<p>PAPER</p> <p>A3</p>	<p>DRAWING TITLE</p> <p>PLAN LEVEL 04</p>	<p>REVISION NO</p> <p>B</p>



<p>NOTE</p> <p>The Designer shall ensure all dimensions are clearly defined on the drawing. All dimensions shall be taken from the finished face of the work unless otherwise stated. All dimensions shall be taken from the finished face of the work unless otherwise stated. All dimensions shall be taken from the finished face of the work unless otherwise stated.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Structural Engineer: [Name]</p> <p>MEP Engineer: [Name]</p> <p>Quantity Surveyor: [Name]</p> <p>Project Manager: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>E: [Email] P: [Phone]</p>	<p>Client</p> <p>Castle Estates Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE</p> <p>PLAN ROOF PLAN</p>	<p>REVISION NO</p> <p>C</p>
					<p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>DRAWING NO.</p> <p>107</p>

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**DA2020/156
25 February 2021**



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Project Partners
 Client: [Name]
 Architect: [Name]
 Engineer: [Name]
 Planner: [Name]

Rev	Description	Date
01	Issue for Planning	2020/10/15
02	Issue for Construction	2021/01/15

Project Designer

TEXCO ARCHITECTURE
 E: [Email] P: [Phone]



Client: [Name]
Site: [Address]
Project Name: [Name]

PAPER: A3
SCALE: 1:200

DRAWING TITLE: ELEVATION SOUTH & NORTH ELEVATIONS
PROJECT NAME: 27 ALBERT RD STRATHFIELD

REVISION NO: B
DRAWING NO: 201



E03
-

WEST ELEVATION
1:200

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**DA2020/156
26 April 2021**



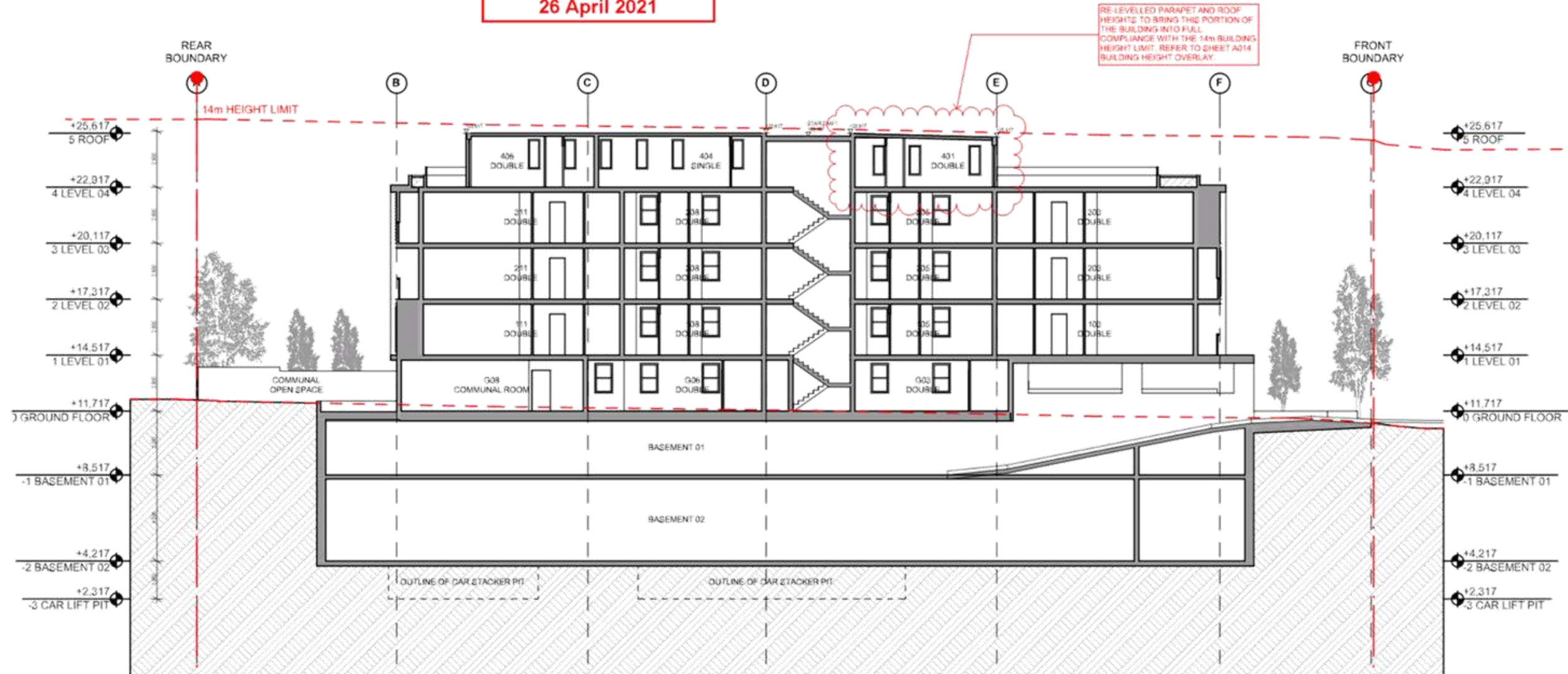
E04
-

EAST ELEVATION
1:200

<p>NOTE</p> <p>This document is a design document and should not be used for construction. It is subject to change without notice. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary approvals are obtained. The design is provided as a guide only and does not constitute a contract. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary approvals are obtained. The design is provided as a guide only and does not constitute a contract.</p>	<p>Project Partners</p> <p>Client: Strathfield Council Project Manager: [Name] Architect: [Name] Engineer: [Name] Landscape Architect: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE E: [Email] P: [Phone]</p>	<p>Client</p> <p>Capitol Enterprise Pty Ltd 27 ALBERT ROAD STRATHFIELD NSW 2155</p>	<p>Scale</p> <p>1:200</p>	<p>Project Name</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>Revision No</p> <p>C</p>

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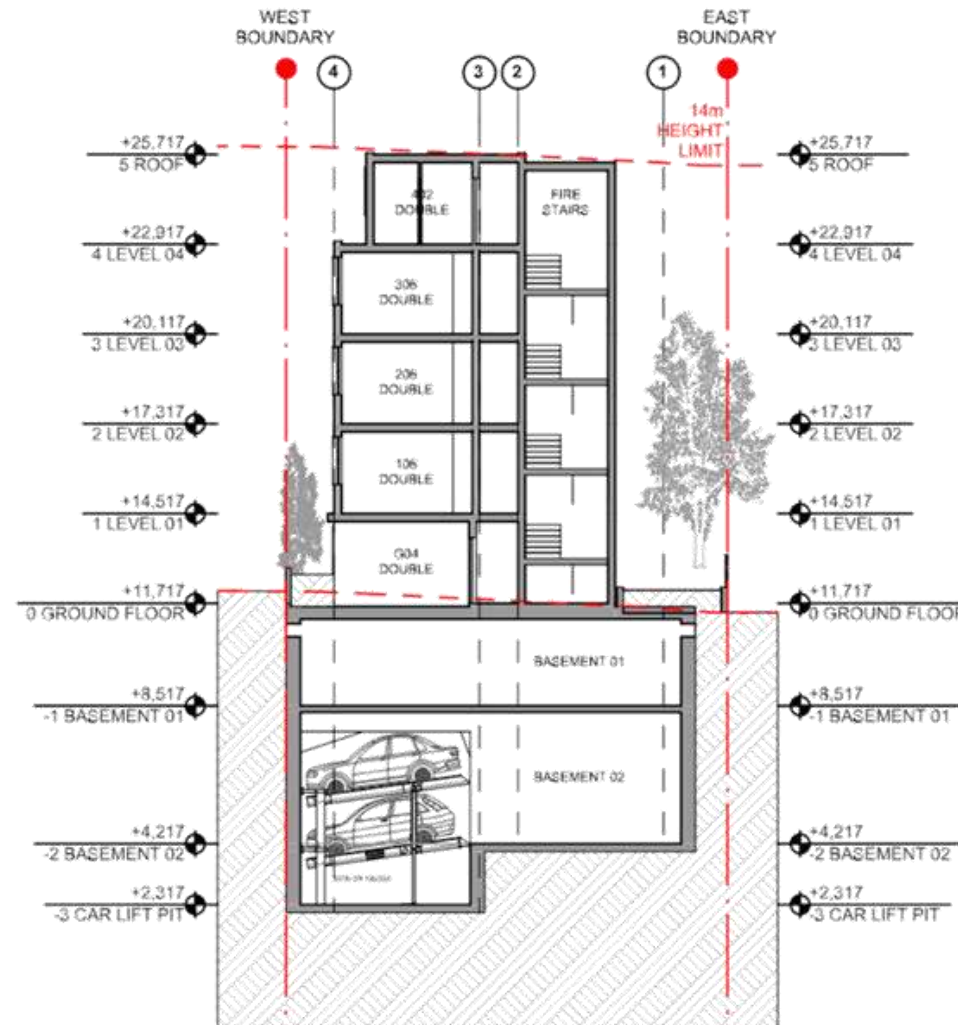
**DA2020/156
26 April 2021**



<p>NOTE</p> <p>The client shall provide all necessary information for the design of the building. The client shall also provide all necessary information for the design of the building. The client shall also provide all necessary information for the design of the building.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Structural Engineer: [Name]</p> <p>MEP Engineer: [Name]</p> <p>Quantity Surveyor: [Name]</p> <p>Construction Manager: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>17 Albert Road, Strathfield NSW 2159</p> <p>Ph: +61 2 951 851 850</p>	<p>Client</p> <p>Capital Enterprise Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p>	<p>PAPER</p> <p>A3</p> <p>1:200</p>	<p>DRAWING TITLE</p> <p>SECTION A</p>	<p>REVISION NO</p> <p>C</p>
					<p>PROJECT NAME</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>DRAWING NO.</p> <p>301</p>

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**DA2020/156
25 February 2021**



NOTE
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Project Partners	Client	Architect	Engineer	Structural Engineer	Surveyor
<ul style="list-style-type: none"> Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] Project Partner: [Name] 	<ul style="list-style-type: none"> Client: [Name] Client: [Name] Client: [Name] Client: [Name] Client: [Name] Client: [Name] Client: [Name] Client: [Name] Client: [Name] Client: [Name] 	<ul style="list-style-type: none"> Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] Architect: [Name] 	<ul style="list-style-type: none"> Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] Engineer: [Name] 	<ul style="list-style-type: none"> Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] Structural Engineer: [Name] 	<ul style="list-style-type: none"> Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name] Surveyor: [Name]

Project Designer



TEXCO ARCHITECTURE
E: info@texcoarchitecture.com P: +61 840 251 450

Client: [Name]
Site: [Name]
West Region

Drawn: [Name]
Proj. Date: [Date]
Project No: [Number]
Project Name: [Name]

Scale: [Scale]
Wind Region: [Region]

PAPER: **A3**

DRAWING TITLE: **SECTION B**

PROJECT NAME: **27 ALBERT RD STRATHFIELD**

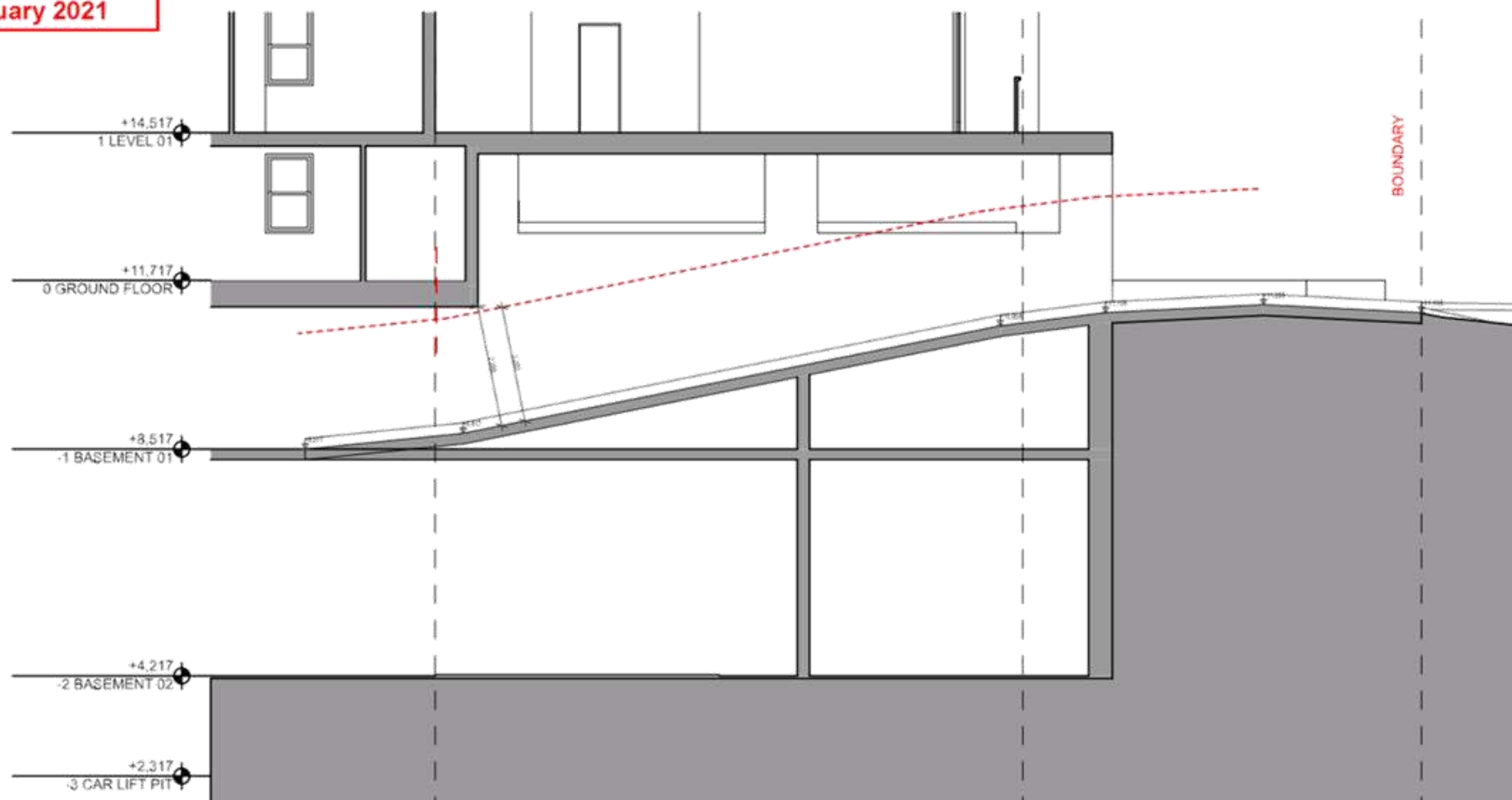
Scale: [Scale]
Wind Region: [Region]

REVISION NO: **B**

DRAWING NO: **302**

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25 February 2021**



NOTE

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Project Partners

Project Partners
 - Project Architect: **TEXCO ARCHITECTURE**
 - Project Manager: **TEXCO ARCHITECTURE**
 - Project Engineer: **TEXCO ARCHITECTURE**
 - Project Designer: **TEXCO ARCHITECTURE**
 - Project Checker: **TEXCO ARCHITECTURE**
 - Project Approver: **TEXCO ARCHITECTURE**

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2020/10/15	ISSUED FOR PERMIT	JA	JA
2	2020/11/15	REVISED PERMIT CONDITIONS	JA	JA
3	2021/01/15	REVISED PERMIT CONDITIONS	JA	JA

Project Designer



TEXCO ARCHITECTURE
 E: info@texcoarchitecture.com P: +61 840 951 483



Drawn / Checked: **JA / JA**
 Plot Date: **2021-05-05**
 Project No: **2020**
 Project Name: **DA**

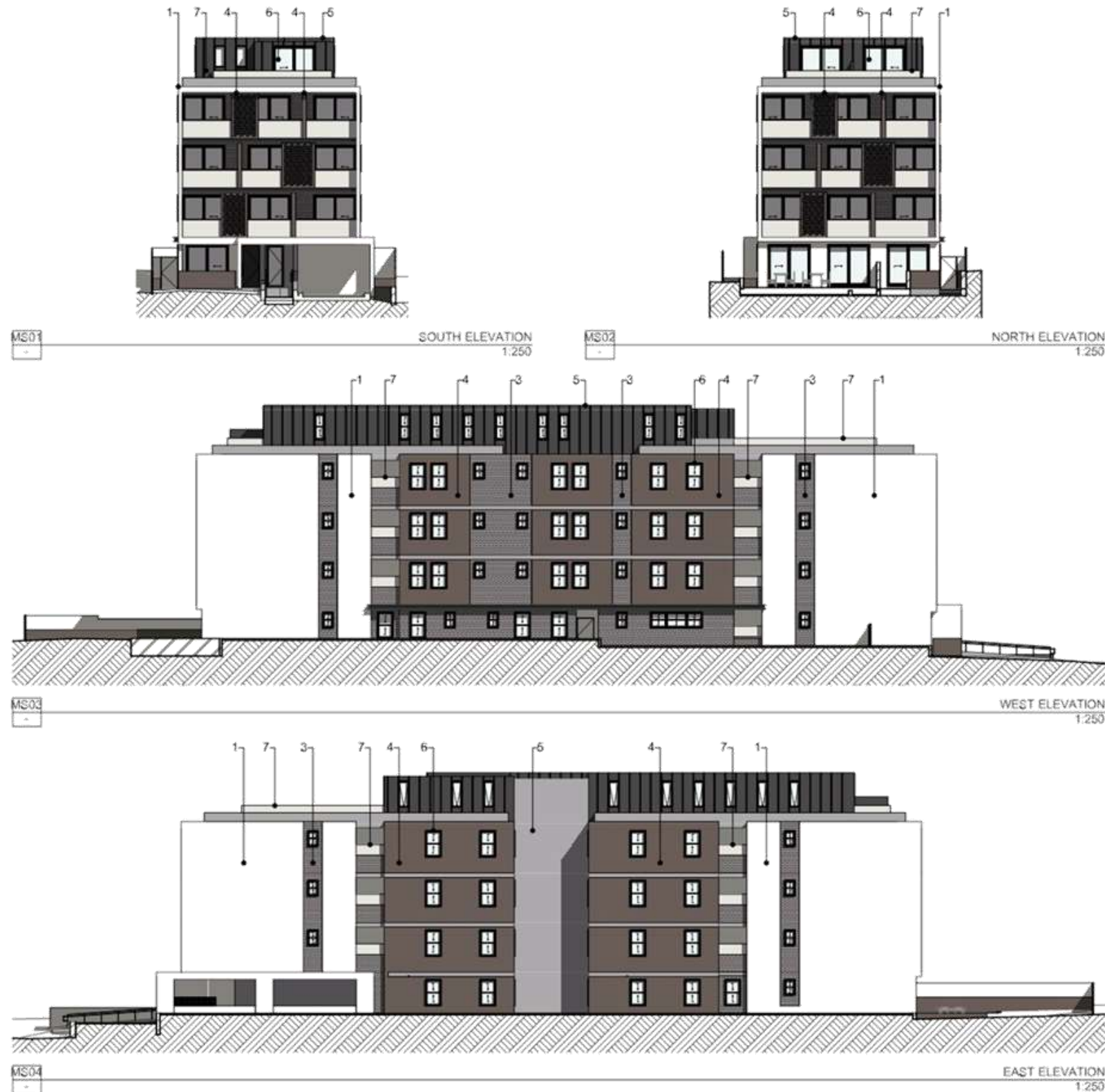
Client: **Capitol Enterprise Pty Ltd**
 Site: **27 ALBERT ROAD STRATHFIELD NSW**
 Wind Region: **A**

PAPER: **A3**
 1:100

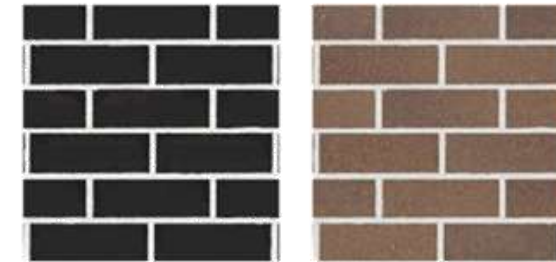
DRAWING TITLE: **SECTION RAMP SECTION**

PROJECT NAME: **27 ALBERT RD STRATHFIELD**

REVISION NO: **B**
 DRAWING NO: **303**



1 RENDER AND PAINT (WHITE) 2 EXPOSED CONCRETE



3 BLACK BRICKS OR SIMILAR 4 BROWN BRICKS OR SIMILAR



5 DARK COLOURED CLADDING WITH STANDING SEAM DETAIL



6 ALUMINIUM FRAMED GLAZING, POWDER COATED BLACK



7 SOLID BALUSTRADE WITH OBSCURE GLASS TOPPING

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**DA2020/156
25 February 2021**

<p>NOTE</p> <p>The client shall provide all information and details for the design and construction of the building. The client shall be responsible for the design and construction of the building. The client shall be responsible for the design and construction of the building. The client shall be responsible for the design and construction of the building.</p>	<p>Project Partners</p> <p>Client: [Name]</p> <p>Architect: [Name]</p> <p>Engineer: [Name]</p> <p>Contractor: [Name]</p>	<p>Project Designer</p> <p>TEXCO ARCHITECTURE</p> <p>17 Albert Road Strathfield NSW 2159</p> <p>T: +61 2 951 451 450</p>	<p>Client</p> <p>Castle Enterprise Pty Ltd</p> <p>27 ALBERT ROAD STRATHFIELD NSW</p> <p>West Region</p>	<p>Project Name</p> <p>27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p>B</p>

DOOR LIST										
ID	DC01	DC02	DE01	DE02	DF01	DF02	DF02	DS01	DU01	UNIT
TYPE	COMMON AREA SERVICE DOUBLE DOOR	COMMON AREA SERVICE DOOR	FRONT ENTRY GLAZED DOOR	UNIT BALCONY GLAZED DOOR	GROUND FLOOR FIRE STAIRS EXIT DOOR	FIRE STAIRS INTERNAL DOOR	FIRE STAIRS INTERNAL DOOR	UNIT BALCONY SLIDING DOOR	UNIT ENTRY DOOR	
NOMINAL W x H	1,500x2,100	920x2,040	920x2,340	920x2,340	920x2,340	1,020x2,040	920x2,040	2,400x2,400	920x2,040	
PLAN										
ELEVATION										
QUANTITY	1	2	1	17	1	2	12	25	48	
PERFORMANCE SOLUTION										
ACOUSTIC DETAILS										

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**DA2020/156
25 February 2021**

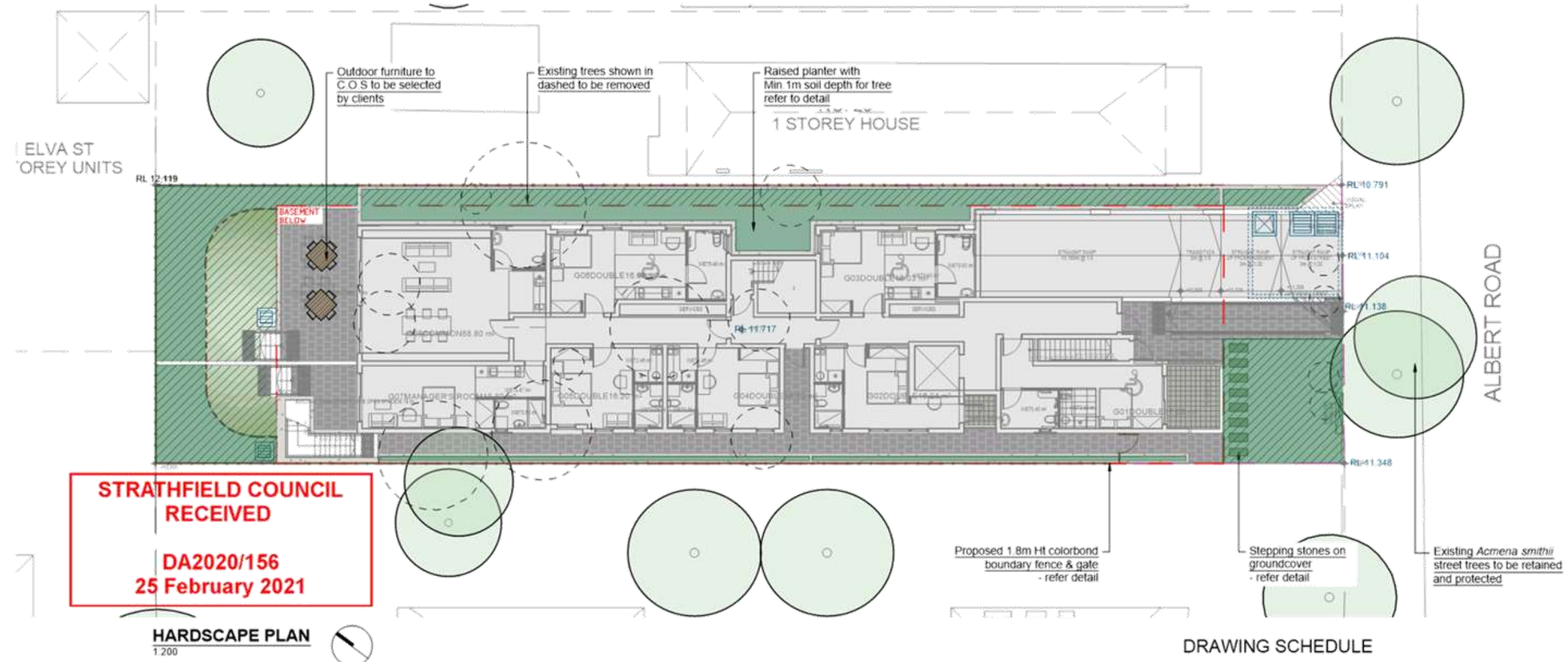
<p>NOTE</p> <p><small>The client shall ensure all dimensions are based on the door to be installed. All dimensions shall be confirmed with the manufacturer. The client shall ensure the door is installed in accordance with the manufacturer's instructions. The client shall ensure the door is installed in accordance with the manufacturer's instructions. The client shall ensure the door is installed in accordance with the manufacturer's instructions.</small></p>	<p>Project Partners</p> <table border="0"> <tr> <td>Client</td> <td>Capital Enterprise Pty Ltd</td> </tr> <tr> <td>Architect</td> <td>Texco Architecture</td> </tr> <tr> <td>Engineer</td> <td>...</td> </tr> <tr> <td>...</td> <td>...</td> </tr> </table>	Client	Capital Enterprise Pty Ltd	Architect	Texco Architecture	Engineer	<p>Project Designer</p> <p style="text-align: center;">TEXCO ARCHITECTURE</p> <p style="text-align: center;"><small>E: info@texcoarchitecture.com P: +61 442 954 483</small></p>	<p>Client / Checked 26.1.22</p> <p>Proj. Date 2021-01-26</p> <p>Project No. 2021</p> <p>Project Name DA</p>	<p>PAPER A3</p> <p>DRAWING TITLE SCHEDULE DOOR SCHEDULE</p> <p>PROJECT NAME 27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO B</p> <p>DRAWING NO. 402</p>
Client	Capital Enterprise Pty Ltd												
Architect	Texco Architecture												
Engineer	...												
...	...												

WINDOW LIST						
ID	WA01	WF01	WS01	WS02	WS03	WS04
TYPE	AWNING WINDOW	FIXED WINDOW	TRIPLE DOUBLE HUNG WINDOW WITH OBSCURE BOTTOM SASH	DOUBLE HUNG WINDOW WITH OBSCURE BOTTOM SASH	DOUBLE HUNG WINDOW WITH OBSCURE BOTTOM SASH	DOUBLE HUNG WINDOW WITH OBSCURE BOTTOM SASH
NOMINAL W x H	600x1,500	600x1,200	2,950x900	900x1,500	600x1,500	600x900
SILL HEIGHT	900	1,200	1,500	900	900	1,500
PLAN						
ELEVATION						
QUANTITY	9	2	1	47	9	27
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME COLOUR	DARK GREY	DARK GREY	DARK GREY	DARK GREY	DARK GREY	DARK GREY
ACOUSTIC DETAILS						
SECTION J						
PERFORMANCE S...						
NOTE						

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**DA2020/156
25 February 2021**

<p>NOTE</p> <p>1. This drawing shall be read in conjunction with the DA2020/156 and the relevant sections of the Strathfield Local Planning Panel Meeting Report.</p> <p>2. The client is responsible for ensuring that the proposed works are in accordance with the relevant sections of the Strathfield Local Planning Panel Meeting Report.</p> <p>3. The client is responsible for ensuring that the proposed works are in accordance with the relevant sections of the Strathfield Local Planning Panel Meeting Report.</p> <p>4. The client is responsible for ensuring that the proposed works are in accordance with the relevant sections of the Strathfield Local Planning Panel Meeting Report.</p>	<p>Project Partners</p> <table border="0"> <tr> <td>Client</td> <td>Capitol Estate Pty Ltd</td> </tr> <tr> <td>Architect</td> <td>Texco Architecture</td> </tr> <tr> <td>Engineer</td> <td>...</td> </tr> <tr> <td>...</td> <td>...</td> </tr> </table>	Client	Capitol Estate Pty Ltd	Architect	Texco Architecture	Engineer	<p>Project Designer</p> <div style="text-align: center;"> <p>TEXCO ARCHITECTURE</p> <p>E: Telara@texcoarchitecture.com P: +61 800 354 480</p> </div>	<p>Drawn / Checked: 26.1.21 Plot Date: 2021-02-22 Project No: 2021 Project Name: DA</p>	<p>PAPER</p> <p>A3</p>	<p>DRAWING TITLE</p> <p style="text-align: center;">SCHEDULES WINDOW SCHEDULE</p> <hr/> <p>PROJECT NAME</p> <p style="text-align: center;">27 ALBERT RD STRATHFIELD</p>	<p>REVISION NO</p> <p style="text-align: center;">B</p> <p>DRAWING NO.</p> <p style="text-align: center;">403</p>
Client	Capitol Estate Pty Ltd													
Architect	Texco Architecture													
Engineer	...													
...	...													



LOCATION PLAN Scale: NTS



OTHER LANDSCAPE ITEMS

- Brick edging - refer detail
- Turf area - refer detail
- Stepping stones with groundcover in gaps - refer detail
- Retaining / raised planter wall - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

LANDSCAPE CALCULATIONS	
SITE AREA:	810.7m ²
PROPOSED LANDSCAPE AREA:	193.7m ² (23.9%)
PROPOSED DEEP SOIL AREA:	165m ² (20.37%)
LANDSCAPE AREA INCLUDE IN CALCULATION:	
DEEP SOIL AREA INCLUDED IN CALCULATION:	

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN	F
/2	LANDSCAPE PLAN/GF	F
/3	LANDSCAPE PLAN/L4	D
/4	DETAILS	A
/5	SPECIFICATION	A

REV DATE	NOTATION/AMENDMENT
A 17.08.20	Preliminary plan prepared for review
B 19.08.20	Finalize for DA submission
C 21.08.20	Co-ordinated with revised architectural plan
D 29.01.21	Co-ordinated with revised architectural plan
E 15.02.21	Co-ordinated with revised architectural plan
F 17.02.21	Co-ordinated with Stormwater plan

PROPOSED BOARDING HOUSE DEVELOPMENT
27 ALBERT ROAD, STRATHFIELD
 DWG.No: LPS4.55 20 - 037 / 1

Suite 101, 506 Miller St
 CAMMERAY NSW 2062
 Phone: 9922 5312
 Fax: 8209 4982
 Mob: 0413 861 351
 www.conzept.net.au
 enquiries@conzept.net.au

LEGEND & SCHEDULE

- NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.2M FROM PITS.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
 6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION. UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

SHRUBS AND HEDGES

- Botanical Name:** *Metrosideros Tahiti*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 25
- Botanical Name:** *Westringia 'Aussie Box'*
Common Name: Westringia Aussie Box (Native)
Pot size: 200mm
Mature H x S: 0.9m x 0.9m
Qty Required: 23
- Botanical Name:** *Russelia equisetiformis*
Common Name: Firecracker (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.2m
Qty Required: 13
- Botanical Name:** *Alternanthera dentata 'Little Ruby'*
Common Name: Purple Pixie (Exotic)
Pot size: 200mm
Mature H x S: 0.5m x 1.5m
Qty Required: 19
- Botanical Name:** *Philodendron 'Xanadu'*
Common Name: Xanadu Plant (Exotic)
Pot size: 200mm
Mature H x S: 0.7m x 0.7m
Qty Required: 34

ACCENT PLANTS

- Botanical Name:** *Agave 'Blue Glow'*
Common Name: Blue Glow Agave (Exotic)
Pot size: 200mm
Mature H x S: 0.6m x 0.75m
Qty Required: 25

GRASSES / GROUNDCOVERS

- Botanical Name:** *Casuarina glauca 'Cousin It'*
Common Name: Cousin It Casuarina (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m² (5.2m² total)

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DRD
TS

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Section 4.55 approval only, not for construction.

This plan has been prepared with reference to *Strathfield Councils* Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASiX local plant list and from Sydney Waters 'Plant Selector' web site one-dip rated native plants (*acceptable for Basix planting*).

The Design & location of new letter boxes shall be in accordance with Australia Post's 'Requirements for Delivery of Mail to Residential Premises' published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. *Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.*

OTHER LANDSCAPE ITEMS

- Brick edging - refer detail
- Turf area - refer detail
- Retaining / raised planter wall - refer detail
- Trees proposed to be removed and replaced with new landscaping
- Existing trees proposed to be retained and protected

<p>General Notes:</p> <p>Figure 8: 100% scale drawings shall be used for construction. All dimensions shall be taken from the centre of the drawing unless otherwise stated. All dimensions shall be taken from the centre of the drawing unless otherwise stated.</p> <p>Copyright © 2019 Concept Landscape Architects Pty Ltd. All rights reserved. This drawing is the property of Concept Landscape Architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Concept Landscape Architects.</p> <p>Scale: 1:200</p>	<p>ALA Associate</p> <p>www.dialbeforeyoudig.com.au</p> <p>DIAL 1100 BEFORE YOU DIG</p> <p>Australian Institute of Landscape Architects</p>	<p>REV DATE NOTATION/AMENDMENT</p> <p>A 17.08.20 Preliminary plan prepared for review</p> <p>B 19.08.20 Finalize for DA submission</p> <p>C 21.08.20 Co-ordinated with revised architectural plan</p> <p>D 29.01.21 Co-ordinated with revised architectural plan</p>	<p>COUNCIL STRATHFIELD</p> <p>CLIENT CAIRICH ENTERPRISE</p> <p>ARCHITECT TEXCO ARCHITECTURE</p> <p>STATUS/ISSUE S4 55 - ISSUE D</p>	<p>CONCEPT Landscape Architects</p> <p>Suite 101, 508 Miller St CAMMERAY NSW 2062</p> <p>Phone: 9922 5312 Fax: 8209 4982 enquiries@concept.net.au www.concept.net.au</p>	<p>TITLE LANDSCAPE PLAN LEVEL 4</p> <p>PROPOSED BOARDING HOUSE DEVELOPMENT</p> <p>27 ALBERT ROAD, STRATHFIELD</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>
		<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>
		<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>
		<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>	<p>DRAWN: C.D/R/H</p> <p>CHECKED: R.F</p>

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The Landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with AS 4970-2009 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall not be cut with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag / kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix comply with AS 4454-2012 Composts, soil conditioners and mulches. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New gardens and planting areas shall consist of a 50:50 mix of clean site soil (refer to d) below) and imported soil. All mixes are to comply with AS4419-2003 Soils for Landscaping and garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 90% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site topsoil runs out.

2.02 INSTALLATION

Note: No level changes (Cut or Fill), soil rippin within the Tree Protection Zones of trees to be retained

a) Testing

All testing is to be conducted in accordance with AS4419-2003 Soils for Landscaping and garden use Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the Sydney Environmental & Soil Laboratory or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse fifth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50:50 mix of clean site soil and imported 'Organic Garden Mix' as supplied by ANL, or approved equal.
 - Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
- Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine fifth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.
- Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303-2019 Tree stock for landscape use. Certification that trees have been grown to AS2303 2018 guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment

The following plant quality assessment criteria should be followed:
 Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-tuckering For further explanation and description of these assessment criteria, refer to AS2303 2019.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 220mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to 'Forest Blend' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be soft leaf Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as 'Trees' on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch for general planter bed shall be an approved equal to 'Forest Blend' as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles, 4-7mm screenings or similar.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly but, pointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Brick Edging

Where is required, the Contractor shall install brick edge as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

g) Nature Strip and public domain works

The nature strip (street frontage) for the site is public land, and only authorized works may occur here. Existing Conditions such as street trees, council planting etc shall be retained and protected during construction, unless specific approval has been granted for new work in this area. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractor's responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction work.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

- Paving - refer to typical details, provided, and applicable Australian Standards. Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be set out as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owners which may arise from this application. Any enquiries in this regard may be made to the Crown Lands on 1300 886 235.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements.

An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces.

The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017, Workplace Health & Safety Act 2017, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Strathfield Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
 - It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cocks, where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

- Upon completion of installation, the system shall be tested, including:
 - Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
 - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty:

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Cleaning litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolon or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

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25 February 2021

General Notes:	ARA Associate	REV DATE	NOTATION/AMENDMENT	CONTR	TITLE	DRAWING NO.	
Figure 8 contains the architect's usual conditions of contract for construction. RPA does not include any variation to these conditions. Any request for additional conditions to the Landscape Architect shall be forwarded to the architect.	 www.dialbeforeyoudig.com.au 	A 17.08.20	Preliminary plan prepared for review	STRATHFIELD CAIRICH ENTERPRISE TEXCO ARCHITECTURE S4.55 - ISSUE A	 Concept Landscape Architects Suite 151, 505 Miller St CAMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4382 www.concept.net.au enquiries@concept.net.au	SPECIFICATIONS PROPOSED BOARDING HOUSE DEVELOPMENT 27 ALBERT ROAD, STRATHFIELD C.D R.F	LPS4.55 21- 37 / 5 SCALE 1:200 @ A3 DATE AUG 2020

PROPOSED RESIDENTIAL DEVELOPMENT 27 ALBERT ROAD, STRATHFIELD STORMWATER CONCEPT DESIGN



DRAWINGS LIST			
SHEET No.	DWG No.	TITLE	REV
1	SW100	COVER SHEET	B
2	SW200	STORMWATER CONCEPT DESIGN - BASEMENT 2 PLAN	B
3	SW201	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	B
4	SW202	STORMWATER CONCEPT DESIGN - ROOF PLAN	B
5	SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET	B
6	SW400	EROSION AND SEDIMENT CONTROL - PLAN & DETAILS	B

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LOCALITY PLAN
NOT TO SCALE
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Web: www.sgce.com.au

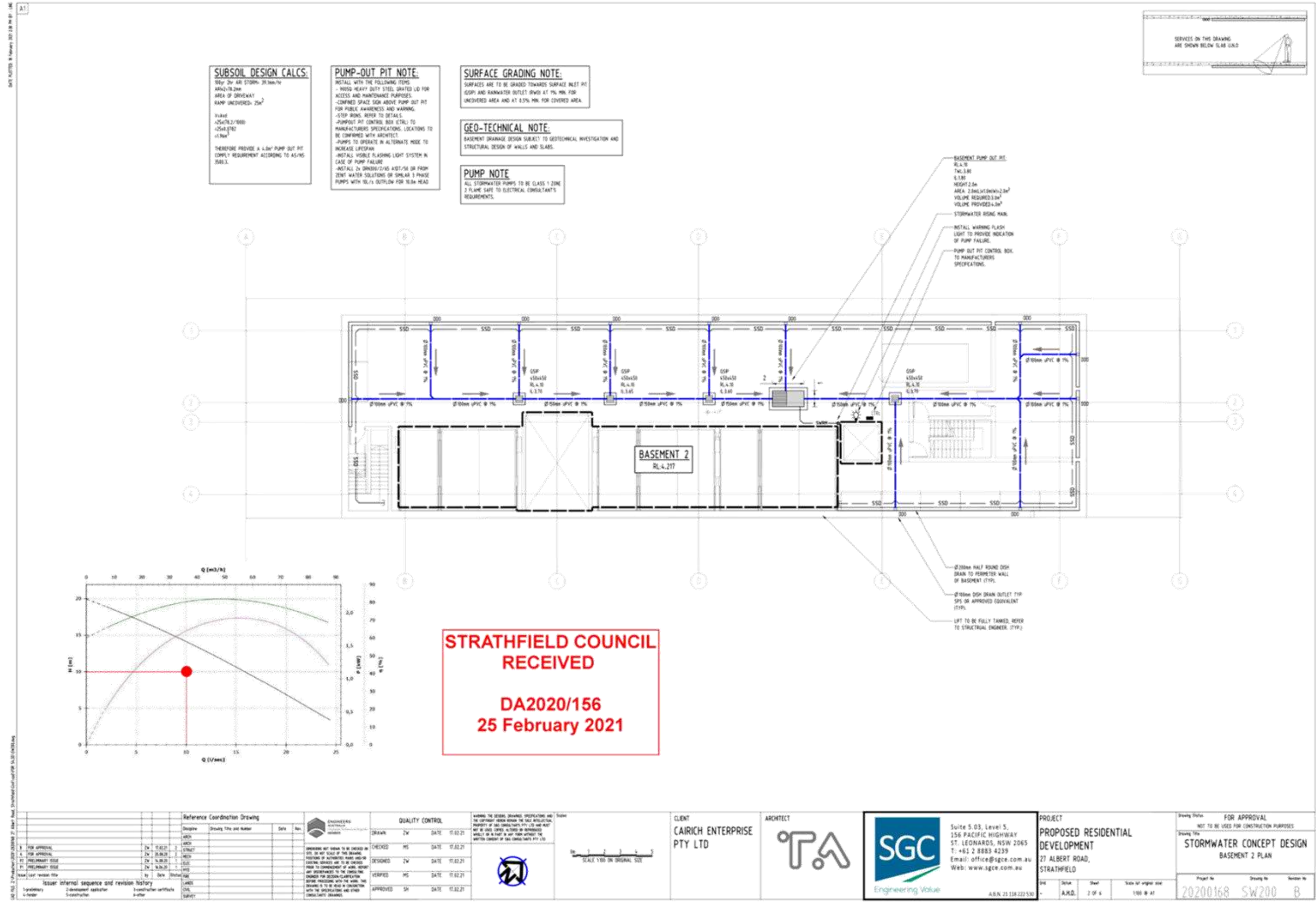
ARCHITECT:

CLIENT:

CAIRICH ENTERPRISE
PTY LTD

SGC Reference Number: 20200168

Drawing Number: SW100 | Revision Number: B



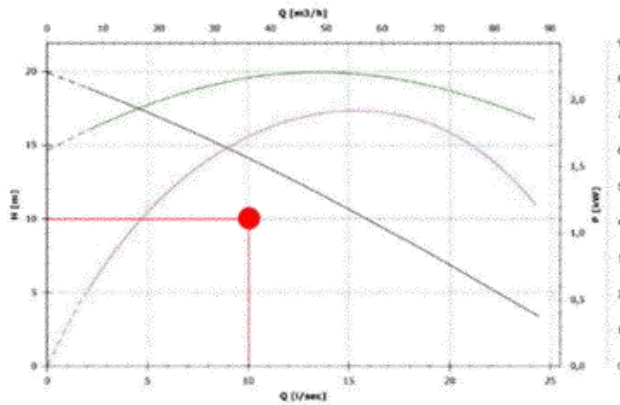
SUBSOIL DESIGN CALCS:
 100y 20y AIR STORM: 39.1mm/hr
 AREA: 19.2m²
 AREA OF DRIVEWAY
 RAMP UNCOVERED: 25m²
 V₁₀₀ = 4.2
 V₂₀ = 2.5
 V₅ = 1.8
 THEREFORE PROVIDE A 4.2m³ PUMP-OUT PIT
 COMPLY REQUIREMENT ACCORDING TO AS/NZS 3500.3.

PUMP-OUT PIT NOTE:
 INSTALL WITH THE FOLLOWING ITEMS:
 - 1000g HEAVY DUTY STEEL GRATED LID FOR ACCESS AND MAINTENANCE PURPOSES.
 - CONFINED SPACE SIGN ABOVE PUMP-OUT PIT FOR PUBLIC AWARENESS AND WARNING.
 - STOP SIGN, REFER TO DETAILS.
 - PUMP-OUT PIT CONTROL BOX (ETRL) TO MANUFACTURERS SPECIFICATIONS. LOCATIONS TO BE CONFIRMED WITH ARCHITECT.
 - PUMPS TO OPERATE IN ALTERNATE MODE TO INCREASE LIFE SPAN.
 - INSTALL VISIBLE FLASHING LIGHT SYSTEM IN CASE OF PUMP FAILURE.
 - INSTALL 2x 200mm/275mm 40T/50 OR F20M ZENT WATER SOLUTIONS OR SIMILAR 3 PHASE PUMPS WITH 10L/S OUTFLOW FOR 10.0m HEAD.

SURFACE GRADING NOTE:
 SURFACES ARE TO BE GRADED TOWARDS SURFACE PUMP PIT (GSP) AND RAINWATER OUTLET (RWO) AT 1% MIN. FOR UNCOVERED AREA AND AT 0.5% MIN. FOR COVERED AREA.

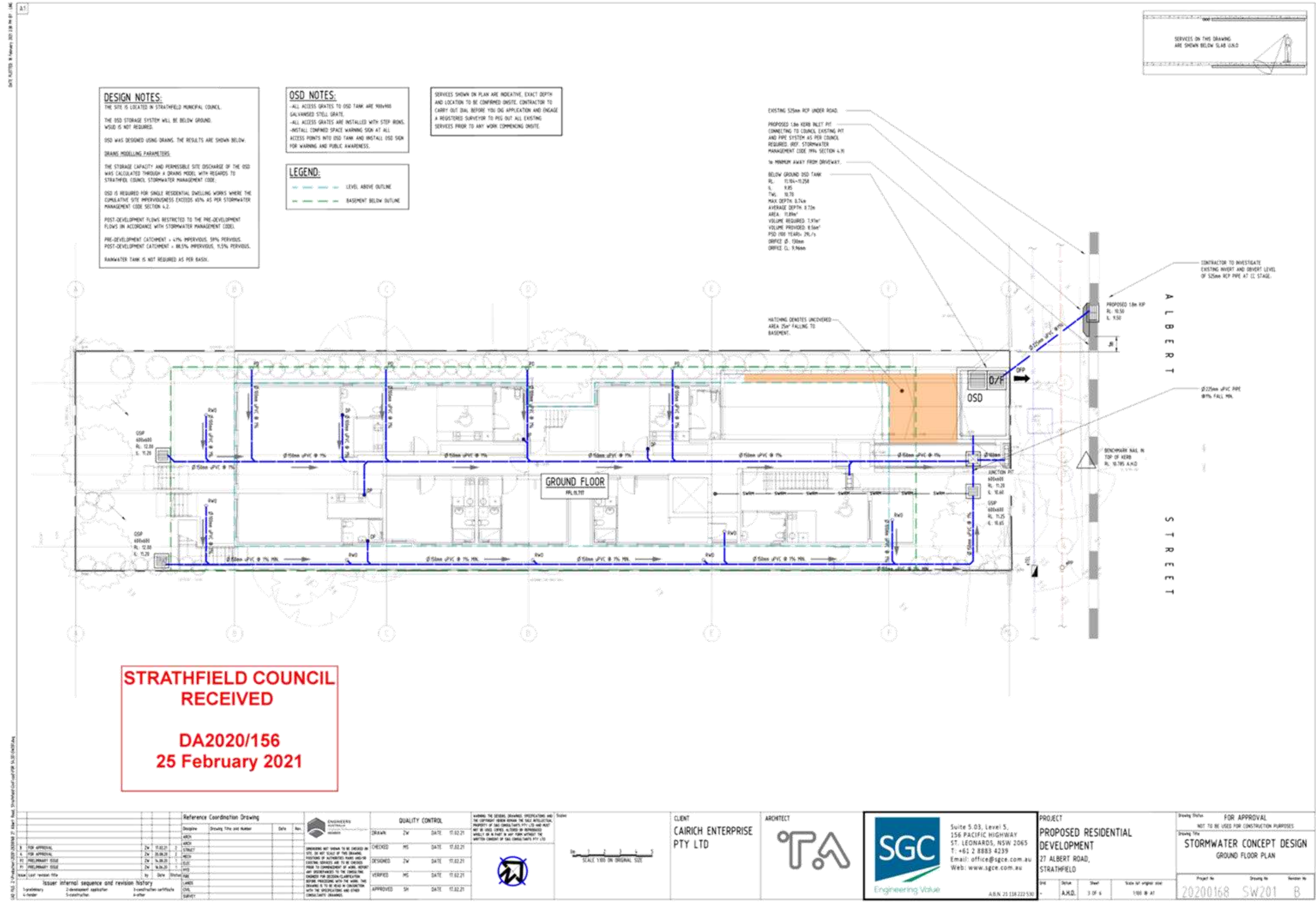
GEO-TECHNICAL NOTE:
 BASEMENT DRAINAGE DESIGN SUBJECT TO GEOTECHNICAL INVESTIGATION AND STRUCTURAL DESIGN OF WALLS AND SLABS.

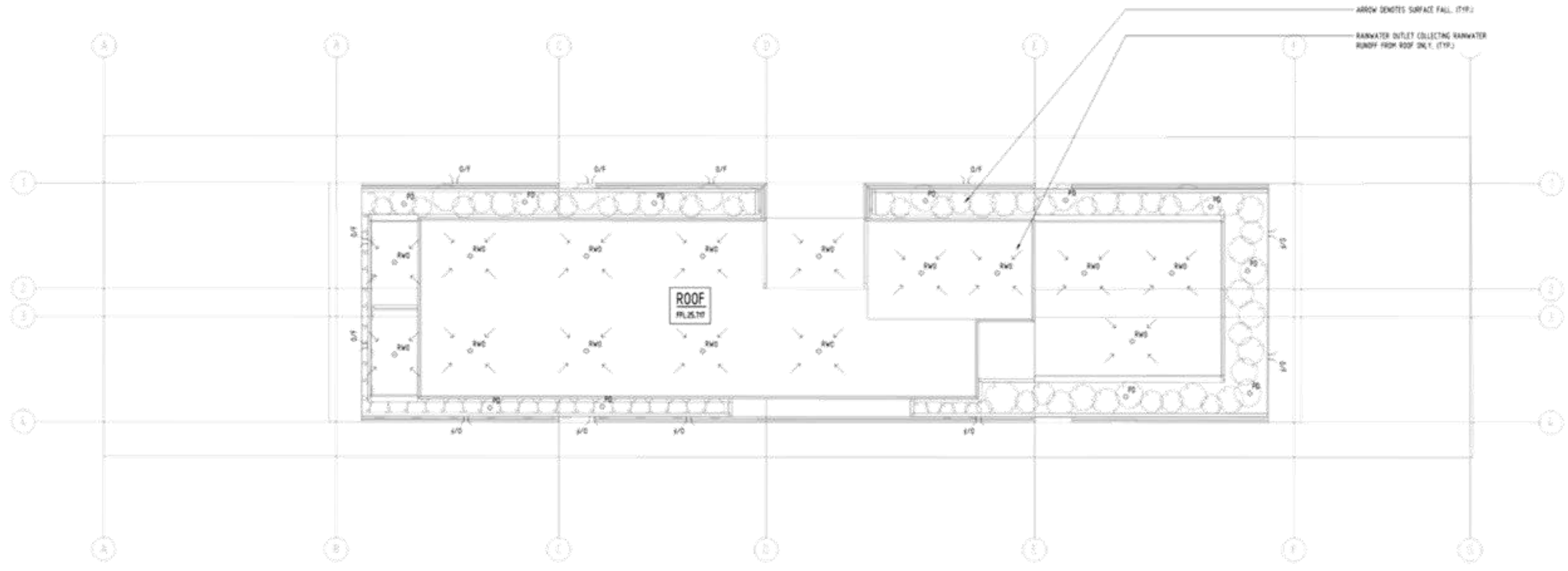
PUMP NOTE:
 ALL STORMWATER PUMPS TO BE CLASS 1 ZONE 2 FLAME SAFE TO ELECTRICAL CONSULTANT'S REQUIREMENTS.



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Reference Coordination Drawing Designer: [Name] Date: [Date] Checker: [Name] Date: [Date] Designer: [Name] Date: [Date] Checker: [Name] Date: [Date] Designer: [Name] Date: [Date] Checker: [Name] Date: [Date]		QUALITY CONTROL DRAWN: [Name] DATE: 17.02.21 CHECKED: [Name] DATE: 17.02.21 DESIGNED: [Name] DATE: 17.02.21 VERIFIED: [Name] DATE: 17.02.21 APPROVED: [Name] DATE: 17.02.21		WARNING: THE SEVERAL, SEVERAL, SPECIFICATIONS AND THE COPYRIGHT REMAIN WITHIN THE TALE ARCHITECTURE. PROPERTY OF SGC CONSULTANTS PTY LTD AND MUST NOT BE LOANED, COPIED, REPRODUCED, EITHER IN WHOLE OR IN PART OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SGC CONSULTANTS PTY LTD.		CLIENT: CAIRICH ENTERPRISE PTY LTD ARCHITECT: TA		PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT 27 ALBERT ROAD, STRATHFIELD		Drawing Title: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES STORMWATER CONCEPT DESIGN BASEMENT 2 PLAN	
Issued: [Date] 1- Issued 2- Development Application 3- Construction Certificate 4- Final		Issued: [Date] 1- Issued 2- Development Application 3- Construction Certificate 4- Final		SCALE: 1:100 ON ORIGINAL SIZE		A.B.N. 25 138 322 530		Project No: 20200168 Drawing No: SW200 Section No: B		Drawing Title: FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES STORMWATER CONCEPT DESIGN BASEMENT 2 PLAN	





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**DA2020/156
25 February 2021**

<p>DATE PLO: 27/02/2021 10:28:28 AM 27/02/2021 10:28:28 AM 27/02/2021 10:28:28 AM</p>	<p>Reference Coordination Drawing</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Design</th> <th>Drawn</th> <th>Checked</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>ARCH</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>STRUC</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>MECH</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>ELEC</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>PLUMB</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>PAV</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> </tbody> </table>	Design	Drawn	Checked	Date	ARCH	ZW	MS	17.02.21	STRUC	ZW	MS	17.02.21	MECH	ZW	MS	17.02.21	ELEC	ZW	MS	17.02.21	PLUMB	ZW	MS	17.02.21	PAV	ZW	MS	17.02.21	<p>QUALITY CONTROL</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Design</th> <th>Drawn</th> <th>Checked</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>ARCH</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>STRUC</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>MECH</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>ELEC</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>PLUMB</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> <tr> <td>PAV</td> <td>ZW</td> <td>MS</td> <td>17.02.21</td> </tr> </tbody> </table>	Design	Drawn	Checked	Date	ARCH	ZW	MS	17.02.21	STRUC	ZW	MS	17.02.21	MECH	ZW	MS	17.02.21	ELEC	ZW	MS	17.02.21	PLUMB	ZW	MS	17.02.21	PAV	ZW	MS	17.02.21	<p>CLIENT CAIRICH ENTERPRISE PTY LTD</p>	<p>ARCHITECT T.A.</p>	<p>SGC Engineering Value Suite 5.03, Level 5, 156 PACIFIC HIGHWAY ST. LEONARDS, NSW 2065 T: +61 2 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au A.B.N 25 158 222 530</p>	<p>PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 27 ALBERT ROAD, STRATHFIELD</p>	<p>FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES STORMWATER CONCEPT DESIGN ROOF PLAN</p>
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1 DETAIL STORMWATER PIT SCALE 1:20

2 DETAIL CONFINED SPACE SIGN SCALE 1:10

3 DETAIL ORIFICE PLATE SCALE 1:10

4 DETAIL OSD SIGN SCALE 1:10

5 DETAIL DEBRIS SCREEN NOT TO SCALE

6 DETAIL DISH DRAIN SCALE 1:10

7 DETAIL RAINWATER SIGN SCALE 1:20

8 DETAIL GRATED TRENCH DRAIN SCALE 1:20

9 DETAIL CLEANING EYE SCALE 1:10

10 DETAIL SUBSOL PUMP OUT PIT NOT TO SCALE

OSD PLAN VIEW SCALE 1:20

A SECTION NOT TO SCALE

STRATHFIELD COUNCIL RECEIVED
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POST-DEVELOPMENT OSD CALCULATIONS TABLE:

LOT AREA (m ²)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (mm)	PRE-DEV UNCONTROLLED FLOW (m ³ /h)	POST-DEV UNCONTROLLED FLOW (m ³ /h)	PIPE OUTFLOW (m ³ /h)	BYPASS (m ³ /h)	TOTAL PSD (m ³ /h)	OSD VOLUME (m ³)
819	41	66.5	5	0.021	0.027	0.029	0.001	0.021	
			20	0.033	0.035	0.034	0.001	0.025	1.91
			100	0.043	0.045	0.029	0.002	0.031	

Reference Coordination Drawing

Design	Drawn	Checked	Date
DESIGN	ZW	MS	17.02.21
DESIGNED	ZW	MS	17.02.21
VERIFIED	MS	MS	17.02.21
APPROVED	SH	MS	17.02.21

QUALITY CONTROL

DATE: 17.02.21

CLIENT
CAIRICH ENTERPRISE PTY LTD

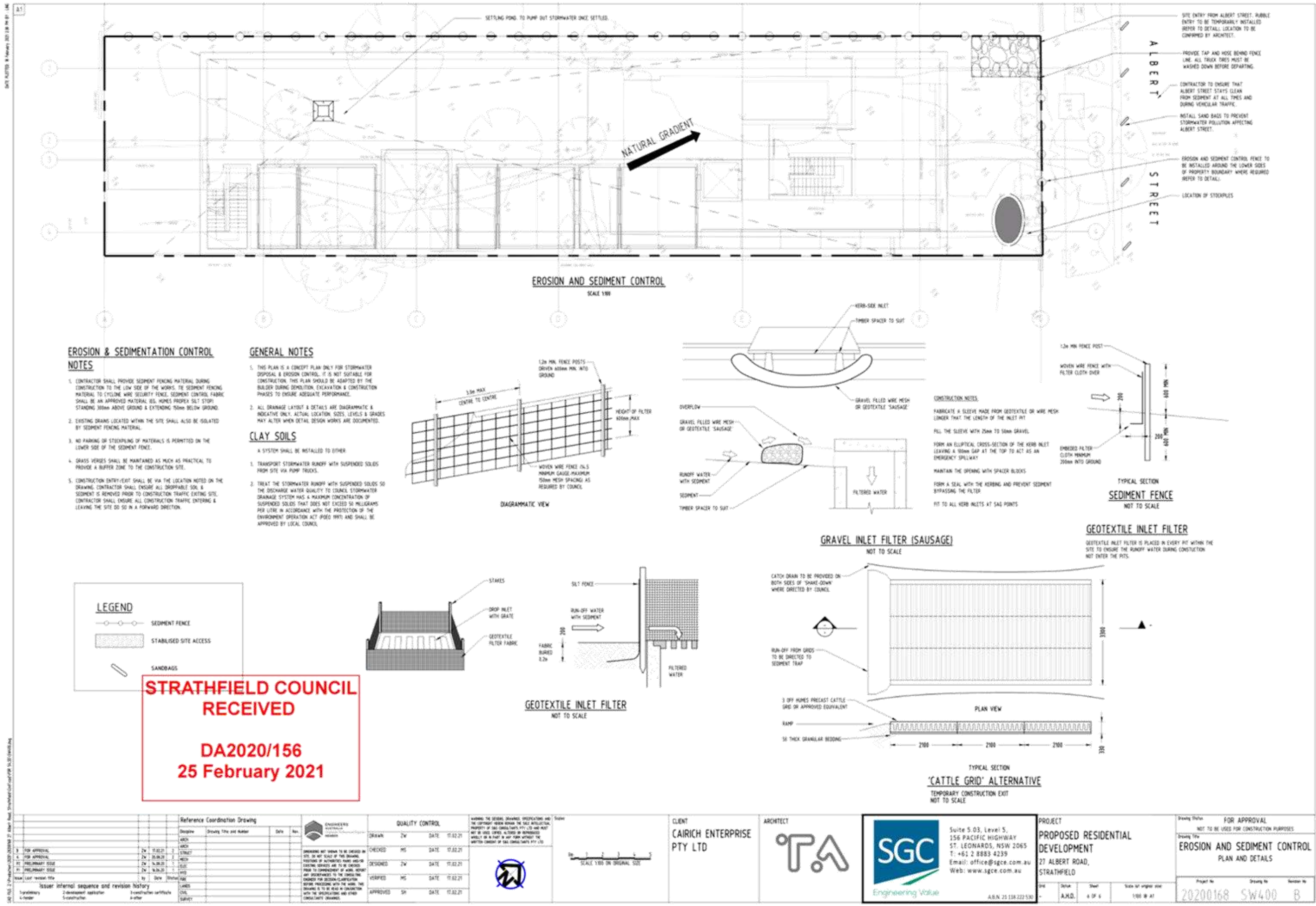
ARCHITECT
TA

SGC
Engineering Value

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
27 ALBERT ROAD, STRATHFIELD

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES
STORMWATER CONCEPT DESIGN DETAILS SHEET

Project No: 20200168
Drawing No: SW300
Section No: B



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25 February 2021

Reference Coordination Drawing	
Design	Drawn Title and Number
ARCH	
ARCH	
STRUC	
MEC	
ELC	
PLUMB	
HYD	
PAV	
LAND	
CIVIL	
SAFETY	

QUALITY CONTROL	
DESIGN	DATE
CHECKED	17.02.21
DESIGNED	17.02.21
VERIFIED	17.02.21
APPROVED	17.02.21

CLIENT	
NAME	ADDRESS
CAIRICH ENTERPRISE PTY LTD	

ARCHITECT	
NAME	ADDRESS
TA	

PROJECT	
NAME	ADDRESS
PROPOSED RESIDENTIAL DEVELOPMENT	27 ALBERT ROAD, STRATHFIELD

FOR APPROVAL	
PROJECT NO	DRAWING NO
20200168	SW400

FOR APPROVAL	
PROJECT NO	DRAWING NO
20200168	SW400

FOR APPROVAL	
PROJECT NO	DRAWING NO
20200168	SW400

FOR APPROVAL	
PROJECT NO	DRAWING NO
20200168	SW400

FOR APPROVAL	
PROJECT NO	DRAWING NO
20200168	SW400

FOR APPROVAL	
PROJECT NO	DRAWING NO
20200168	SW400

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1129314M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 22 February 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



**STRATHFIELD COUNCIL
RECEIVED**




**DA2020/156
25 February 2021**

Project summary	
Project name	27 Albert Road, Strathfield_02
Street address	27 Albert Road Strathfield 2135
Local Government Area	Strathfield Municipal Council
Plan type and plan number	deposited 914078
Lot no.	1
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	46
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Project score	
Water	✓ 44 Target 40
Thermal Comfort	✓ concession Target Pass
Energy	✓ 35 Target 35

Certificate Prepared by
Name / Company Name: AENEC - Office: 02 9994 8906
ABN (if applicable): 32612556377

Description of project

Project address	
Project name	27 Albert Road, Strathfield_02
Street address	27 Albert Road Strathfield 2135
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Project type	
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No. of units in residential flat buildings	46
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	810.7
Roof area (m ²)	423
Non-residential floor area (m ²)	0.0
Residential car spaces	24
Non-residential car spaces	-

Common area landscape	
Common area lawn (m ²)	188.0
Common area garden (m ²)	0.0
Area of indigenous or low water use species (m ²)	-
Assessor details	
Assessor number	N/A
Certificate number	N/A
Climate zone	N/A
Ceiling fan in at least one bedroom	N/A
Ceiling fan in at least one living room or other conditioned area	N/A
Project score	
Water	 44 Target 40
Thermal Comfort	 concessionTarget Pass
Energy	 35 Target 35

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 46 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
101	1	25.0	0.0	0.0	0.0
105	1	25.6	0.0	0.0	0.0
109	1	27.8	0.0	0.0	0.0
202	1	25.0	0.0	0.0	0.0
206	1	22.0	0.0	0.0	0.0
210	1	23.0	0.0	0.0	0.0
303	1	27.8	0.0	0.0	0.0
307	1	22.0	0.0	0.0	0.0
311	1	27.8	0.0	0.0	0.0
404	1	18.8	0.0	0.0	0.0
G02	1	22.5	0.0	0.0	0.0
G06	1	31.4	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
102	1	25.0	0.0	0.0	0.0
106	1	22.0	0.0	0.0	0.0
110	1	23.0	0.0	0.0	0.0
203	1	27.8	0.0	0.0	0.0
207	1	22.0	0.0	0.0	0.0
211	1	27.8	0.0	0.0	0.0
304	1	23.0	0.0	0.0	0.0
308	1	25.6	0.0	0.0	0.0
401	1	27.5	0.0	0.0	0.0
405	1	24.7	0.0	0.0	0.0
G03	1	27.6	0.0	0.0	0.0
G07	1	28.4	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
103	1	27.8	0.0	0.0	0.0
107	1	22.0	0.0	0.0	0.0
111	1	27.8	0.0	0.0	0.0
204	1	23.0	0.0	0.0	0.0
208	1	25.6	0.0	0.0	0.0
301	1	25.0	0.0	0.0	0.0
305	1	25.6	0.0	0.0	0.0
309	1	27.8	0.0	0.0	0.0
402	1	22.6	0.0	0.0	0.0
406	1	24.6	0.0	0.0	0.0
G04	1	22.0	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
104	1	23.0	0.0	0.0	0.0
108	1	25.6	0.0	0.0	0.0
201	1	25.0	0.0	0.0	0.0
205	1	25.6	0.0	0.0	0.0
209	1	27.8	0.0	0.0	0.0
302	1	25.0	0.0	0.0	0.0
306	1	22.0	0.0	0.0	0.0
310	1	23.0	0.0	0.0	0.0
403	1	23.9	0.0	0.0	0.0
G01	1	27.0	0.0	0.0	0.0
G05	1	21.5	0.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Car park area (No. 1)	439.0	Car park area (No. 2)	459.0	Lift car (No.1)	-
Lift car (No.2)	-	Services 1	21.7	Services 2	8.0
Pump room	45.3	Garbage room	40.0	Community room	54.0
Fire Stairs All	107.7	Ground floor lobby type	47.8	L1 Corridor	35.4
L2 Corridor	35.4	L3 Corridor	35.4	L4 Corridor	15.1

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below, and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	3 star	3 star	3 star	no	3 star	-	3 star	-	-	-	-	-	-

Alternative water source									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
None	-	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
102, 105, 108, 110, 202, 205, 208, 210, 302, 305, 308, 310, G03	1-phase airconditioning 4 Star (old label)	-	1-phase airconditioning 4 Star (old label)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 4 Star (old label)	-	1-phase airconditioning 4 Star (old label)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	3 star	no	-	3 star	-	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The development will be a Class 3 building. The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code - Volume 1.	✓	✓	✓

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	3 star

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

(ii) Energy			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.				✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.			✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No
Car park area (No. 2)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Services 1	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Services 2	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Pump room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Garbage room	ventilation exhaust only	-	light-emitting diode	manual on / manual off	No
Community room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Fire Stairs All	no mechanical ventilation	-	light-emitting diode	none	No
Ground floor lobby type	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
L1 Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No
L2 Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No
L3 Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No

Common area ventilation system		Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
L4 Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	geared traction with V V A C motor	Number of levels (including basement): 8
Lift (No. 2)	geared traction with V V A C motor	Number of levels (including basement): 8

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	3 star

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 3.0 peak kW

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

PLAN OF MANAGEMENT

BOARDING HOUSE

No. 27 ALBERT ROAD

STRATHFIELD

18 February 2021

Cairich Enterprise Pty Ltd



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1. Introduction

Nexus Environmental Planning Pty Ltd has been requested to prepare a Plan of Management to accompany a development application to Strathfield Council (the **Council**) for the establishment of a boarding house at No.27 Albert Road, Strathfield.

2. The Site

The Site has an area of 810.7m² and is legally defined as:

Lot 1, DP 914078
No.27 Albert Road
STRATHFIELD

3. The Boarding House Development

The boarding house comprises the following:

- 45 boarding rooms
- 1 manager's room
- 24 car parking spaces including 2 disabled car parking spaces
- 9 bicycle parking spaces
- 10 motorcycle parking spaces
- storage areas
- indoor communal area and an outdoor communal area.

Table 1 provides a summary of the boarding rooms.

Table 1: Summary of Boarding Rooms

	Single Rooms	Double Rooms	Total Rooms	Total Occupants
Manager	-	1	1	2
Ground Floor Level	-	6	6	12
Levels 1-3	-	33	33	66
Level 4	1	5	6	11
TOTAL	1	45	46	91

A copy of the approved plans for the boarding house are contained as **Attachment 1**.

4. Plan of Management

4.1 Purpose of the Plan of Management

The purpose of this Plan of Management (**PoM**) is to outline the operational management controls which will apply to the boarding house at the Site to:

- Ensure an acceptable level of resident amenity, safety and privacy to meet the needs of residents.
- Minimise the adverse impacts to adjoining properties and the locality.
- Maintain the internal and external appearance of the boarding house.
- Identify a procedure for reporting, processing and resolving complaints.
- Make provision for the PoM to be amended, as necessary over time, with the approval of Council, in order to facilitate timely and responsive operational changes to improve and maintain residential amenity both within and external to the Site.

4.2 Registration of Boarding House

The Boarding House will be registered with the relevant State government authority and the Council.

4.3 Access to Plan of Management

A copy of the PoM will be provided to each boarding house occupant and will be made available to all persons involved in the operation and management of the boarding house.

The PoM will be available for viewing within either the communal living area or kitchen area of the boarding house and will be made available on request to the on-site Manager.

4.4 Management and Supervision

The boarding house is to be managed by the on-site Manager who will be contactable 24 hours a day, 7 days a week.

The contact details for the on-site Manager will be placed on each of the community notice boards required to be installed. The on-site Manager's details are as follows:

Name:

Contact phone number:

The name and contact details of the on-site Manager will be provided to Council. Any changes must be notified to Council immediately.

A clearly visible sign with the name and telephone number of the on-site Manager will be displayed externally at the front entrance of the boarding house and internally in the common area.

The on-site Manager will be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the conditions of both the PoM and the Development Consent for the boarding house. A copy of the Development Consent is at **Attachment 2**.

4.5 On-site Manager's Responsibilities

The on-site Manager will monitor and supervise the following aspects of the boarding house:

House Rules

A sample of the House Rules is contained in **Attachment 3**.

The House Rules will be prominently displayed in the common areas and entry point of the boarding house.

The House Rules will be attached to the Tenancy Agreement of each tenant and will require mandatory compliance.

The on-site Manager will ensure that the occupants comply with the House Rules. If the House Rules are broken, the on-site Manager will deal with the non-compliance within 24 hours and issue a notice in writing of the breach of the rules with a requirement that the breach ceases immediately.

The resident may request a meeting with the on-site Manager to discuss the issue.

The on-site Manager will keep a Register containing details of any breach of the House Rules and the measures employed to remedy that breach.

The on-site Manager will keep minutes of meetings and attach these minutes to the Register.

Occupancy Rate	The maximum guest number for each room will be documented in the Tenancy Agreement between the landlord and the tenant. There will be bi-monthly inspection of each room to ensure compliance with the Tenancy Agreement and House Rules.
Impact to adjoining premises	<p>This will be managed through the House Rules as well as any complaints received from neighbouring residents.</p> <p>A 24 hour contact number will be displayed on the outside of the building to ensure any complaints are promptly addressed.</p> <p>The on-site Manager will ensure that noise from the boarding house does not unreasonably impact surrounding residents and neighbours. This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the boarding house (including common living areas and outdoor communal areas). Outdoor communal area will be closed after 7pm to next day 9am , and no outdoor music allowed within the boarding house. No outdoor lighting facing the neighbor's properties.</p>
Complaint Register	A complaint register will be maintained by the on-site Manager. All complaints logged will be recorded in this register and be available for Council inspection (refer Part 4.11).
Waste minimisation and recycling	<p>The on-site Manager will ensure that a cleaner attends the boarding house regularly to ensure that the common areas, private open space, car parking and general outside areas of the boarding house are kept clean, tidy and disinfected to a professional standard.</p> <p>Each room will be provided with a waste disposal container.</p> <p>The on-site Manager will ensure that occupants place all non-recyclable waste in the garbage bins and that all recyclable waste is placed in the recycling bins provided.</p> <p>Each boarding room is to be cleaned after a resident vacates that room and before a new tenant occupies that room.</p> <p>The on-site Manager will ensure that garbage and recycling bins are placed out for collection no sooner than the night before collection day and are returned to the storage area in the basement no later than the day of collection. The bins are to be cleaned regularly.</p>

Safety and security

Internal signage will be prominently displayed to provide the on-site Manager's contact details, as well as emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, locksmith, security and cleaning services. A telephone for emergency purposes will be located in the communal room.

The on-site Manager will provide occupants with a key to their room and the common areas once they have entered into a Tenancy Agreement.

The on-site Manager will check equipment, fittings and furnishings and maintain them in safe working order. If equipment is identified as unusable, these items will be tagged appropriately and a replacement or repair organised within a reasonable period.

The on-site Manager will ensure laundry facilities of each boarding room are maintained in safe working order.

Tenant Selection

The managing agent will ensure that all tenants submit a tenancy application, together with appropriate identification and verification checks prior to entering into a Tenancy Agreement.

All tenants will be screened through the National Tenancy Database, criminal record, employment and reference checks.

The managing agent will allocate boarding rooms on a first come basis with the accessible rooms to be allocated last. Priority for the accessible rooms will be given to those in need of accessible facilities. If all rooms are occupied when a boarder needing accessible facilities seeks accommodation at the boarding house, they will be placed at the top of a waiting list. If a person not in need of accessible facilities occupies an accessible room and another non-accessible room becomes available, they will be asked to move to allow those on a waiting list who are in need of accessible facilities to be allocated the accessible room.

Accessible Room(s)

The accessible room(s) will be available for the same charge as any of the single rooms within the boarding house, when occupied by a person with a disability.

Car Parking

Car, motorcycle and bicycle parking is to be allocated

on a first come first serve basis.

The disabled spaces will be allocated for the exclusive use of the occupants of the accessible room(s) when that occupant has a car. When the occupants of the accessible room(s) do not have a car, the disabled space(s) are to be available for use by other occupants.

Signage

The on-site Manager will ensure that adequate signage is provided which identifies each of the rooms in the boarding house by number and that there are suitable signs located within the boarding house to allow both residents and visitors to find the appropriate rooms and facilities in the boarding house.

Landscape Maintenance

The on-site Manager will ensure that all landscaping with the Site is maintained in a suitable manner.

4.6 Access to Boarding House

The boarding house is to be accessible 24 hours a day, 7 days a week and, where necessary, through the use of a security card to access particular areas of the boarding house. Alternatively, access is to be provided by appointment with the on-site Manager.

The opening hours of the communal areas shall be as follows.

Outdoor communal area	The outdoor communal area will be available for use of the occupants, at all times, between 7:30am and 9:00pm, 7 days a week.
Communal Room	The Communal Room will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.

4.7 Occupation of Boarding House

A maximum of one (1) occupant is permitted in each single boarding room and two (2) occupants in each double boarding room. All occupants will be nominated on the Tenancy Agreement.

Occupants will be provided with the following:

- A copy of this Plan of Management.
- A copy of their Tenancy Agreement. Rooms are to be leased for a minimum period of 3 months.

- One (1) key per occupant to access their room.
 - Access to all nominated communal areas deemed necessary by the on-site Manager.
 - Working door locks to individual rooms.
 - A waste disposal container.
 - The following furniture and fittings are to be provided in each boarding room:
 - single bed (double bed in double rooms)
 - wardrobe
 - table and chair (two chairs in double rooms)
 - bedside table or shelf (two bedside tables or shelves in double room)
 - lamp
 - waste and recycling containers
 - window coverings
 - phone connection
 - electrical power points (x2) in addition to power points for kitchen appliances
 - television outlet
 - kitchenette with the following fittings/appliances
 - cupboards
 - sink
 - microwave
 - washing machine (accessible room to include washing machine/dryer)
 - fridge and freezer section
 - cooktop with one (1) hotplate for single rooms and two (2) hotplates for double rooms.
 - A copy of the Fire Safety Plan.
 - Fittings, equipment and furnishings which are maintained in safe working order.
 - Soaps, cleaning facilities and cooking implements such as pots and pans in the common kitchen area.
 - The communal kitchen is to be fitted out in accordance with the approved plans.
 - The common room will be provided with the following:
 - television
 - lounge chairs/lounge to seat a minimum of 4 persons
 - dining table and a minimum of 6 chairs
 - the communal kitchen will be provided with cooking utensils such as pots and pans, a kettle, crockery, glasses and cutlery.
 - The outdoor open space will be provided with the following:
 - BBQ
-

- outdoor furniture with a minimum of 2 tables and seating for a minimum of 8 persons
- clothes line.

4.8 Visitors

Any visitors will be accompanied at all times by an occupant of the boarding house.

Visitors are only permitted on-site between 7:30am and 10:00pm, 7 days a week.

Visitors will conduct themselves in a responsible and courteous manner while on the premises so as not to negatively impact the amenity of other occupants and surrounding residents.

Occupants are responsible for ensuring all visitors comply with the House Rules outlined in **Attachment 3**. Failure to do so may result in visitors, and in certain cases occupants, being evicted from the boarding house.

4.9 Fire Safety

The boarding house will comply with essential fire safety measures outlined in the *Environmental Planning and Assessment Regulation 2000*, including but not limited to the following:

- a. A copy of the annual fire safety statement and current fire safety schedule for the boarding house will be prominently displayed in the boarding house entry area.
- b. A floor plan will be permanently fixed to the inside of the door of each room to indicate the available emergency egress routes.
- c. The on-site Manager and tenants will be trained in relation to the operation of the approved Emergency Management and Evacuation Plan.
- d. The boarding house will obtain annual certification for the essential fire safety measures to comply with the *Environmental Planning and Assessment Regulation 2000*.

4.10 Notice Board

Appropriate notice boards will be placed around the boarding house to provide information to occupants. The notice boards are to be placed at the following locations to ensure equitable access to all residents:

- a. Within the entrance foyer and/or in the communal room of the boarding house.
 - b. On the ground floor opposite the lift.
-

4.11 Complaint Register

The on-site Manager is to maintain a complaint register of both public (external) and occupant (internal) complaints.

The register will contain forms to be completed by the on-site Manager, occupants and/or complainants. The form is to record the name, address, phone number and date of any person making a complaint and the details of the complaint. Only complaints where all the above information is given are to be recorded in the register.

The on-site Manager will respond to a complaint whether written or oral within 24 hours and provide the reference number of the complaint.

Complaints related to noise are to be addressed by the on-site Manager immediately upon receipt. Complaints of a serious nature (such as those related to drug use, violence, intimidation, sexual assault and the like) are to be addressed by the on-site Manager immediately and NSW Police are to be notified.

The on-site Manager will respond within 7 days to a complaint in writing. Should more than 7 days be required to respond to the complaint, the on-site Manager will advise the complainant of why additional time is required to address the issue and provide an approximate time frame to enable a response.

The complainant may request a meeting with the on-site Manager to discuss the issue. The on-site Manager will keep minutes of any such meeting and attach the minutes to the Complaint Register.

Incident Reports can be lodged by any person relating to an incident, crime, or nuisance associated with the premises. An Incident Report form will be made available by the on-site Manager upon request. Incident Reports will be lodged with the on-site Manager and actioned in accordance with the procedure outlined above.

The Complaints Register is to be made available to the Council or NSW Police upon request.

4.12 Pets

No pets are allowed within the boarding house without the prior approval of the on-site Manager.

4.13 Review of Plan of Management

The PoM will be reviewed on an annual basis and completed prior to 30 June of each year.

The on-site Manager is responsible for overseeing each annual review and amending the PoM as necessary.

Modification to the PoM must be consistent with the conditions of consent and any modified PoM will

be forwarded to the Council.

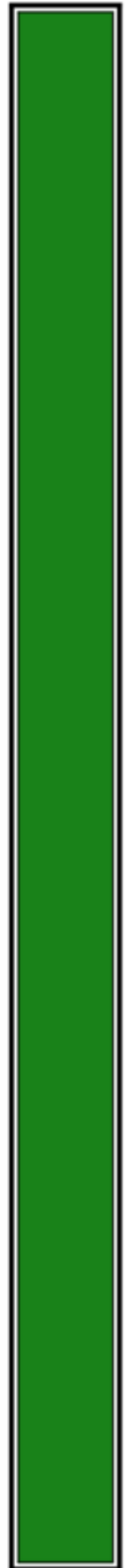
The PoM (including House Rules) may be varied from time to time by the Council, on the application of the on-site Manager, without the need for formal modification of the development consent.

Once modified, the on-site Manager will provide an updated copy of the PoM to all occupants.

Attachment 1
Approved Plans



Attachment 2
Development Consent



Attachment 3

House Rules



Resident and guest behaviour	Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents and neighbouring properties.
Smoking	Smoking is not permitted within any part of the boarding house, in the external areas of the boarding house or in the street in front of the boarding house.
Amplified and Live Music	All residents are to ensure that music is to be of a volume which does not unreasonably impact on the amenity of other residents.
Maintenance of rooms	Residents must maintain their rooms: <ul style="list-style-type: none"> - in a clean manner - in a way which does not interfere with the reasonable comfort of other residents - in a way which does not create a fire or health hazard. <p>Residents must not intentionally or recklessly damage or destroy any part of their rooms or a facility of the boarding house.</p>
Guests	Residents must make sure their guests are aware of, and follow, the House Rules. No guests are allowed into the boarding house before 7:30am and after 10:00pm.
Pets	Pets must not be kept on the premises without the permission of the on-site Manager.
Garbage	Garbage is to be enclosed in a plastic bag (tied at the top) and placed in the bins in the garbage area. No domestic rubbish, food scraps, food wrappers, goods or materials are to be left in the hallways, common areas or outside the boarding house.
Fire Safety	Occupants are to familiarise themselves with the fire safety and evacuation procedures located in the hallway and back of room doors, location of fire blankets and fire extinguishers.
Noise	Noise is to be kept to a minimum at all times. Please enter and leave the premises quietly.
Security	The front door of the premises is to be locked at all times. Please do not let anyone in the premises who has no legitimate reason to be there.
Outdoor communal area	The outdoor communal area will be available for use of the occupants, at all times, between 7:30am and 9:00pm, 7 days a week.
Communal room	The communal room will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.
Alcohol / Drugs	Alcohol and drugs are strictly prohibited from being consumed in the boarding house or in the public areas fronting the boarding house.

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Waste Management Plan for
27 Albert Rd, Strathfield, NSW

Prepared by

LOKA CONSULTING ENGINEERS PTY LTD**Nermein Loka**

BSC, ME, MIE (AUST), CPEng, NPER, RPEQ, APEC, IPEA

Senior Civil Engineer

Accredited Certifier

Director

**STRATHFIELD COUNCIL
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**DA2020/156
25 February 2021**

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1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by Texco Architecture Pty Ltd to provide a Waste Management Plan for the site at 27 Albert Rd, Strathfield, NSW located within Strathfield Municipal Council (refer to Figure 1.1 and Figure 1.2).

A waste management plan is required for the proposed development to support the design during demolition, construction and service conditions, along with achieving the objectives to promote sustainable operation of the development. The development achieves the waste management objectives set out in the council codes as well as any statutory requirements. The details which will be addressed include:

- a description of the site and details of the development proposal;
- reuse, recycling and disposal of materials during demolition, excavation, construction and service conditions;
- a review of the design features of the proposed waste management system for compliance with relevant codes, standards and regulations; and
- identification of procedures for on-going waste management.



Figure 1.1: Subject site (Source: SIX Maps)



Figure 1.2: Site location (Source: SIX Maps)

2. Property Description

The proposed new development will involve the demolition of 1 existing house and the construction of a boarding house within a total site area of 810m² with 3 basement levels primarily for car parking and 5 residential storeys with 53 units.

The proposed development is bounded by

- No. 25 Albert Rd on the East;
- No. 29 Albert Rd on the West;
- No. 28 Beresford Rd on the North;
- Albert Road on the South.

3. Project Proposal

Waste storage and transportation will be managed during demolition, excavation and construction stages as well as in service conditions. Waste produced from the excavation and construction

stages will be reused or recycled as appropriate, or disposed using certified waste collection contractors.

The management of waste during service conditions of the development will involve the building manager maintaining Waste Storage and Recycling Area located on site, with the collection of general waste and recycling primarily involving private contractors. It is proposed that a total of 5 x 660L garbage bins and 2 x 660L recycling bins are provided. The boarding house manager will coordinate with private waste contractor for collection.

4. Demolition

Materials from the demolition stage shall be reused, recycled or disposed in accordance with the provisions outlined in this WMP and the requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Where possible, waste materials should be managed so most materials will be reused or recycled, with only a small proportion of waste going to landfill.

Prior to any demolition works, a suitably qualified inspector shall conduct inspection of asbestos construction materials (ACMs) on the existing structures to be demolished. The inspector shall certify to council in writing if the asbestos materials are less than 10m². If more than 10m², a licensed asbestos remover shall conduct the asbestos removal and tipping. In the latter case, the name, address and asbestos license number of the remover, as well as the name and address of the licensed landfill where all asbestos will be taken shall be informed to the council. All records covering All records covering the transport and tipping of any asbestos construction materials or any asbestos contaminated materials must be maintained on site for the inspection of a Council officer or other Principal Certifying Authority.

Asbestos-contaminated soils must be wetted down. All asbestos waste must be transported in a part of the vehicle that is covered and leak-proof; and disposed of at a landfill site that can lawfully receive it. The project manager will ensure a unique consignment number is created and report to EPA using Waste Locate if over 100 kilograms or 10 square meters of asbestos is being disposed of. No asbestos waste is disposed to general waste or recycle bin; or reuse, recycle or illegally dumped.

4.1 Managing Materials from Demolition

Table 1 below details the amount of material that is estimated to be produced from the demolition stage, as well as the planned reuse, recycling or disposal plans.

Table 1: Management of demolition materials

Materials on-site		Reuse and recycling		
Type of Material	Estimated volume (m ³) or area (m ²) or weight (t)	On-site How materials will be reused or recycled on-site	Off-site Contractor and recycling outlet (or appointed by private contractor)	Disposal Contractor and landfill site (or appointed by private contractor)
Timber	1.5 m ³	Reuse for formwork, landscaping, shoring	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766
Concrete	2 m ³	N/A	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Nil to landfill
Bricks/Pavers	2 m ³	Clean & reuse for landscaping, bricks in good condition used for internal walls	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Nil to landfill
Roof tiles	1.5 m ³	Break up and use as fill, aggregate	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Nil to landfill
Plasterboard	2 m ³	Break up and use in landscaping	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766
Metals	0.5 m ³	N/A	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766
Green waste	1 m ³	Separated, chipped and stored on site for reuse in landscaping	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766

4.2 Site Operation and Management

The site operation will be managed to reduce waste creation and maximise reuse and recycling by setting waste management requirements in contracts with private contractors, on-going checks by supervisors on site and the use of clear signage at designated waste areas.

In addition, the project team leader will:

- Liaise with contractors to identify areas where they can reduce waste and reuse materials in their respective trades
- Meet local, state and federal waste minimisation legislation and environmental standards
- Prevent pollution and damage to the environment
- Protect the safety and health of our employees and the public

Waste will be separated and stored onsite for reuse and recycling through maintaining separate areas for sorted wastes with one area for recyclables and another area for waste going to landfill. Utilising selective deconstruction rather than straight demolition will ensure that good quality material can be reused or recycled.

4.3 Managing Materials from Excavation

Excavated materials from the Excavation stage shall be reused, recycled or disposed in accordance with the provisions outlined in this WMP and the requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Table 2: Management of Excavated materials

Materials on-site		Reuse and recycling		Disposal
Type of Material	Estimated volume (m ³) or area (m ²) or weight (t)	On-site How materials will be reused or recycled on-site	Off-site Contractor and recycling outlet (or appointed by private contractor)	Contractor and landfill site (or appointed by private contractor)
Excavated material	5800m ³	Reuse for backfilling and landscaping	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766

5. Construction

Materials that are not used in the construction stage shall be reused, recycled or disposed in accordance with the provisions outlined in this WMP and the requirements of the Protection of the Environment Operations (Waste) Regulation 2014.

Where possible, waste materials should be managed so most materials will be reused or recycled, with only a small proportion of waste going to landfill.

5.1 Managing Waste Materials from Construction

Table 2 below details the amount of waste material that is estimated to be produced from the construction stage, as well as the planned reuse, recycling or disposal plans.

Table 2: Management of waste construction materials

Materials on-site		Reuse and recycling		
Type of Material	Estimated on-site waste of material ordered	On-site How materials will be reused or recycled on-site	Off-site Contractor and recycling outlet (or appointed by private tractor)	Disposal Contractor and landfill site (or appointed by private contractor)
Timber	5-7%	N/A	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766
Concrete	3-5%	N/A	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Nil to landfill
Bricks/Pavers	5-10%	Clean & reuse for landscaping, bricks in good condition used for internal walls	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Nil to landfill
Plasterboard	5-20%	Break up and use in landscaping	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Bingo Eastern Creek landfill 1 Kangaroo Ave, Eastern Creek NSW 2766
Tiles	2-5%	N/A	Bingo Auburn 3/5 Duck Street, Auburn NSW 2144	Nil to landfill

5.2 Construction Design and Management

Waste avoidance has been incorporated into the design by incorporating as much detail as possible within the design, and using pre-fabricated materials to ensure a reduction in waste generated on-site. Materials purchased will be checked against previously known quantities required to build similar projects, and adjusted as construction progresses for this particular project. Reduction in waste can also be achieved through the reuse of building materials in good condition from the demolition phase.

6. Management of Waste

6.1 Design Requirements

6.1.1 Waste production and storage per unit

According to Strathfield Municipal Council Consolidated Development Control Plan (2005) Appendix B, Waste generation rates for boarding house has been given as follow:

- General waste generation: 60L / occupant space / week
- Recycling material generation: 20L / occupant space / week

The waste generated and required number of bins is shown in Table 3.

Table 3: Calculations for waste/recycling storage space required

Service type	Number of units	Generated waste (L/week)
General waste	53	3180
Recycling material		1060

6.1.2 Collection frequency and bins required

To service the generation of waste/recycling expected from the proposed development, the following number of bins and frequency of collection is outlined in the Table 4 below.

Table 4: Waste collection service requirements

Service type	Required containers	Provided containers	Collection frequency
General waste	5 x 660L	5 x 660L	Once per week
Recycling (all types)	2 x 660L	2 x 660L	Once per week

6.2 Design Detail

6.2.1 Overall waste and recycling storage and servicing within the complex

Waste service will be administered by private waste contractor. Written confirmation from private waste contractor to be provided at later stage detailing bins collection size, service truck dimension and regular of collection.

Covered waste bins storage room provided in Basement level 1 which is approximately 40 m². The total required bin area for 7 x 660L is approximately 9 m². Therefore, waste storage area can accommodate all the required bins. The boarding house manager will manage the bin placement.

The boarding house manager will also take responsibility coordinating with private waste contractor to transport of mobile bins from bins storage room in Basement 1 to SRV Loading bay collection of waste and recycling. The boarding house manager should clean the lifts immediately after the transportation of mobile bins to maintain hygiene and remove odours.

Loading bay waste collection point is shown in Figure 6.2 below.

- Red indicates 660L general waste bin
- Yellow indicates 660L recycling bin

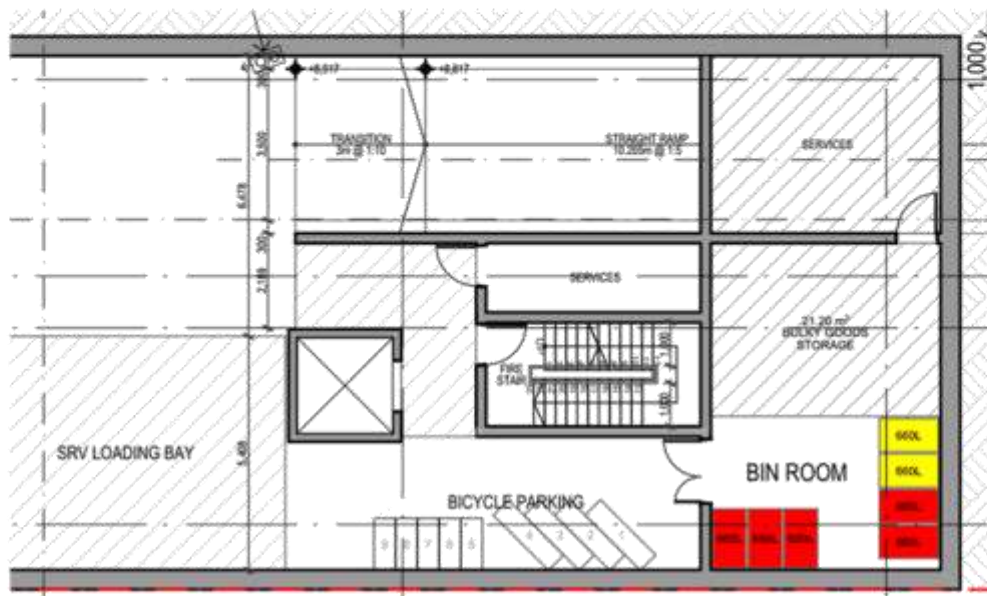


Figure 6.2 Bin storage room in Basement level 1

6.2.2 Green waste

Green waste shall be disposed by private green waste removalist contractor when required.

6.2.3 Bulky waste

Bulky waste storage area is provided in Basement Level 1 approximately 21.20 m². Boarding house manager shall contact the Council for arranged collection when required.

6.3 Further Design Requirements

Other design details that will be required as per Strathfield Municipal Council and other relevant regulations are listed below:

- The waste and recycling storage area must be of adequate dimensions to store all garbage and recyclable wastes generated on the premises between collections and allow easy access for users and servicing purposes.
- The waste and recycling storage area must be roofed to prevent the entry of rainwater. The ceiling must be of a minimum height to enable access for cleaning and the lids of bins to be fully opened.

- The floor of the waste and recycling storage area must be constructed of concrete finished to a smooth even surface.
- All uncontaminated stormwater from the roof and uncovered paved areas of the site must be directed away from the waste and recycling storage area and be drained to Council's stormwater drainage system.
- Where garbage or putrescible waste is to be stored, the floor must be graded to a floor waste connected to the sewerage system. The floor waste must be fitted with an in-floor dry basket arrestor approved by Sydney Water Corporation.
- Where garbage or putrescible waste is to be stored, a tap with a hose connection must be provided in or adjacent to the waste and recycling storage area to facilitate cleaning.
- The waste and recycling storage area must be adequately screened from the street to prevent the creation of unsightly conditions.

6.4 On-going Waste Management

The on-going management of waste on-site will be stipulated with conditions set out in the conditions presented to occupants before they use the facility. The boarding house manager will transport the bins to and from the storage area for collection and clean the waste area at a regular interval of once a week.

Each unit will be supplied with a collection area suitable for one day's storage of waste and recycling. The occupants must bag their waste before depositing into waste bins; however, recycling must not be bagged.

Signage and written information will be provided, so the occupants are aware of how to use and manage the waste and recycling services.

Appendix A - Signage used in waste storage areas



Source: Department of Environment & Climate Change NSW

Appendix B - Indicative Bin Sizes

Mobile Garbage Bins (MGBs)					
<i>All MGBs should comply with Australian Standard for Mobile Waste Containers (AS 4123) which establishes standard size and colour requirements for bodies and lids based on materials contained.</i>					
Bin Type (2 wheels)	80L	120L	140L	240L	360L
Height (mm)	870	940	1065	1080	1100
Depth (mm)	530	560	540	735	885
Width (mm)	450	485	500	580	600
Bin Type (4 wheels)	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1480	1470
Depth (mm)	850	1100	1245	1250	1250
Width (mm)	1370	1370	1370	1770	1770
Bin Type (bulk bins)	2.0m³ Skip	3.0m³ Skip	4.5m³		
Height (mm)	865	1225	1570		
Depth (mm)	1400	1505	1605		
Width (mm)	1830	1805	1805		

Figure Indicative Dimensions for bins used in the Strathfield Municipal Council

Source: Strathfield Municipal Council Consolidated Development Control Plan (2005) PART H

TO: Strathfield Local Planning Panel Meeting - 6 May 2021
REPORT: SLPP – Report No. 4
SUBJECT: DA2020/250 - CHISHOLM STREET, BELFIELD (84-108 MADELINE STREET STRATHFIELD SOUTH)
LOT 1 DP 556743
DA NO. DA2020/250

SUMMARY

Proposal: The construction of an acoustic enclosure comprising recycling yard, storage bays and workshop and construction of two (2) weighbridges and a single-storey office, and ancillary structures.

Applicant: Aussie Skips Recycling Pty Ltd

Owner: Isas Pty Ltd

Date of lodgement: 4 January 2021

Notification period: 25 January 2021 to 12 March 2021
Extended notification period

Submissions received: Eighty-two (82) submissions

Assessment officer: M Rivera

Estimated cost of works: \$2,915,000.00

Zoning: IN1 – General Industrial – SLEP 2012

Heritage: No

Flood affected: Yes

Is a Clause 4.6 variation proposed? No

RECOMMENDATION OF OFFICER: APPROVAL

EXECUTIVE SUMMARY

Council has received an application for the demolition and the construction of an acoustic enclosure comprising recycling yard, storage bays and workshop and construction of two (2) weighbridges and a single-storey office, and ancillary structures.

The subject application was notified as per Strathfield Council's Community Participation Plan (CPP), from 25 January to 12 March 2021. A total of eighty-two (82) submissions were received. The general theme of the matters raised in these submissions relate to noise and air quality impacts, traffic and parking issues and breaches to EPA licenses and current consents, most of which, are directly linked to the current operations of the approved waste management facility.

The subject application was referred to the Strathfield Local Planning Panel (SLPP) as it involves contentious development – with the application receiving over three (3) submissions.

It is noted that a previous development application (DA2018/174) was seeking approval for a similar acoustic enclosure. This application was refused by the SLPP due to a number of critical reasons – primarily inadequate/insufficient information to confirm that the development is not 'Designated Development' and to determine the likely acoustic and air quality impacts, and the

**DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)**

failure to satisfy objectives, guidelines and requirements under the Part D of the Strathfield Development Control Plan 2005 (SCDCP 2005), failure to address substantive issues raised in submissions, and lack of owner's consent. An evaluation of the subject application has identified that the proposal has adequately addressed the above reasons for refusal.

In considering the above, as well the relevant matters of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* the proposal is considered a reasonable and supportable outcome and accordingly, the application is recommended for approval.

BACKGROUND

- 17 April 2000** Council granted consent to Development Application (No. 9899/452) for use of the subject premises as a waste transfer and recycling facility (waste management facility) for solid inert building and demolition wastes.
- 18 June 2003** Council granted consent to Development Application (No. 0203/040) for the erection of a wall along part of the site boundary adjacent to the Sydney Water channel.
- 19 July 2005** Council approved a proposed modification of the above development consent (DA0203/040) to enable an extension of the wall further along the site boundary adjacent to Cox's Creek and along the eastern site boundary.
- 24 February 2016** Council granted consent to Development Application (DA2015/144) for installation of two (2) vehicle weighbridges to be used in conjunction with the approved waste transfer station.
- 28 October 2016** Council refused a proposed modification of the earlier development consent (DA9899/452) to allow for receipt of new waste streams including household waste, green waste and electrical waste.
- 6 June 2019** Strathfield Local Planning Panel (SLPP) refused Development Application (DA2018/174), which was seeking approval for the construction of an acoustic enclosure.
- 25 June 2019** Heads of Agreement was reached between Strathfield Municipal Council and the applicant in front of the Land and Environment Court (LEC). For future reference and only in relation to the assessment of this application – the Heads of Agreement will be referred to as Court orders. It is noted that one (1) of the requirements in the Court orders is to ensure that all loading and unloading activities are undertaken within a lawfully constructed acoustic enclosure.
- 4 January 2021** The subject application was lodged to Council.
- 25 January 2021** Public notification of the application commenced as per the CPP, with the closing date for receipt of submissions being 12 March 2021. The closing date for receipt of submissions was extended following local resident requests.
- 11 March 2021** A site visit was conducted by Council officers.
- 1 April 2021** The SLPP granted consent to Development Application (DA2021/14). This application was seeking approval for the demolition of an acoustic wall and hardstand, restoration and reinstatement of Council land (Lot 1 DP 107494)

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

and the installation of a temporary acoustic wall on the boundary between Council land and Facility land (Lot 1 DP 556743).

21 April 2021

Council's Environmental Health Officer provided commentary with regard to their assessment of the proposed development.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is located off the eastern side of Madeline Street, immediately to the north of Cooke Park and is legally known as Lot 1 in DP 556743 (refer to Figure 1). It is irregularly shaped and has an area of 4,648m². The site has no formal street frontage, with vehicular access achieved from Madeline Street via a right of carriageway over Lot 3 in DP 556743.



Figure 1. The subject site (shown in yellow) and surrounding context.

The site is currently occupied by a waste management facility operated by Aussie Skips. Existing structures on the site include an office, waste processing building, processing plants and shed. Photographs of the facility are shown in Figures 2 to 6.

Immediately surrounding the site to the north and west is industrial development. It is also bounded by an unmade portion of the road reserve of Chisholm Street to the east and the open stormwater channel of Cox's Creek to the south. Beyond the creek is Cooke Park. Residential development in the form of low density housing is located approximately 50m to the south east of the site.

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Lot 1 DP 556743 (Cont'd)



Figure 2. View of eastern portion of site – recycling yard and stockpiling area.



Figure 3. Closer view of recycling yard, stockpiling area and existing acoustic wall.

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Figure 4. Existing storage bays in western portion of site.



Figure 5. Existing weighbridges.

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Figure 6. Existing weighbridges.

PROPERTY BURDENS AND CONSTRAINTS

Cox's Creek (in the form of an open concrete-lined channel) traverses the far southern end of the site. An 'easement for stormwater channel' coincides with the extent of this channel. The proposed building is well removed from this open channel and the associated easement.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Council has received an application for the construction of an acoustic enclosure comprising recycling yard, storage bays and workshop and construction of two (2) weighbridges and a single-storey office, and ancillary structures. The proposal also involves demolition of an existing shed, building, unauthorized carport structure and unauthorized site office. It is understood that the proposal intends on fulfilling some of the requirements within the Court orders.

The Statement of Environmental Effects (SEE) submitted with the application elaborates in more detail on the proposed development as follows:

"The main component of the proposed new development is the construction of an acoustic enclosure over most of the current open-air operational areas of Lot 1 DP 556743 other than an area of approximately 158m² at the eastern extent of the yard which will remain open and contain only a water tank.

Total proposed gross floor area (GFA) is 2,784m².

Maximum height of the structure will be 11.75m.

All wall to roof and wall to wall junctions will be acoustically sealed and the underside of the Colorbond roof will be treated with noise absorptive lining.

Full specifications and design detail will be provided at construction certificate stage."

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 Lot 1 DP 556743 (Cont'd)

The Site Plan, Demolition Plan, Floor Plan, Elevations – Acoustic Enclosure and Site Office Plans are illustrated on Figures 7 to 11.

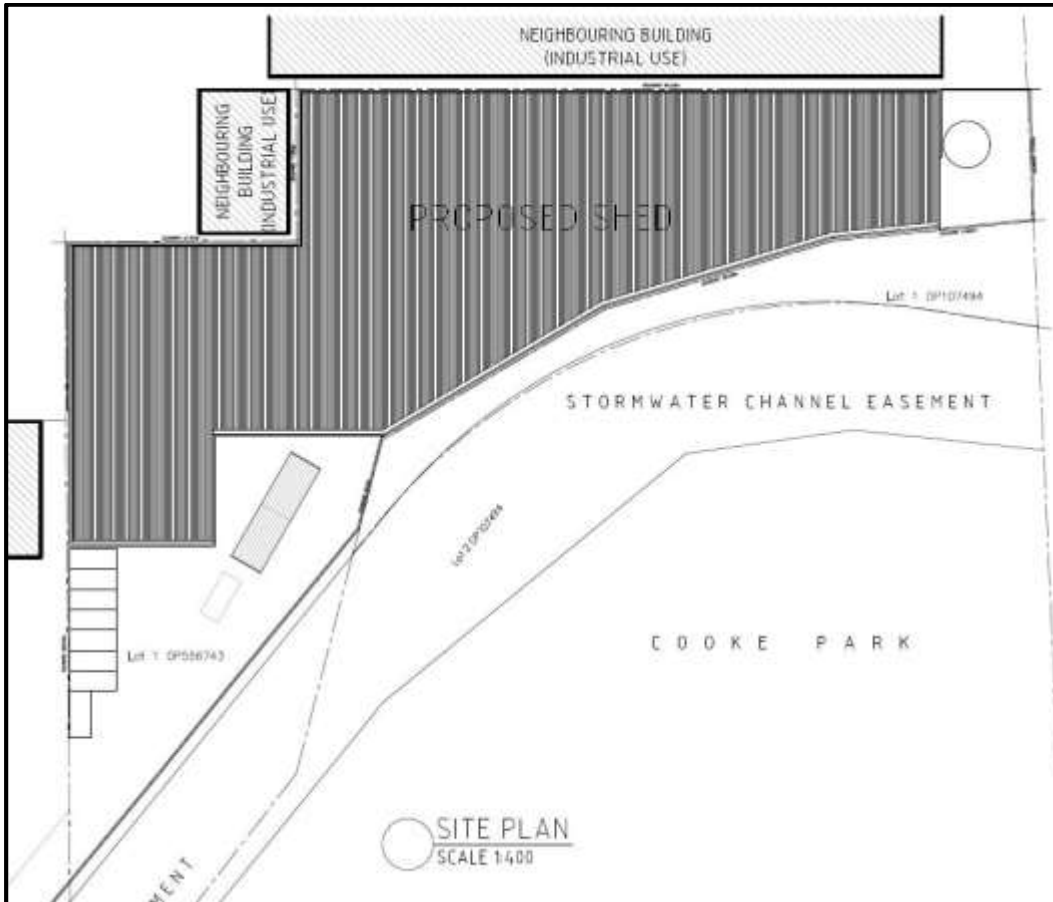


Figure 7. Site Plan.

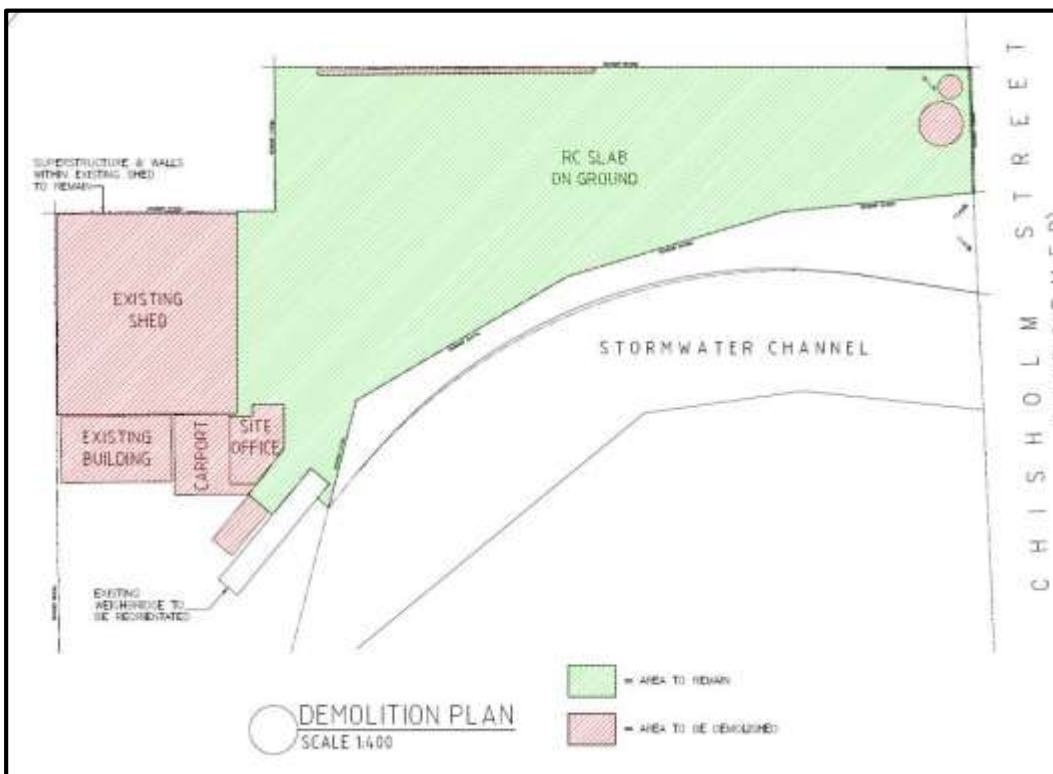


Figure 8. Demolition Plan.

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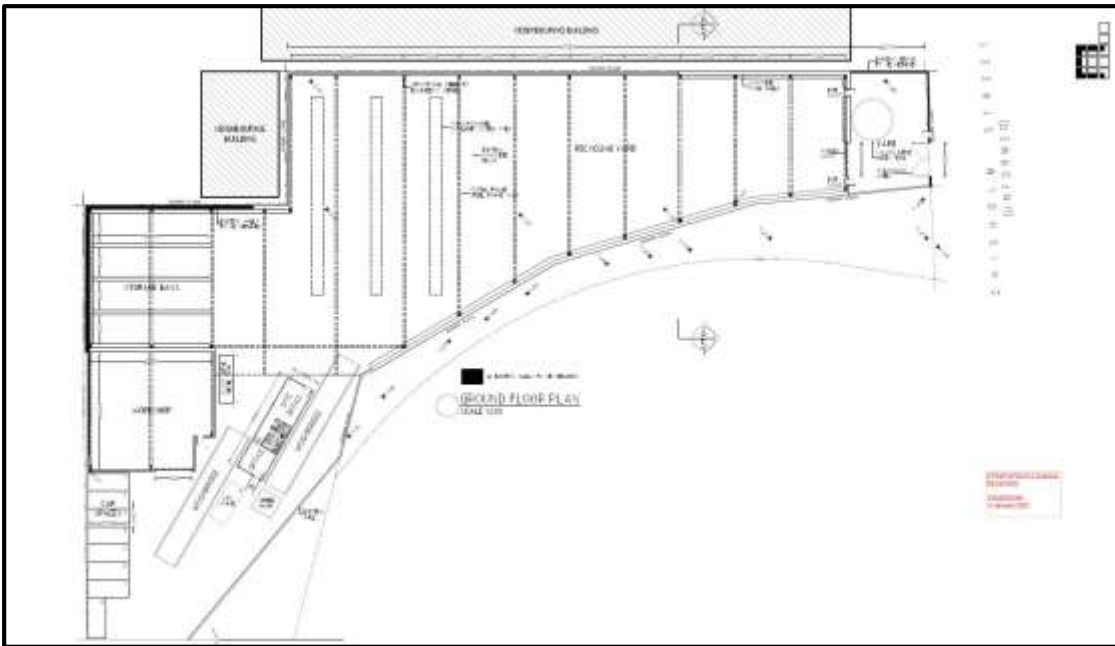


Figure 9. Floor Plan.

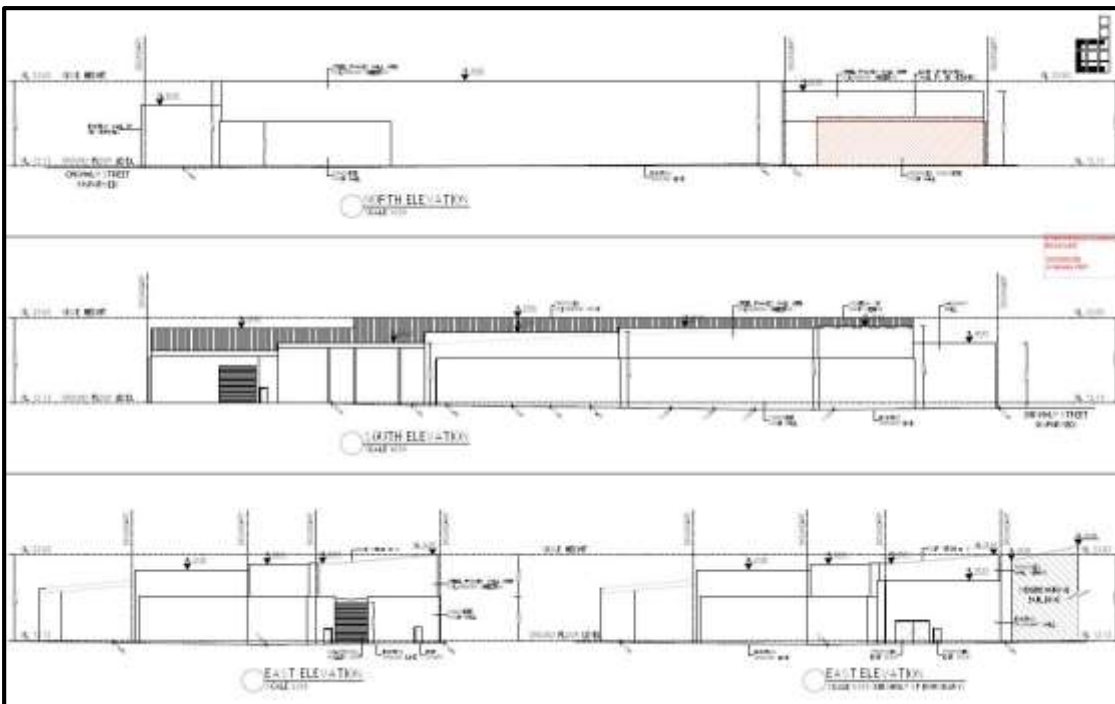


Figure 10. Elevations – Acoustic Enclosure.

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Lot 1 DP 556743 (Cont'd)

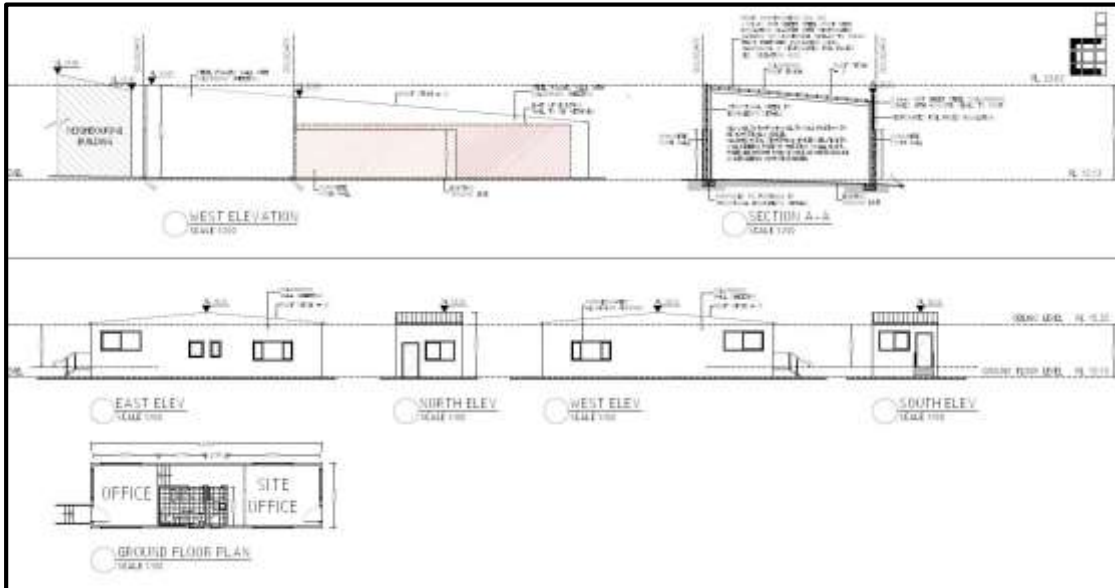


Figure 11. Site Office Plans.

REFERRALS

INTERNAL REFERRALS

Acoustic Engineer Comments

The application was referred to Council's Acoustic Engineer and the following issues are raised:

Amendments to the Noise Impact Assessment are required to address the following issues:

Operational noise

The provided assessment fails to consider the operations of the facility (locations, operational hours and associated noise). As such, it is difficult to ascertain if the noise targets identified in the assessment can be achieved.

First floor receiver – 17 Excelsior Avenue, Belfield

The assessment fails to include the first floor receiver at No. 17 Excelsior Avenue, Belfield. The noise monitoring and results from the monitoring should extend to include this receiver.

Leq level

Due to insufficient information presented in the assessment it is suggested that a noise emission limit of 48 dB(A) as an Leq (15 minute) level be applied to any affected residential receiver location.

The assessment must ensure that the Leq (15 minute) level should be adjusted in accordance with the NSW Environment Protection Authority's Noise Policy for Industry (2017) to account for any special audible characteristics.

Recommendations

The assessment must incorporate additional recommendations to undertake independent noise monitoring during specific hours to investigate complaints and/or assess any non-compliances and confirm that any exceedances have been rectified within 60 days of the compliance testing. Any further non-compliances should be subject to further compliance testing and monitoring.

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Lot 1 DP 556743 (Cont'd)

The heads of agreement under item 8 (c) set out noise controls. Those controls come from paragraph 10 of the joint report of 21/6/2019 prepared by Council's and the applicant's respective acoustic experts.

Paragraph 16 of the joint report identified the equipment to be used. Those same items were identified item 11 (C) of the heads of agreement.

EMM report for enclosure (December 2020)

Section 1.1 identifies the constructions to be used with EMM saying they meet the acoustic performance for the enclosure roof.

There are no openings in the roof but fixed (I assume) skylights.

Table 3.1 presents the target of 48 dB(A) when assessed as an Leq level over 15 minutes during the period 7am – 6pm Mondays to Saturday.

So the site is not permitted to operate outside of those hours, and cannot because there is no agreed noise limit outside of the day time period.

I do not agree with the amenity targets in Table 3.2 because there has been no correction factor to account for other industries. But using the 48 dB(A) 15 minute limit should address this error.

Not interested in all feasible and reasonable control measures stated in section 3.1.3. It must comply with 48 dB(A) Leq (15 minute).

Figure 3.1 on page 10 does not include the first floor monitoring location of 17 Excelsior Avenue.

The predicted levels were based on nominated plant (in the heads of agreement) and are the items in Table 4.1. Maybe will require a conditions restricting the operations to those items.

There is no guarantee that the solution will work..... So we will have to require strict noise conditions.

There is a new proposed condition – post OC testing

Following the issue of an Occupation Certificate and the facility has returned to normal operations, independent noise monitoring is to be undertaken utilising the current monitoring locations to verify acoustic compliance with the noise limit set out in Condition 12. The compliance report is to be issued to Council within 14 days of the testing.

Any issues of non-compliance are to be identified in the compliance report are to be rectified with 60 days of the issue of the original compliance report and then subject to further acoustic compliance testing and reporting.

Note: For the purpose of the independent compliance testing such testing is to exclude any acoustical consultancy/engineer firm involved in the Development Application/CC stage of the subject development and can include the current acoustical consultant undertaking monitoring in accordance with the Court's direction.

Accordingly, conditions are recommended to:

- amend the Noise Impact Assessment Report prior to an application for a Construction Certificate to ensure that this assessment adequately addresses the above issues identified by Council's Acoustic Engineer.

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Lot 1 DP 556743 (Cont'd)

- restricting the plant and equipment to those items set out in Table 4.1 of the Acoustic Report.
- requiring post occupation certificate testing.

Building Surveyor Comments

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

Environmental Health Comments

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

"The site is currently used as a waste recovery facility, with a history of dust pollution offences and complaints regarding dust and air pollution from the site to neighbouring residential properties. This application relates to the demolition of existing structures and construction of a noise/dust enclosure.

The Air Quality Impact Assessment is a Level 2 assessment (using site specific data) that was prepared substantially in accordance with the NSW EPA Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016 ("the Approved Methods").

The assessment identifies PM2.5, PM 10 and Total Suspended Particles as criteria of most concern. Emission estimates are based on the tonnage of truck movements into and out of the site, taken from historical records. It assumes in a worst case scenario that all materials are crushed stone.

The assessment uses the AERMOD dispersal model. AERMOD is not an approved dispersion models listed in the Approved Methods, and the applicant needs to confirm the usage of AERMOD was taken in consultation with the NSW EPA, as per part 6.2 of the Approved Methods. Notwithstanding, AERMOD is generally recognised as a suitable dispersion model alternative to AUSPLUME.

Results of the modelling show the cumulative annual average PM2.5 to exceed the applicable criterion at all assessment locations and PM 10 at two industrial locations. While the report concludes background air quality contributes more than 99% to the predicted concentrations, the Approved Methods require the applicant demonstrate that no additional exceedances will occur as a result of the proposed development. The applicant is responsible for ensuring the criterion are not exceeded, especially to nearby residential receivers.

Additional dust control measures need to be designed to ensure the facility does not contribute dust pollution to residential receivers. The additional measures and modelling demonstrating compliance with the Approved Methods must be provided for Council's acceptance prior to issue of an occupational certificate.

Currently the wetting system uses sprinklers which ejects jets of water. The individual jets do not have a large dispersal once ejected and captures a small quantity of suspended particles. Changing the wetting system to a misting system will allow greater coverage of water over the ground and stockpiles as well as increasing capture of airborne particles.

The application states the roller door on the eastern side is needed to access the water tank. The overall operation of the site will be improved and pollution leaving the site reduced if the water tank is stored within the building. The applicant should consider extending the noise enclosure to the eastern boundary to increase operational area and access to the water tank without the roller door.

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Lot 1 DP 556743 (Cont'd)**

Space saving water tanks will make more efficient use of space and increase water storage capacity.”

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

The proposed development was also referred to an external dust consultant who noted that the proposed wheel washer is too small for the size of vehicles proposed on the site. A condition of consent would be required to address the minimum size of the wheel wash bay to be not less than 6m.

In addition, the size of the opening to the south has been noted as a concern so a condition requiring that this opening be as small as possible to accommodate the largest expected dimensions of vehicles entering the site, with the edges to that opening containing a hard, flexible rubber edge in case vehicles brush up against the opening.

Stormwater Engineer Comments

Council's Stormwater Engineer provided the following advice:

“The subject site has a natural fall to the front and towards adjacent stormwater channel (Cooks River) and enabling disposal by means of gravity is hence submitting compliant drainage design. Roof runoff drains to below ground rainwater tank. All other impervious areas discharge to Cooks River in accordance with Sydney Water requirements by gravity means via existing drainage outlet. From an engineering perspective, concept plan is feasible and there are no objections to its approval subject the following conditions.

As the site is commercial in nature the applicant must be made aware of the flood risk and should make his/her own assessment as to the flood risk they are willing to accept in terms of damage to their business and if they want to raise the floor level, electrical outlets stock, etc. Merits approach presented by the applicant is required with a minimum Flood Planning Level of 1% AEP flood, for the proposed development.”

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

Traffic Manager Comments

Council's Traffic Manager provided the following advice:

The proposed development is for the enclosure of existing operations. It is understood that there is no change to the operation scale, time or staff numbers.

1. On-site parking provision

The existing site has 5 on-site parking spaces for the employees and visitors. The development proposes to retain the existing 11 staff and increase the on-site parking spaces to 9. It is agreed that the proposal would not generate additional parking shortfall.

2. Traffic generation

The proposal does not alter the operation scale or time. No change to the traffic generation is therefore anticipated.

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Lot 1 DP 556743 (Cont'd)

3. On-site parking layout

The proposed parking layout requires pedestrians to cross circulation roadway and share the vehicular access. Pedestrian and vehicular access shall be separated to ensure safety. Additional signage and pavement markings are required to improve safety.

Given the above considerations, Council's Traffic Manager offered no objections to the proposal.

Waste Officer Comments

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

DESIGNATED DEVELOPMENT PROVISIONS – EP&A REGULATION

Clause 4(1) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000) prescribes as follows, with respect to what constitutes 'designated development':

Development described in Part 1 of Schedule 3 is declared to be designated development for the purposes of the Act unless it is declared not to be designated development by a provision of Part 2 or 3 of that Schedule.

Part 1 of Schedule 3 includes, amongst other things, waste management facilities or works that meet certain locational and threshold criteria.

The existing waste management facility meets the criteria set out in clauses (1)(b)(iii) and (1)(d)(vi) of Part 1, Schedule 3. The facility has a handling capacity of 100,000 tonnes per year of building and demolition waste. The facility is also located 25m from a residential zone and 60m from the nearest dwelling not associated with the facility and is likely to significantly affect the amenity of the neighbourhood reason of noise and air pollution (including dust) and having regard to topography and local meteorological conditions. Accordingly, the existing waste management facility is declared to be designated development for the purposes of the *Environmental Planning and Assessment Act 1979*.

The applicant bears the onus of satisfying the Court that the development falls within one of the exceptions provided by Parts 2 or 3 of Sched 3 of the EP&A Regulation: see eg *Darley Australia Pty Ltd v Walfertan Processors Pty Ltd* [2012] NSWCA 48 (**Darley**) at [101].

The statement of environmental effects says in relation to cl 35 of Sched 3 that the Proposed Development is alterations and additions, and that the alterations and additions do not significantly increase the environmental impacts of the total development compared with the existing approved development.

Part 2 of Schedule 3 prescribes as follows, with respect to development involving alterations or additions to existing or approved development:

35 *Is there a significant increase in the environmental impacts of the total development?*

Development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development.

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Lot 1 DP 556743 (Cont'd)

The proposed development is designed and is intended to isolate and contain emissions (noise and air pollutants) within the site and is necessitated by the Court orders. The nature and location of the proposed development are such that it is unlikely to result in any significant increase in environmental impacts of the existing facility.

36 Factors to be taken into consideration

In forming its opinion as to whether or not development is designated development, a consent authority is to consider:

(a) the impact of the existing development having regard to factors including:

(i) previous environmental management performance, including compliance with the conditions of any consents, licences, leases or authorisations by a public authority and compliance with any relevant codes of practice, and

(ii) rehabilitation or restoration of any disturbed land, and

(iii) the number and nature of all past changes and their cumulative effects, and

(b) the likely impact of the proposed alterations or additions having regard to factors including:

(i) the scale, character or nature of the proposal in relation to the development, and

(ii) the existing vegetation, air, noise and water quality, scenic character and special features of the land on which the development is or is to be carried out and the surrounding locality, and

(iii) the degree to which the potential environmental impacts can be predicted with adequate certainty, and

(iv) the capacity of the receiving environment to accommodate changes in environmental impacts, and

(c) any proposals:

(i) to mitigate the environmental impacts and manage any residual risk, and

(ii) to facilitate compliance with relevant standards, codes of practice or guidelines published by the Department or other public authorities.

As the proposed development involves ancillary structures for the existing waste management facility, the above provisions are relevant to the application.

The environmental impacts of the existing waste management facility are wide ranging, with the most notable impacts being its noise and dust emissions (based on the submissions received from local residents and previous resident complaints). There has also been a history of non-compliance with development consent and environmental protection licence conditions, particularly over more recent years. Council commenced proceedings against the applicant in relation to various non-compliances with the development consent and environmental protection license, many of which are ongoing.

Based on the information currently before Council, the potential noise and air quality impacts of the proposed development are unlikely to exacerbate or significantly increase the current impacts

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generated by the existing facility. Accordingly, the proposed development is not considered to be designated development.

Part 3 of Schedule 3 prescribes in part as follows, with respect to exceptions from designated development:

37A Ancillary development

(1) Development of a kind specified in Part 1 is not designated development if:

(a) it is ancillary to other development, and

(b) it is not proposed to be carried out independently of that other development.

(2) Subclause (1) does not apply to development of a kind specified in clause 29(1)(a).

The above provisions are irrelevant in this case, as the proposed development is not ancillary to other development. The proposed development is only ancillary to the existing waste management facility.

SECTION 4.15 CONSIDERATIONS – EP&A Act 1979

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

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

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

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 purpose for which development consent is being sought.

A review of the available history of the site and Council records did not indicate that the land associated with this development is contaminated. Notwithstanding this, the current use of the site as a waste management facility ensures that there is high probability that some contamination will exist on the subject site. The proposed development does not involve changing the land use and will result in continued use of the facility. As such, no remediation works would be required for the site and the proposal is considered satisfactory with regard to the provisions of SEPP 55.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Clause 121 of the *State Environmental Planning Policy (Infrastructure) 2007* prescribes in part as follows, with respect to 'waste or resource management facilities':

"(1) Development for the purpose of waste or resource management facilities, other than development referred to in subclause (2), may be carried out by any person with consent on land in a prescribed zone.

(2) Development for the purposes of a waste or resource transfer station may be carried out by any person with consent on:

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(a) land in a prescribed zone, or

(b) land in any of the following land use zones or equivalent land use zones:

- (i) B5 Business Development,
- (ii) B6 Enterprise Corridor,
- (iii) IN2 Light Industrial,
- (iv) IN4 Working Waterfront, or

c) land on which development for any of the following purposes is permitted with consent under any environmental planning instrument:

- (i) industry,
- (ii) business premises or retail premises,
- (iii) freight transport facilities.”

For the purposes of the above clauses, the 'IN1 – General Industrial' zone (as applies to the subject site) is a prescribed zone. Accordingly, the proposed development is permissible with consent.

Clause 8 of this state policy prescribes as follows, with respect to the relationship of the policy to other environmental planning instruments:

“(1) Except as provided by subclause (2), if there is an inconsistency between this Policy and any other environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.

(2) Except as provided by subclauses (3) and (4), if there is an inconsistency between a provision of this Policy and any of the following provisions of another environmental planning instrument, the provision of the other instrument prevails to the extent of the inconsistency:

(a) clauses 10, 11 and 19 of State Environmental Planning Policy (Coastal Management) 2018,

(b) all of the provisions of State Environmental Planning Policy (State Significant Precincts) 2005.

(3) Clause 48B of this Policy prevails over clauses 10 and 11 of State Environmental Planning Policy (Coastal Management) 2018 to the extent of any inconsistency.

(4) A provision of this Policy that permits development for the purpose of emergency works or routine maintenance works to be carried out without consent, or that provides that development for that purpose is exempt development, prevails over clauses 10 and 11 of State Environmental Planning Policy (Coastal Management) 2018 to the extent of any inconsistency, but only if any adverse effect on the land concerned is restricted to the minimum possible to allow the works to be carried out.

(5) For the avoidance of doubt, development to which subclause (3) or (4) applies is not declared designated development for the purposes of the Act.”

The effect of the above provision in this case is that the SLEP 2012 will be overridden to the extent that its land use zoning provisions prohibit the proposed development.

STRATHFIELD LOCAL ENVIRONMENTAL PLAN (SLEP) 2012

The development site is subject to the *Strathfield Local Environmental Plan 2012* (SLEP 2012).

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Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

The subject site is zoned IN1 – General Industrial zone wherein the development for the purpose of a 'waste or resource management facility' is prohibited under the local environmental plan. Notwithstanding, development for this purpose is permissible with consent under Clause 121 of *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) and the state policy prevails in the case of this inconsistency, as noted above.

The proposed development, being ancillary structures to the approved waste management facility, is a permissible form of development under the Infrastructure SEPP.

Part 4 – Principal Development Standards

Applicable SLEP 2012 Clause	Development Standards	Development Proposal	Compliance/ Comment
4.3 Height of Buildings	12m	11.77m	Yes
4.4 Floor Space Ratio	1:1 (4,648m ²)	0.6:1 2,784m ²	Yes

Part 5 – Miscellaneous Provisions

The proposed development does not trigger any provisions under Part 5 of SLEP 2012.

Part 6 – Additional Local Provisions

Clause 6.1 Acid sulfate soils

The subject site is identified as within Acid Sulfate Soils (ASS) – Class 4 land and the provisions of Clause 6.1 are applicable. The objectives of this clause are to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. Within Class 4, the trigger under SLEP 2012 is works more than 2m below the natural ground surface and is likely to lower the water table more than 2m below natural ground surface. Given that the proposed development does not involve ground disturbance works that are more than 2m below natural ground surface, an Acid Sulfate Soils Management Plan is not required. Therefore, the proposal satisfies the requirements of Clause 6.1.

Clause 6.2 Earthworks

The proposed earthworks comprise of new footings and structures to reinforce the proposed ancillary structures (such as the acoustic enclosure and new site office). Such works are considered minimal. A condition of consent is recommended to ensure appropriate management of soils is undertaken during any earthworks.

Clause 6.3 Flood planning

A minor portion of the site is located at or below the 'flood planning level'. This affectation is generally confined to the extent of the open stormwater channel that traverses the site. The proposed development is located within that portion of the site affected by the flood planning level; however, given the nature of the proposal involves ancillary development for a waste management facility; the relevant provisions of this clause are considered satisfied.

Clause 6.4 Essential services

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

4.15 (1)(a)(ii) any draft environmental planning instruments

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

4.151)(a)(iii) any development control plan

STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (SCDCP 2005)

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005).

PART D – INDUSTRIAL DEVELOPMENT

The key provisions relating to development of land in industrial zones as prescribed in Part D of the SCDCP 2005 are addressed as follows.

Section 2.1 - Site Analysis and Design Principles

A Site Analysis Plan was not provided as part of the development application. Notwithstanding this, the nature and location of the proposed development, combined with the likely impacts generated and the proposal's intention to satisfy Court orders, are such that a Site Analysis Plan is not considered a requirement for the purpose of assessing the proposed development against matter of consideration under Clause 4.15 (1) of the *Environmental Planning and Assessment Act 1979*.

Section 2.4 - Development Adjoining Residential Zones

The proposed development involves new structures in the form of an acoustic enclosure comprising recycling yard, storage bays and workshop; two (2) weighbridges and a single-storey office. The majority of these elements will be hidden from view from public domain and nearby residential receivers due to the approved temporary acoustic wall along the southern extent of the site. The only visible structure will be the roof of the acoustic enclosure, which is required to enclose and cover the loading and unloading area in combination with the acoustic wall. It is noted that following the removal of the temporary acoustic wall, perimeter fencing will provide screening of the premises and enclosure.

It is noted that the proposed development achieves compliance with regard to the maximum building height and FSR development standards in the SLEP 2012. Given the above aspects, the general massing, design and scale of the proposal are considered acceptable in context of the site being situated adjacent to a public reserve and at the edge of an industrial zone, and near residential receivers.

Any impacts associated with the construction works for the proposed development (including noise and dust emissions) are considered temporary and can be minimised through the imposition of conditions. As mentioned above, the purpose of the proposal is to minimise noise and dust emissions resulting from the approved operations of the facility - ensuring that the operational impacts are able to be mitigated/managed appropriately and an improved outcome in terms of amenity can be achieved for affected residential receivers.

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Section 2.5 - Density, Bulk and Scale

The proposed development achieves compliance with regard to the maximum building height and FSR development standards in the SLEP 2012 (see above section – Part 4, SLEP 2012). The new site office is considered ancillary to the approved waste management facility. Given the above, the proposed development achieves the relevant requirements under Section 2.5.

Section 2.6 - Setbacks

Section 2.6 allows for nil setbacks for side and rear boundaries for industrial development. In this regard, the proposed development achieves the relevant requirements under Section 2.6.

Section 2.7 – Building Requirements and Materials

The proposed development involves new structures that are not highly visible from public places due to the recently approved temporary acoustic wall. It is noted that following the removal of the temporary acoustic wall, perimeter fencing will provide screening of the premises and enclosure. In general, the materials and finishes for the proposed development are considered contextually appropriate, reasonable and supportable.

The only primary element that will be visible is the roof portion of the enclosure. The materiality of this roof appears consistent with the roofing styles presented in other industrial buildings and roofed structures within the immediate industrial precinct. Section 2.7 does not express any specific requirements relating to roof materials; however, it is considered that the applicable controls under this section are met by the proposal.

Section 2.9 – Parking, Access and Manoeuvring

Council's Traffic Manager confirmed that the proposed development does not involve changing the existing parking arrangement for the facility and it is anticipated that the proposed development would not generate additional parking. Accordingly, the relevant requirements under Section 2.9 are considered to be satisfied by the proposed development.

Section 2.12 – Site Drainage and Water Management

Council's Stormwater Engineer confirmed that the proposed stormwater system achieves the necessary requirements under the Council's Stormwater Code and is supportable, subject to recommended conditions of consent.

Section 2.14 – Air, Noise and Water Pollution

As mentioned above, the proposed development is required by Court orders to minimise impacts associated with the operations of the waste management facility. Any potential impacts generated by proposed development will be temporary and minimal in comparison to the facility operations.

It is noted that clause 8(c)(i)(C) of the heads of agreement sets out the various requirements of the proposed building/enclosure on the site including that there are to be no openings in the roof or eastern wall areas. It is proposed that there be a condition of consent that reflects these detailed requirements.

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The proposed development was also referred to an external dust consultant who noted that the proposed wheel washer is too small for the size of vehicles proposed on the site. A condition of consent would be required to address the minimum size of the wheel wash bay to be not less than 6m.

In addition, the size of the opening to the south has been noted as a concern so a condition requiring that this opening be as small as possible to accommodate the largest expected dimensions of vehicles entering the site, with the edges to that opening containing a hard, flexible rubber edge in case vehicles brush up against the opening.

In this regard the matters relating to Section 2.14 are satisfied subject to conditions of consent.

PART H – WASTE MANAGEMENT

A Waste Management Plan was submitted as part of the development application and has demonstrated general compliance with the relevant controls except for those relating to onsite waste collection.

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

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

4.15 (1)(a)(iv) matters prescribed by the regulations

Not applicable.

(i) 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*.

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

The proposed development is of a scale and character that is in keeping with the existing and surrounding industrial development in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality. The proposed development comprises necessary elements to minimise and manage operational impacts (acoustic and air quality) generated by facility.

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

The proposed development is considered to be suitable to the site in that it retains the approved waste management facility use of the site and the character of the immediate locality. The subject site does not yield any significant environmental constraints that would prevent development of an existing industrial use. Therefore, the subject site is suitable for the proposed development.

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

In accordance with the provisions of the CPP, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. Eighty-two (82) submissions were received from the following properties:

- No. 1 Birriwa Avenue, Belfield – three (3) submissions;
- No. 2 Birriwa Avenue, Belfield – three (3) submissions;
- No. 6 Birriwa Avenue, Belfield – two (2) submissions;
- No. 12 Birriwa Avenue, Belfield;
- No. 13 Birriwa Avenue, Belfield;
- No. 7 Blanche Street, Belfield;
- No. 37 Blanche Street, Belfield;
- No. 1 Chatfield Avenue – two (2) submissions;
- No. 3 Chatfield Avenue, Belfield;
- No. 4 Chatfield Avenue, Belfield;
- No. 6 Chatfield Avenue, Belfield;
- No. 7 Chatfield Avenue, Belfield – two (2) submissions;
- No. 13 Chatfield Avenue, Belfield – two (2) submissions;
- No. 15 Chatfield Avenue, Belfield;
- No. 16 Chatfield Avenue, Belfield;
- No. 1 Chisholm Street, Belfield – four (4) submissions;
- No. 2 Chisholm Street, Belfield;
- No. 7 Chisholm Street, Belfield – two (2) submissions;
- No. 8 Chisholm Street, Belfield;
- No. 10 Chisholm Street, Belfield;
- No. 11 Chisholm Street, Belfield;
- No. 18 Chisholm Street, Belfield;
- No. 20 Chisholm Street, Belfield – two (2) submissions;
- No. 22 Chisholm Street, Belfield;
- No. 30 Chisholm Street, Belfield – four (4) submissions;
- No. 36 Chisholm Street, Belfield – five (5) submissions;
- No. 44 Chisholm Street, Belfield;
- No. 46 Chisholm Street, Belfield;
- No. 48 Chisholm Street, Belfield – two (2) submissions;
- No. 15 Excelsior Avenue, Belfield;
- No. 17 Excelsior Avenue, Belfield;
- No. 75 Madeline Street, Belfield;
- No. 77 Madeline Street, Belfield;
- No. 85 Madeline Street, Belfield;
- No. 87 Madeline Street, Belfield;
- No. 91 Madeline Street, Belfield;
- No. 110 Madeline Street, Belfield;
- No. 112 Madeline Street, Belfield;
- No. 114 Madeline Street, Belfield;

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- No. 116 Madeline Street, Belfield;
- No. 118 Madeline Street, Belfield;
- No. 124 Madeline Street, Belfield;
- No. 4 Sunlea Crescent, Belfield – three (3) submissions;
- No. 5 Sunlea Crescent, Belfield;
- No. 6 Sunlea Crescent, Belfield;
- No. 10 Sunlea Crescent, Belfield – three (3) submissions;
- Enfield Intermodal Logistics Centre – NSW Ports;
- No. 1 Hope Street, Enfield – K&S Freighters;
- J Mckay – Member for Strathfield; and
- No address – three (3) submissions.

A table listing the issues and concerns raised and responses to these is contained below:

Issue / Concern	Response
<p>DA2020/250 appears to be a revision of the acoustic enclosure proposed in DA 2018/174 which, because of its proposed structure and design, would have failed to provide any protection or improvement to residents from the non-compliant noise and dust generated by Aussie skips and inflicted on the community. It also appears a reconfiguration of the site layout necessitated as a result of needing to hand back illegally used Council land.</p>	<p>The proposed development is considered an improvement upon the previous application that was refused by SLPP in 2019. The application satisfactorily addresses critical matters raised by the SLPP with regard to the reasons for refusal.</p>
<p>Terms agreed to in the Heads of Agreement have not been met by proposed development.</p>	<p>The proposed development is not considered contrary to the Heads of Agreement, subject to conditions being imposed consistent with the agreement.</p>
<p>Lack confidence in the likelihood of compliance with imposed conditions and regulations. Continued use of the site results in breaches of noise and air pollution limits. Lack of trust with operators. History of non-compliance with orders.</p>	<p>The proposed development involves the construction of ancillary structures including an acoustic enclosure. It does not involve any changes to the operations of the facility, which were approved under a separate application. Any breaches or non-compliance matters in relation to the operations of the facility are to be resolved on a case-by-case basis and are separate from the subject application. It is understood that the intention of the proposed development is to assist in mitigating/managing noise and air emissions resulting from operations, as well as meet some of the requirements as per the Heads of Agreement.</p>
<p>The significant reduction in noise and dust generated by Aussie Skips since mid-2019 has only occurred due to various Court conditions imposed on Aussie Skips while matters concerning their breaches of operating conditions have been before the Courts. Despite these orders residents have still suffered noise and dust from the site, although</p>	<p>As mentioned above, the proposed development does not involve any changes to the operations of the facility.</p>

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Issue / Concern	Response
to a lesser extent.	
The SEE claims the facility operated legally. Despite a DA and EPA licence to operate on the site as a waste transfer facility, the site has not operated legally due to constant non-compliance with the conditions of approval and licence.	This is an operational matter – see above.
No independent environmental impact assessment undertaken. The air quality and noise impact assessments should not be prepared by consultants appointed by the applicant. Incorrect SEE.	As part of the assessment process, Council undertook an independent assessment of the subject application; which includes a critical analysis of all supporting documentation such as the air quality and noise impact assessments and the SEE. Following assessment of the application, it was concluded that the documents provided are adequate with respect to enabling Council to undertake an evaluation of the application as per Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .
Air pollution. Dust. Fumes from trucks. Impacts on the use of the park.	Any air pollution (including dust and fumes) as a result of the operations of the facility are considered separate to the proposed development. It is acknowledged that some impacts will be generated during construction works for the proposed development; however, these impacts are considered minor, temporary and reasonable. As mentioned above, the proposal is intended to mitigate and reduce existing air pollution generated by the operations.
Noise and vibration impacts.	Any noise and vibration impacts as a result of the operations of the facility are considered separate to the proposed development. It is acknowledged that some impacts will be generated during construction works for the proposed development; however, these impacts are considered minor, temporary and reasonable. As mentioned above, the proposal is intended to mitigate noise impacts generated by the operations.
Impacts on human health.	This matter relates the operations of the facility.
Operating out of hours.	This matter relates the operations of the facility.
Traffic impacts. Safety on roads. Trucks blocking the road. Trucks queuing. Congestion caused by trucks. Uncovered trucks. Trucks illegally driving through local streets. Damage to road due to truck movements.	This matter relates the operations of the facility. Any vehicular movements relating to the proposed development will likely cause some disruption; however, these effects are considered minor and temporary, and therefore, reasonable.
Illegal dumping of rubbish and asbestos.	This matter relates the operations of the facility.
Building fences on Council land.	This has been addressed by a separate development application, which was approved in April 2021 requiring the applicant to demolish the structure and

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Issue / Concern	Response
	remediate the land.
Impacts on property values.	Impacts on property values are not matters of consideration under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .
No mechanical ventilation.	Council's Environmental Health Officer confirmed that the proposed acoustic enclosure is adequately designed to contain air pollution within the site without significantly affecting the health and safety of onsite staff.
Roller doors – if opened during operations will result in noise impacts.	A condition of consent is recommended to extend the acoustic enclosure and delete all openings proposed on the eastern side.
Expanded operation – site cannot accommodate. Site is not appropriate for the size of operation. Operations has expanded over the years and have outgrown the site.	This matter relates the operations of the facility. The proposed development will not result an expansion of the operations – the operations is covered under a separate approval. Non-compliance with the operational consent and licence conditions is considered a separate matter.
The facility is not considered a light industrial use. Facility is not in an appropriate location. Keep the area as residential only.	The subject site is zoned IN1 – General Industrial – not IN2 – Light Industrial. Waste management facility is a permissible form of land use with consent under Clause 121 of <i>State Environmental Planning Policy (Infrastructure) 2007</i> (Infrastructure SEPP) and the state policy prevails over the SLEP 2012.
Errors in the Traffic Management Report.	Council's Traffic Manager reviewed the provided documentation and confirmed that the proposed development is acceptable subject to conditions of consent. Any traffic issues in relation of the operations of the facility are considered separate matters.
The original notification area was incorrect	The application was re-notified with the same radius as DA2021/14, which comprises a 500m radius from the subject land.
Notification period – request to be extended	The notification period was extended by Council – from 25 January 2021 to 12 March 2021.

4.15 (1)(e) the public interest

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

DEVELOPMENT CONTRIBUTIONS

Section 7.12 (previously Section 94A) of the *Environmental Planning and Assessment Act 1979* relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. Section 7.12 of the *Environmental Planning and Assessment Act 1979* reads as follows:

A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.

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STRATHFIELD INDIRECT DEVELOPMENT CONTRIBUTIONS PLAN

The proposed development has a value of greater as \$100,000. In order to provide additional public facilities and infrastructure to meet the demand created by development, the proposed development will attract Section 7.12 Indirect Contributions in accordance with the *Strathfield Indirect Development Contributions Plan (3 September 2010)*. This contribution is based on the proposed cost of works for the development and has been calculated at 1% of \$2,915,000 (the estimated cost of development identified in the development application). Therefore, the Section 7.12 Indirect Contributions for the proposed development is \$29,150.

CONCLUSION

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



Signed:

Miguel Rivera
Senior Planner

PEER REVIEW

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

Signed:

Stephen Clements
Deputy CEO/General Manager
Planning, Environment and Urban Services

RECOMMENDATION

That Development Application No. DA2020/250 for the construction of an acoustic enclosure comprising recycling yard, storage bays and workshop and construction of two (2) weighbridges and a single-storey office, and ancillary structures at Chisholm Street, Belfield be **APPROVED**, subject to the following conditions:

REASONS FOR CONDITIONS:

The conditions of consent are imposed for the following reasons:

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

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DEVELOPMENT DETAILS

1. Approved Plans & Documentation

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

Description	Reference No.	Date	Revision	Prepared by
Site/Demolition Plan	CD 1481 DA 02	10/12/20	A	Cornerstone Design
Ground Floor Plan	CD 1481 DA 03	08/12/20	A	Cornerstone Design
Roof Plan	CD 1481 DA 04	08/12/20	A	Cornerstone Design
Elevations	CD 1481 DA 05	08/12/20	A	Cornerstone Design
Elevations and Section	CD 1481 DA 06	08/12/20	A	Cornerstone Design
Schedule of Finishes	-	15/12/20	-	Cornerstone Design
Proposed Conceptual Drainage Plan	DA 03	08/12/20	A	Cornerstone Design
Air Quality Impact Assessment	J200889 RP9	21/12/20	Final	EMM
Traffic Management Plan	J200889 RP3	18/12/20	V1 Final	EMM
Waste Management Plan	-	17/12/20	-	E Roussakis

SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION

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

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

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

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

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;
- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;

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- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a "works zone";
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate. The relevant Application Forms for these activities can be downloaded from Council's website www.strathfield.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

3. Sydney Water – Tap in™

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

PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

4. Fees to be Paid

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

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

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

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

Fee Type	Fee
GENERAL FEES	
Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	\$10,202.00
Security Damage Deposit	\$18,000.00

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
 Lot 1 DP 556743 (Cont'd)

Administration Fee for Damage Deposit	\$127.00
DEVELOPMENT CONTRIBUTIONS	
Indirect Contributions	\$29,150.00

General Fees

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

Development Contributions

The Section 7.12 contribution is imposed to ensure that the development makes adequate provision for the demand it generates for public amenities and public services within the area.

A Section 7.12 contribution in the amount of \$6050.00 has been levied on the subject development pursuant to the *Strathfield Indirect Development Contributions Plan (3 September 2010)*.

Indexation

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

Timing of Payment

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

Further Information

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

5. Required Design Changes

Prior to the application for a Construction Certificate, the following changes are required to be made and shown on the Construction Certificate plans and provided to Council for approval:

Acoustic Enclosure	<ul style="list-style-type: none"> ▪ The acoustic enclosure is to extend to cover the entire area on the eastern extent of the site that comprises the whole yard with the 100,000 litre tank. ▪ Acoustically seal all wall to roof and wall to wall junctions. ▪ Ensure that all horizontal members are no more than 1200mm apart. ▪ No openings in any roof or eastern wall areas. ▪ The underside of the roof to include absorptive lining (for example insulation blanket with perforated sarking on the underside similar to 50mm thick Fletcher Insulation rigid glasswool – perforated foil faced (for example, sisalation 450).
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DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
 Lot 1 DP 556743 (Cont'd)

	<ul style="list-style-type: none"> ▪ The enclosure walls are to be of sheet metal sandwich panels. ▪ The enclosure roof is to be of sheet metal and achieve a minimum sound rating of Rw 29. ▪ Skylights or similar are to be of no more than 25% of the roof area such that the performance of the roof is not to be less than Rw 27.
Eastern boundary wall	The eastern boundary wall must be increased in height to reach the lower roof line of the extended acoustic enclosure. The design of the wall must ensure noise and air emissions from the facility are sufficiently mitigated and managed.
Eastern roller door	The eastern roller door must be deleted completely.
Fire doors	The eastern fire doors must be deleted completely.
Gates	The gates proposed on the eastern side boundary must be deleted completely.
Wheel wash bay	A wheel wash bay must be included for trucks entering and exiting the site with a minimum size of 6m in length.
Entrance to the building	The opening to the building is to be reduced to the minimum required size for the largest proposed truck entering and exiting the building. This opening is to accommodate only one truck at a time, and should include flexible flaps to the sides and top of the opening so that damage is not caused to any truck should it brush up against the opening.

6. Damage Deposit – Major Works

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

- a. Pay Council, before the issue of the Construction Certificate, a security damage deposit for the cost of making good any damage caused to any Council property as a result of the development: \$18,000.00
- b. Pay Council, before the issue of the Construction Certificate, a non-refundable administration fee to enable assessment of any damage and repairs where required: \$127.00
- c. Submit to Council, before the commencement of work, a dilapidation report of the condition of the Council nature strip, footpath and driveway crossing, or any area likely to be affected by the proposal.

At the completion of work Council will review the dilapidation report and the Works-As-Executed Drawings (if applicable) and inspect the public works.

The security damage deposit will be refunded in full upon completion of all works (including restoration and rehabilitation works on Council land) where no damage occurs and where Council is satisfied with the completion of works. Alternatively, the damage deposit will be forfeited or partly refunded based on the damage incurred.

7. Erosion & Sedimentation Control

Erosion and sediment controls must be provided to ensure:

- (a) Compliance with the approved Erosion & Sediment Control Plan
- (b) Removal or disturbance of vegetation and top soil is confined to within 3m of

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

the approved building area (no trees to be removed without approval)

- (c) All clean water run-off is diverted around cleared or exposed areas
- (d) Silt fences, stabilised entry/exit points or other devices are installed to prevent sediment from entering drainage systems or waterways
- (e) All erosion and sediment controls are fully maintained for the duration of demolition, excavation and/or development works
- (f) Controls are put into place to prevent tracking of sediment by vehicles onto adjoining roadway
- (g) All disturbed areas are rendered erosion-resistant by turfing, mulching, paving or similar
- (h) Compliance with [Managing Urban Stormwater – Soils and Construction \(Blue Book\) produced by Landcom 2004.](#)

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

8. Stormwater System

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

9. Off Street Parking – Compliance with AS2890

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

10. Drainage System – Maintenance of Existing System

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.

11. Amended Air Quality Report – Industrial Premises

An Air Quality Impact Assessment prepared by a professional Engineer specialising in air quality must be submitted to Council for its approval prior to the issue of a Construction Certificate. The Air Quality Impact Assessment must:

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

- Be prepared in compliance with the requirements of the NSW EPA Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016.
- Demonstrate that PM2.5 and PM10 from the proposed development is within acceptable criterion contained with the NSW EPA Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016.

12. Amended Noise Impact Assessment Report

The following amendments to the Noise Impact Assessment Report are required to address the following issues:

Operational noise

The provided assessment fails to consider the operations of the facility (locations, operational hours and associated noise). As such, it is difficult to ascertain if the noise targets identified in the assessment can be achieved. The Noise Impact Assessment Report must demonstrate how noise targets identified in the assessment can be achieved.

First floor receiver – 17 Excelsior Avenue, Belfield

The assessment fails to include the first floor receiver at No. 17 Excelsior Avenue, Belfield. The noise monitoring and results from the monitoring in the amended Noise Impact Assessment Report must extend to include this receiver.

Leg level

The amended Noise Impact Assessment Report must apply a noise emission limit of 48 dB(A) as an L_{eq} (15 minute) level to any affected residential receiver location.

The assessment must ensure that the L_{eq} (15 minute) level is adjusted in accordance with the NSW Environment Protection Authority's Noise Policy for Industry (2017) to account for any special audible characteristics.

The amended Noise Impact Assessment Report must be submitted to Council and approved by Council prior to the application for a Construction Certificate.

13. Acoustic Requirements

Compliance with the approved Noise Impact Assessment Report

The Construction Certificate plans must demonstrate compliance with the amended and approved Noise Impact Assessment Report (as per Condition 12 of this consent).

14. Waste Management Plan

A Waste Management Plan (**WMP**) incorporating all requirements in respect of the provision of waste storage containers, removal of all materials from the site that are the result of site clearing, extraction, and, or demolition works shall be submitted to and approved by the Certifying Authority prior to the issue of any Construction Certificate.

WMP should also indicate how waste education will be provided, in order to minimise waste disposal, contamination and to increase recycling. Educational signage is to be installed in waste rooms and commons areas.

[EPA's Better Practice Guide for Waste Management in Multi-unit Dwellings](#) and [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#) should be used to inform design and waste management outcomes in new and existing development.

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

15. Commercial and Industrial Waste

Appropriate waste and recycling containers will need to be provided according to the approved Waste Management Plan (**WMP**) for all specific end use businesses in accordance with the waste generation rates provided at Part H of *Strathfield Council DCP 2005* – Appendix B.

WMP should also provide written evidence of valid contracts for the regular collection and disposal of waste and recyclables generated by the demolition and construction activities approved by this consent. The private waste contractor must confirm the frequency of the waste collections (general waste, recycling and bulky goods), and that the size and location of the storage room is suitable for the frequency of the waste collections.

The collection of commercial and industrial waste and recycling must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm on weekends and public holidays, to avoid noise disruption to the surrounding area. All garbage and recyclable matter must be enclosed in the waste bins with lids completely closed at all times.

Waste education must be provided through signs in common areas indicating how to avoid, reduce, reuse and recycle waste.

Note: Refer to the EPA's [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#)

16. Industrial Waste Material

Industrial waste materials must not be discharged onto neighbouring land or into any road, drain, pipeline or watercourse.

Storage tanks, fuelling areas, product mixing, filling and preparation areas, and the like and wash bays provided for cleaning and maintenance of vehicles, machinery, equipment and the like, must be bunded and all waste water collected and discharged to the sewer in accordance with the requirements of Sydney Water and the EPA.

Documentary evidence of compliance with the Sydney Water's requirements must be submitted to the Principal Certifying Authority, prior to use or occupation of the building/additions. Vehicles, machinery, equipment or the like, must not be washed or steam cleaned or the like, except in areas provided especially for the purpose in accordance with this condition.

Where the approval of Sydney Water, in accordance with the requirements of this condition, is not forthcoming, some other method of treatment and removal of wastes must be installed and/or implemented to the satisfaction the Principal Certifying Authority.

Note: Refer to the EPA's [Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities](#)

17. Works for Acoustic Wall

All works relating to the acoustic wall (DA2021/14) must be completed prior to the issue of any Construction Certificate for any works approved by this consent.

PRIOR TO COMMENCEMENT OF WORK

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

18. Demolition & Asbestos

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

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

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

Note: Copies of the Act, Regulation and Code of Practice can be downloaded free of charge from the SafeWork NSW website: www.SafeWork.nsw.gov.au

19. Demolition Notification Requirements

The following notification requirements apply to this consent:

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

Five (5) working days prior to demolition, the developer/builder is to provide written notification to Council advising of the demolition date, details of the SafeWork licensed asbestos demolisher and the list of residents advised of the demolition.

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

20. Dial Before Your Dig

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

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

DURING CONSTRUCTION

21. Site Sign – Soil & Erosion Control Measures

Prior to the commencement of works (including demolition and excavation), a durable site sign, issued by Council in conjunction with this consent, must be erected in a prominent location on site. The site sign warns of the penalties which apply to pollution, storing materials on road or footpath and breaches of the conditions relating to erosion and sediment controls. The sign must remain in a prominent location on site up until the completion of all site and building works.

22. Hours of Construction for Demolition and Building Work

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

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

23. Ground Levels and Retaining Walls

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

24. Dust Control

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

Major Works

The following measures must be implemented (in part or in total) to control the emission of dust:

- (a) Dust screens must be erected on the eastern boundary of the site and be kept in good repair for the duration of the work.
- (b) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system.
- (c) All stockpiles of materials that are likely to generate dust must be kept damp or covered.
- (d) All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- (e) All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- (f) All stockpiles of contaminated soil shall be stored in a secure area and be covered

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

if remaining more than 24 hours.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

25. Stormwater Certification of the Constructed Drainage Works (Minor)

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

26. Stormwater Drainage Works – Works As Executed

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

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

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

27. Modification of DA9899/452

Prior to the issue of any Occupation Certificate, condition 16 – Part B of development consent DA9899/452 is required to be modified as follows:

“The operating noise level of plant and equipment shall not exceed 48dB(A)Leq (15 minute) when measured at any point on any residential premises between the hours of 7am to 6pm Monday to Saturday.”

OPERATIONAL CONDITIONS (ON-GOING)

28. Entering & Exiting of Vehicles

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

29. Ongoing Use of the Acoustic Enclosure

The approved enclosure must be utilised in perpetuity, in a manner that ensures all operational noise levels are less than or the same as the targeted noise levels identified in the approved Noise Impact Assessment Report (as per Condition 12 of this consent).

DA2020/250 - Chisholm Street, Belfield (84-108 Madeline Street Strathfield South)
Lot 1 DP 556743 (Cont'd)

30. Bunding Work Areas

All work areas where spillage is likely to occur shall be bunded. This is to be done by way of speed humps, grading the floor area or by any other appropriate means, to prevent contaminated water entering Council land (Lot 1 DP 107494) and the stormwater system. The bunded area is then to be drained to a sump for collection and appropriate disposal of the liquid.

31. Post Occupation Certificate Acoustic Reporting

Prior to the issue of an Occupation Certificate, the applicant must submit to Council for approval an independent noise monitoring plan which is to provide for the following:

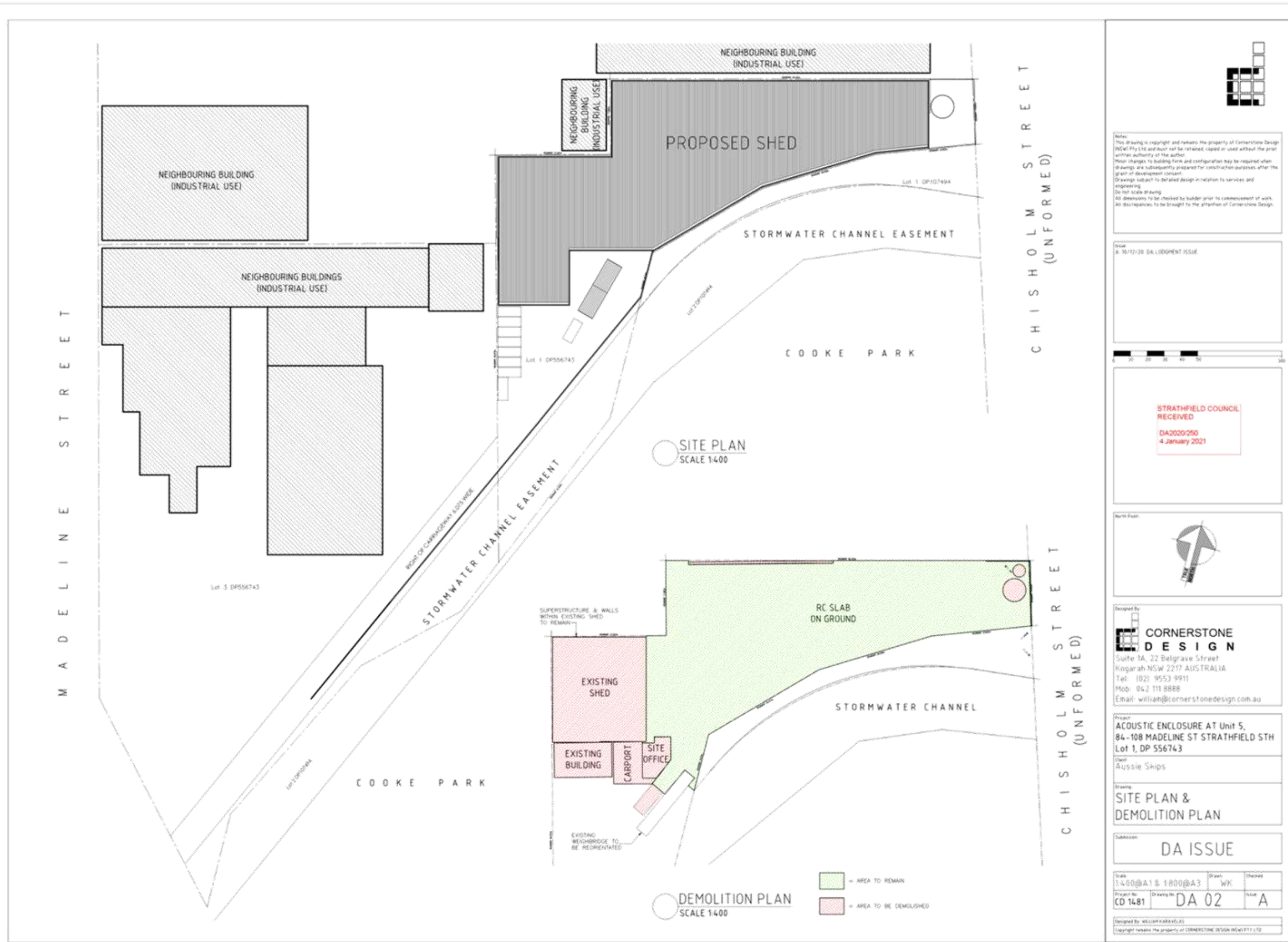
- the undertaking of initial independent noise monitoring to verify acoustic compliance with the noise limit set out in Condition 12, including proposed locations for testing (with attended noise monitoring to be undertaken from the nearest residential receiver). Such monitoring must occur no later than 2 months after the issue of an Occupation Certificate;
- specifying the plant and equipment which will be allowed to be used in the development;
- the provision of a compliance report to Council;
- how any issues of non-compliance identified in the initial compliance report are to be rectified (with any such non-compliances to be rectified with 60 days of the issue of the compliance report);
- a proposed regime for ongoing acoustic monitoring against the requirements of this consent, including:
 - frequency for ongoing acoustic compliance testing;
 - reporting regime; and
 - the regime for rectification of non-compliances.

Note - For the purpose of the independent compliance testing such testing is to exclude any acoustical consultancy/engineer firm involved in the Development Application/Construction Certificate stage of the subject development.

The development must be operated in accordance with the terms of the approved independent noise monitoring plan.

ATTACHMENTS

1. [↓](#) Site Plan and Demolition Plan
2. [↓](#) Ground Floor Plan
3. [↓](#) Roof Plan
4. [↓](#) Elevations
5. [↓](#) Elevations and Section
6. [↓](#) Schedule of Finishes
7. [↓](#) Concept Drainage Plan



Note:
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 These changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
 Drawings subject to detailed design in relation to services and engineering.
 Do not scale drawing.
 All dimensions to be checked by builder prior to commencement of work.
 All discrepancies to be brought to the attention of Cornerstone Design.

Note:
 A 78/12/20 DA LODGMENT ISSUE



STRATHFIELD COUNCIL
 RECEIVED
 DA2020/250
 4 January 2021



Designed by
CORNERSTONE DESIGN
 Suite 1A, 22 Belgrave Street
 Kogarah NSW 2217 AUSTRALIA
 Tel: (02) 9553 9911
 Mob: 04 2 111 8888
 Email: william@cornerstonedesign.com.au

Project:
 ACOUSTIC ENCLOSURE AT Unit 5,
 84-108 MADELINE ST STRATHFIELD STH
 Lot 1, DP 556743

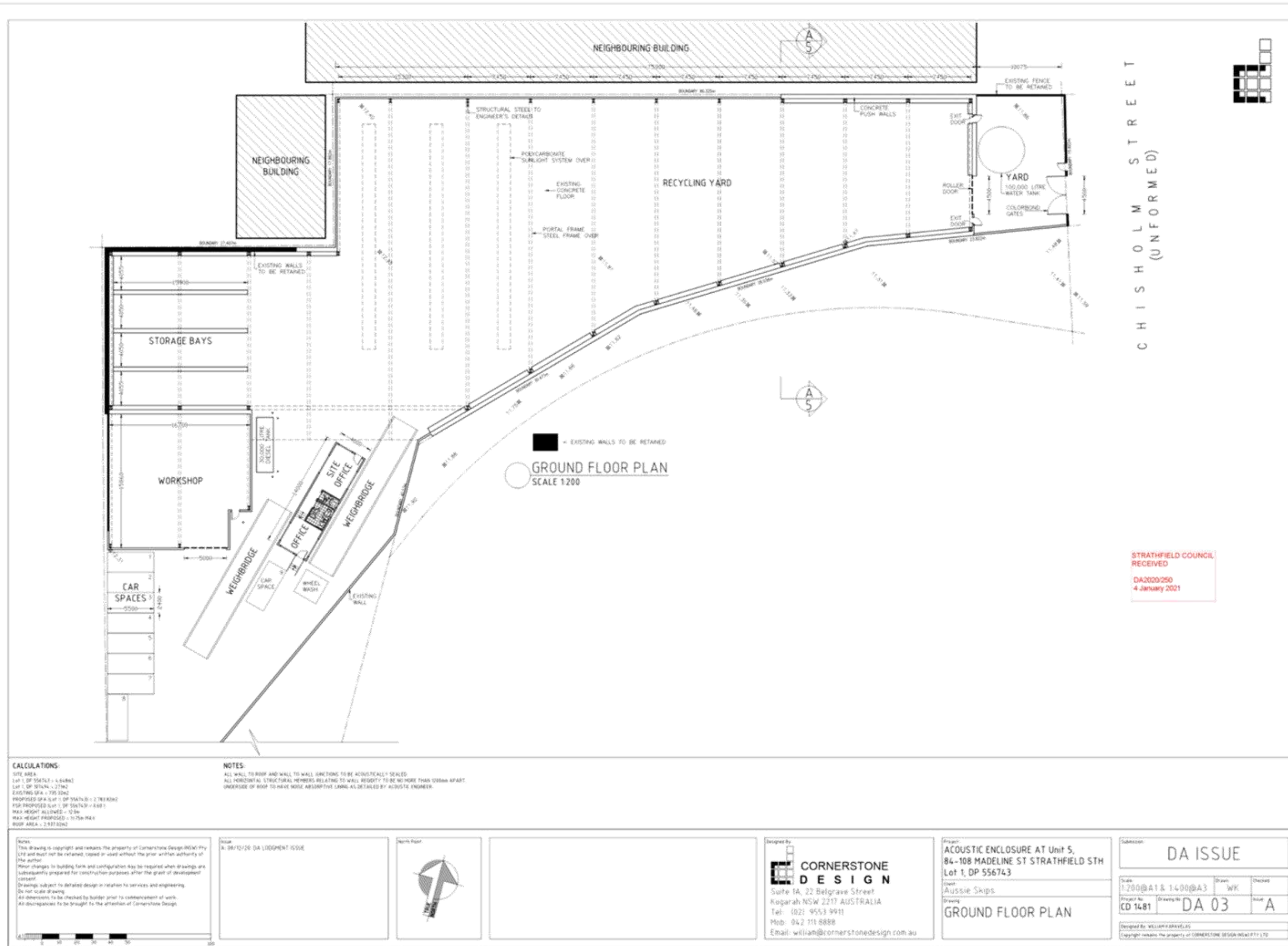
Client:
 Aussie Ships

Drawn:
**SITE PLAN &
 DEMOLITION PLAN**

Submission:
DA ISSUE

Scale: 1:400@A1 & 1:800@A3	Drawn: WK	Checked:
Project No: CD 1481	DA No: DA 02	Sheet: A

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DA2020250
4 January 2021

CALCULATIONS:
SITE AREA
Lot 1, DP 554741 = 4.64842
Lot 1, DP 554741 = 2.7142
EXISTING SPA = 735.00m²
PROPOSED SPA Lot 1, DP 554741 = 2.7142m²
RFR PROPOSED Lot 1, DP 554741 = 648.1
MAX HEIGHT ALLOWED = 10.5m
MAX HEIGHT PROPOSED = 10.75m H4.0
ROOF AREA = 2.91732m²

NOTES:
ALL WALL TO ROOF AND WALL TO WALL JOINTS TO BE ACOUSTICALLY SEALED.
ALL HORIZONTAL STRUCTURAL MEMBERS RELATING TO WALL HEIGHT TO BE NO MORE THAN 1000mm APART.
UNDERSIDE OF ROOF TO HAVE NOISE ABSORPTIVE LINING AS DETAILED BY ACOUSTIC ENGINEER.

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Minor changes to building form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Drawings subject to detailed design or relation to services and engineering.
Do not scale drawing.
All dimensions to be checked by builder prior to commencement of work.
All discrepancies to be brought to the attention of Cornerstone Design.

Issue: 01/01/2020 - DA 1,000mm ISSUE

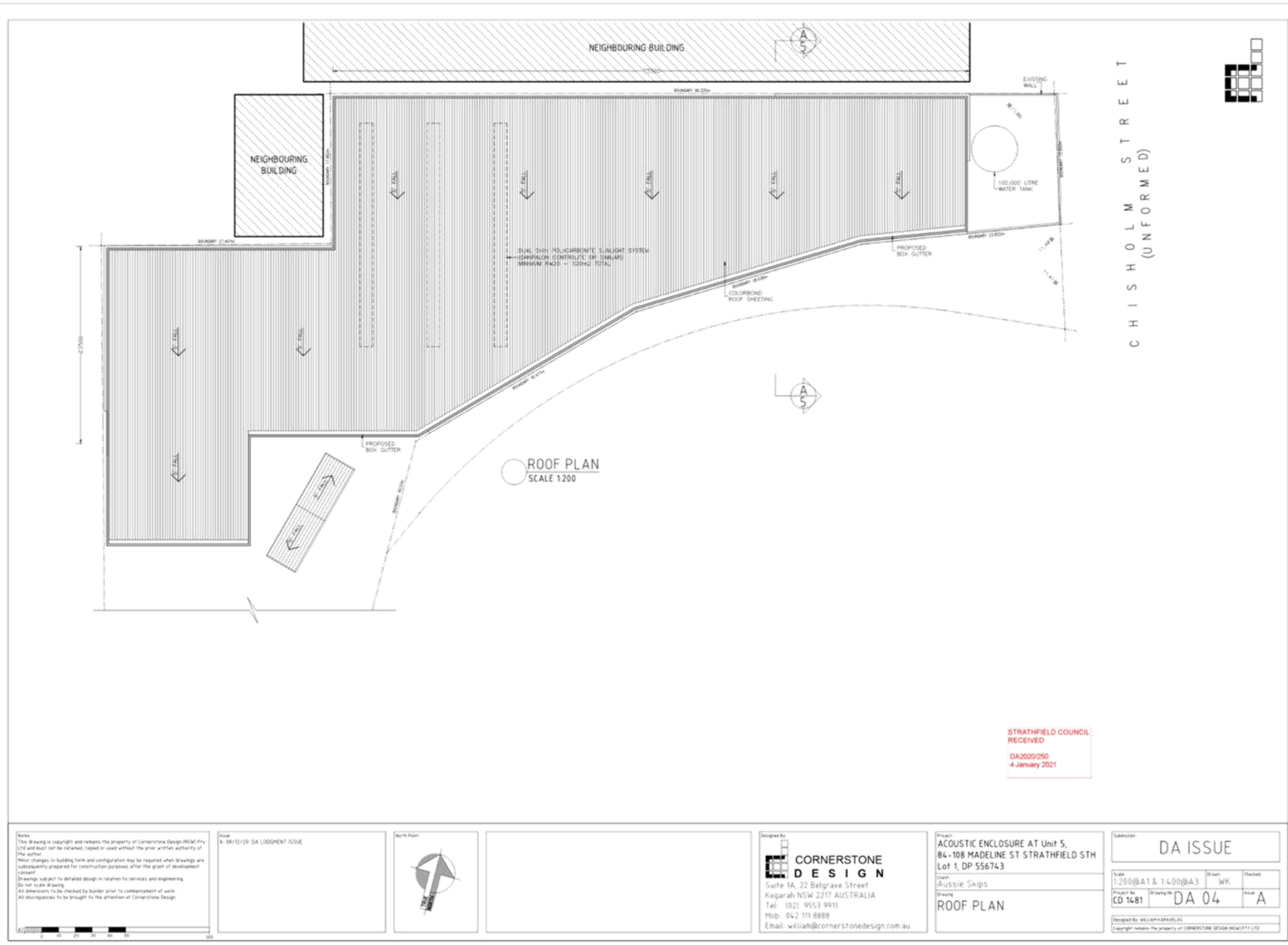


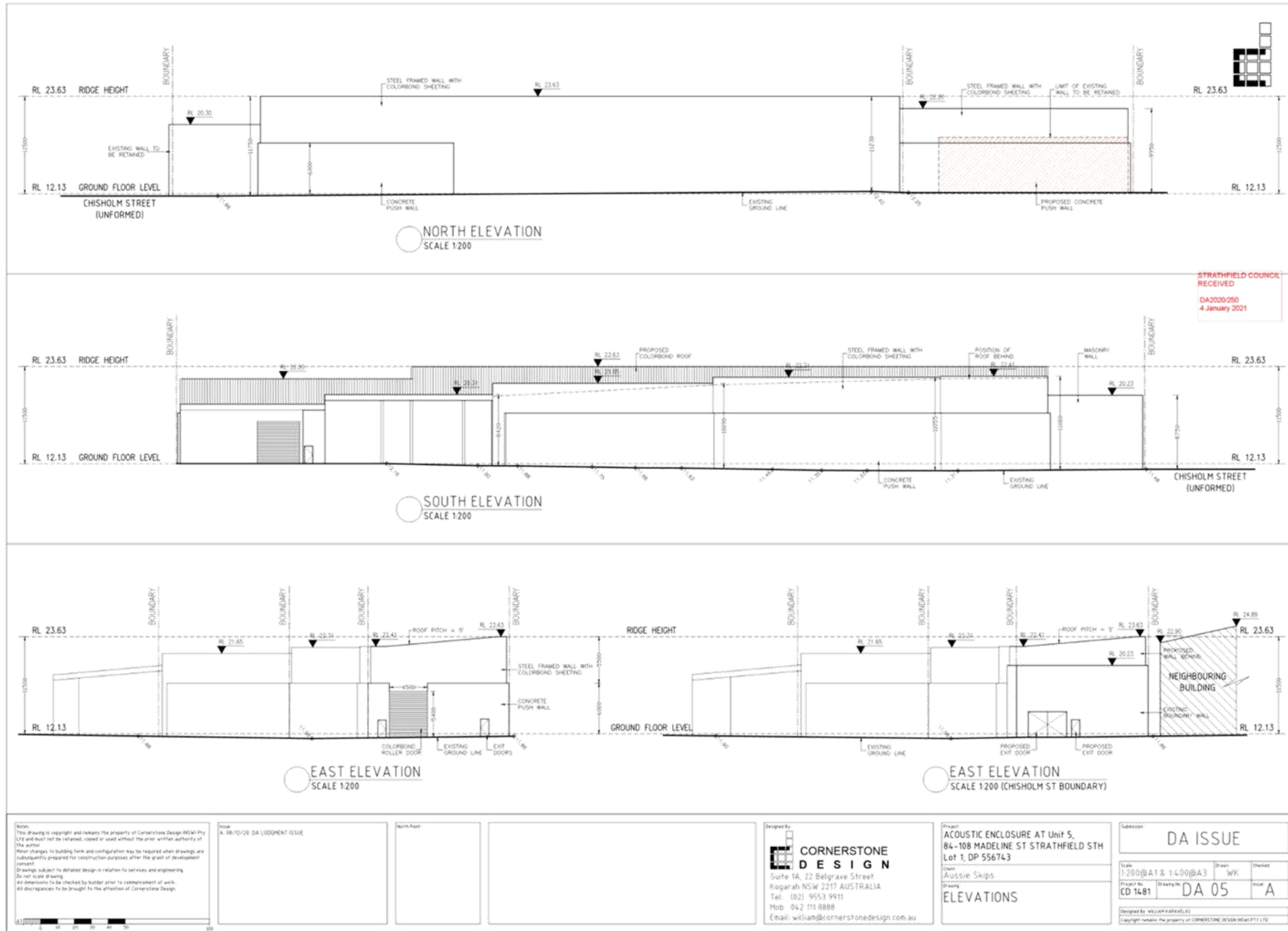
Designed by
CORNERSTONE DESIGN
Suite 1A, 22 Belgrave Street
Kogarah NSW 2217 AUSTRALIA
Tel: (02) 9553 9911
Mob: 042 311 8888
Email: william@cornerstonedesign.com.au

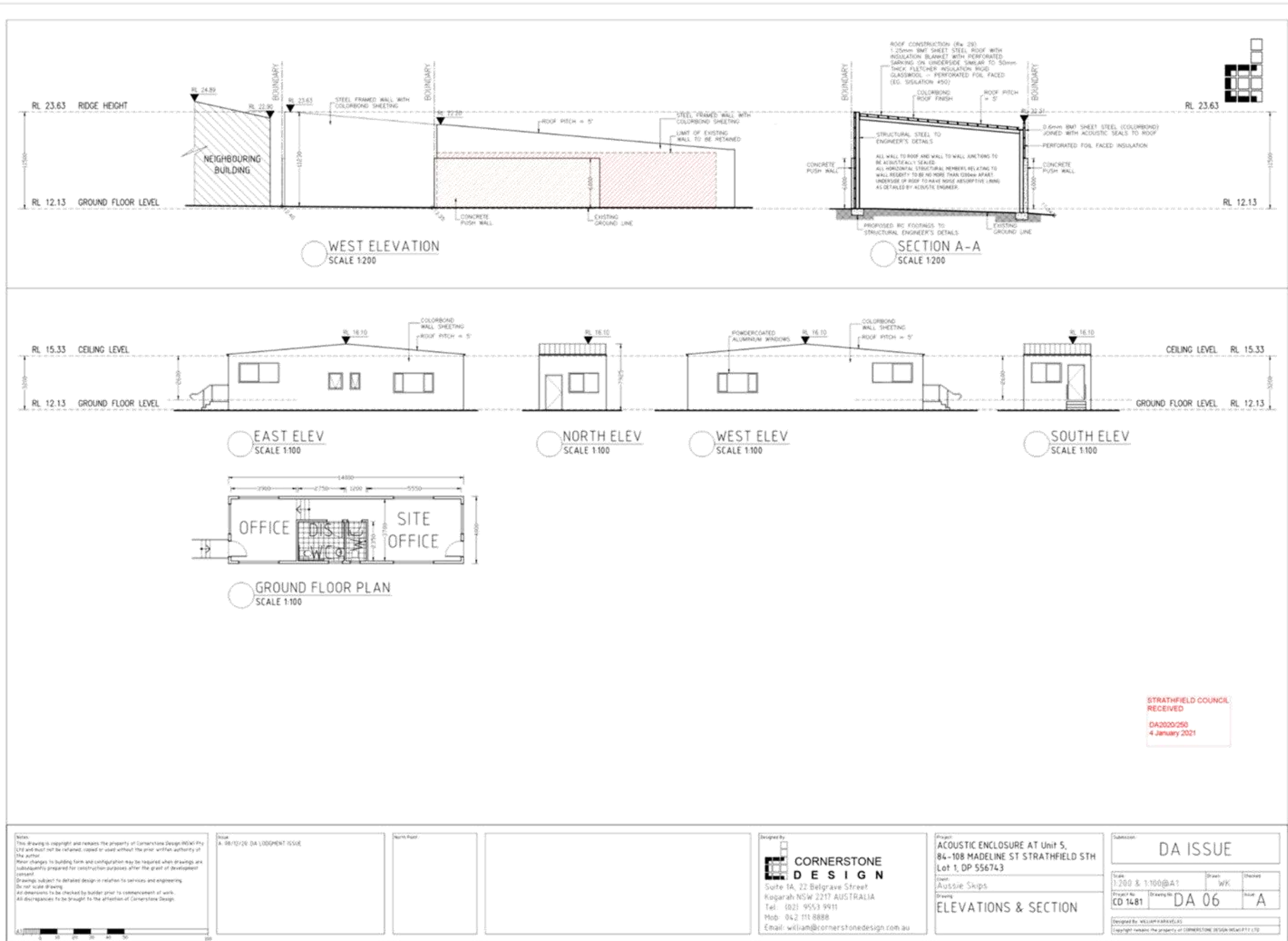
Project:
ACOUSTIC ENCLOSURE AT Unit 5,
84-108 MADELINE ST STRATHFIELD STH
Lot 1, DP 556743
Client:
Aussie Skips
Drawing:
GROUND FLOOR PLAN

DA ISSUE	
Drawn: 1:200@A1 & 1:400@A3	Checked: WK
Project No: CD 1481	Issue No: DA 03
Scale: A	

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SCHEDULE OF FINISHES

AUSSIE SKIPS

Unit 5, 84-108 MADELINE ST STRATHFIELD SOUTH

Prepared By:
Cornerstone Design
Shop 1, 2 Kensington Street
Kogarah NSW 2217

Date: 15 December 2020

Colorbond Roof Sheeting – ‘Dulux’ Windspray – Powdercoating or similar



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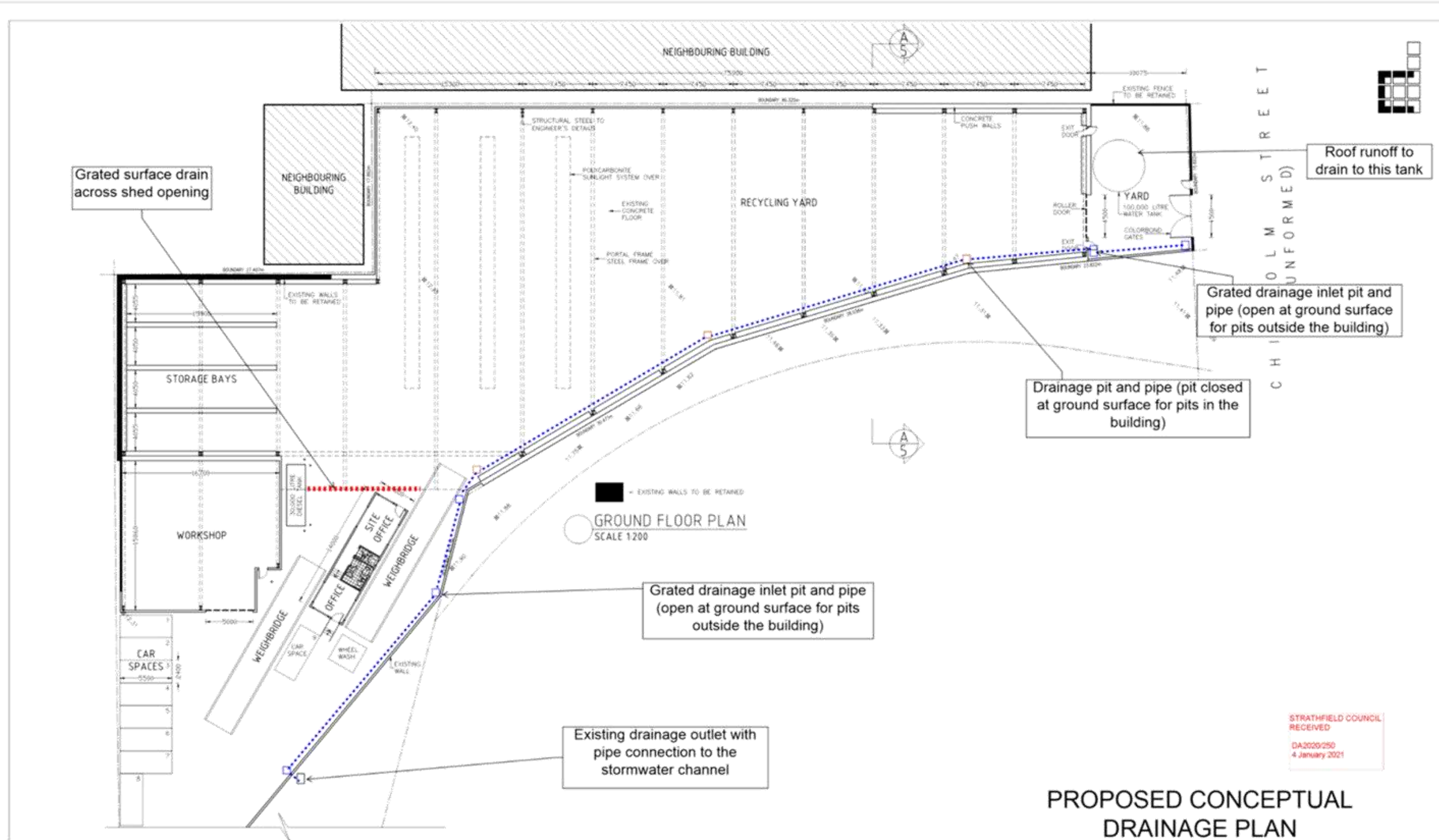
DA2020/250
4 January 2021

Colorbond Wall Sheeting – ‘Dulux’ Windspray – Powdercoating or similar



Concrete Push Walls – Paint Finish – ‘Dulux’ Woodland Grey or similar





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DA2020/250
4 January 2021

**PROPOSED CONCEPTUAL
DRAINAGE PLAN**

<p>CALCULATIONS: SITE AREA Lot 1, DP 556743 - 4.64842 Lot 1, DP 556743 - 27m2 EXISTING GFA - 730.0m2 PROPOSED GFA Lot 1, DP 556743 - 2,783.0m2 FOR PROPOSED Lot 1, DP 556743 - 940.1 MAX HEIGHT ALLOWED - 10.5m MAX HEIGHT PROPOSED - 10.75m MAX ROOF AREA - 2,917.0m2</p>	<p>NOTES: ALL WALL TO ROOF AND WALL TO WALL JOINTS TO BE ACoustically SEALED. ALL HORIZONTAL STRUCTURAL MEMBERS RELATING TO WALL JOINTS TO BE NO MORE THAN 1000mm APART. UNDERSIDE OF ROOF TO HAVE NOISE ABSORPTIVE LINING AS DETAILED BY ACoustIC ENGINEER.</p>	<p>North Point</p>	<p>Designed by CORNERSTONE DESIGN Suite 1A, 22 Belgrave Street Kogarah NSW 2217 AUSTRALIA Tel: (02) 9553 9911 Mob: 042 111 8888 Email: william@cornerstonedesign.com.au</p>	<p>Project: ACoustIC ENCLOSURE AT Unit 5, 84-108 MADLINE ST STRATHFIELD STH Lot 1, DP 556743 Client: Aussie Skips Drawing: GROUND FLOOR PLAN</p>	<p>Subsection: DA ISSUE Scale: 1:200@A1 & 1:400@A3 Project No: CD 14-81 Drawing No: DA 03 Sheet: A</p>	<p>Designed by: WILLIAM HARRIS/JULIAS Copyright remains the property of CORNERSTONE DESIGN (NSW) PTY LTD</p>
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