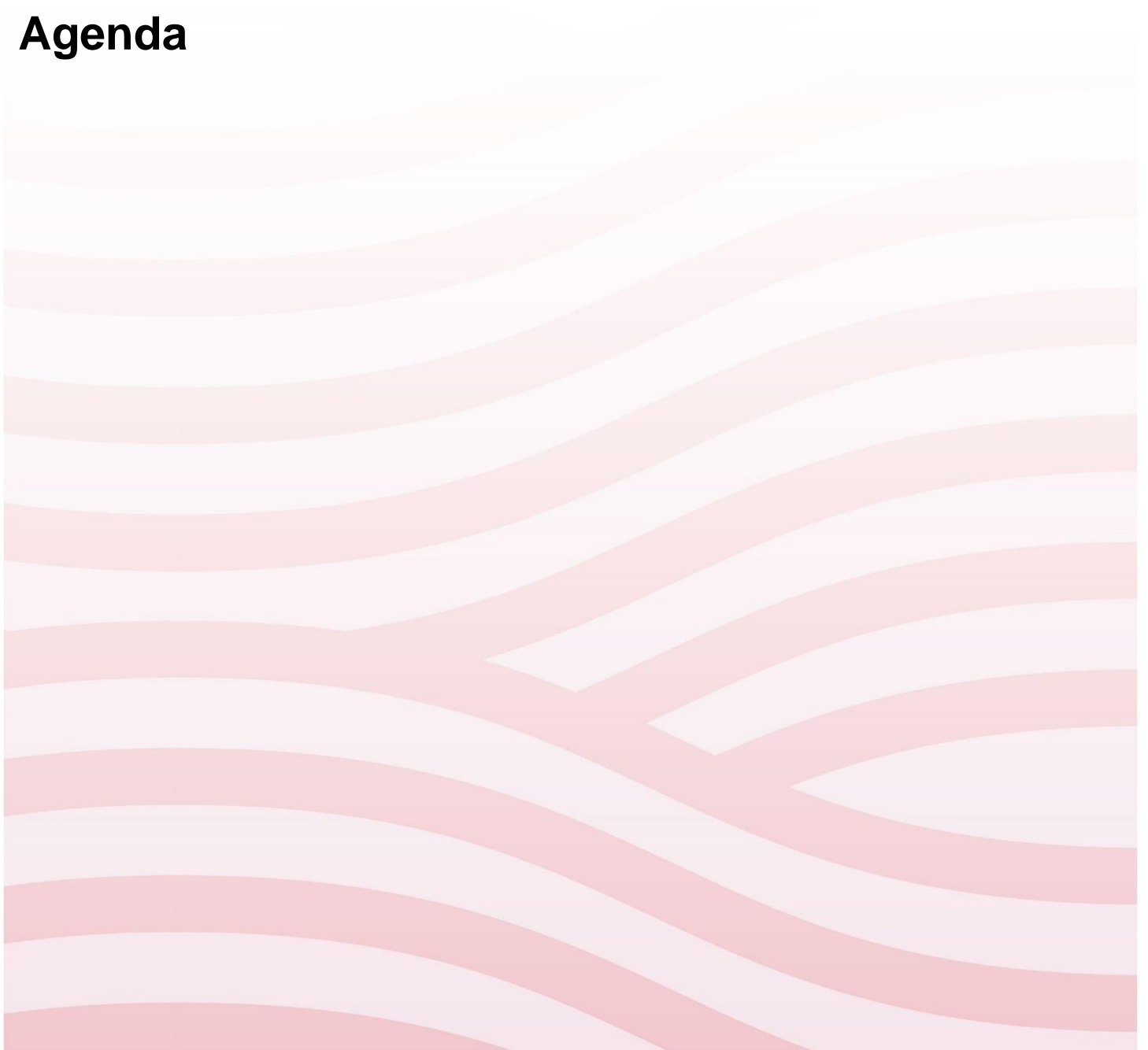




# Woollahra Local Planning Panel (Electronic Meeting)

Thursday 15 August 2024  
at the Conclusion of the Public Meeting

## Agenda



### **Woollahra Local Planning Panel (Electronic Meetings):**

Woollahra Council will be holding Woollahra Local Planning Panel (Electronic Meetings) remotely using conferencing technology.

The Chair of the panel, members of the Panel and staff will be participating in meetings by an audio-visual link instead of attending in person.

In response to the Directive issued by the Minister for Planning & Public Spaces on 30 June 2020, the Woollahra Local Planning Panel was required to change the way applications are considered from 1 August 2020.

In this regard, the applications listed on this Agenda will not be considered at a public meeting but rather considered **electronically** by the Panel.

When considering applications electronically, the Panel will be provided with an assessment report, relevant attachments and submissions (including copies of any submissions made by members of the public).

Meetings held electronically by the Panel, are not public meetings, and therefore members of the public are **unable** to address the panel meeting.

Late correspondence may be submitted for consideration by the Panel. All late correspondence must be received by **12 noon on the day before the meeting**. Late correspondence is to be emailed to [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)

The Woollahra Local Planning Panel (Electronic Agenda), including the assessment report on the development application, will be publically available on Council's website six (6) days prior to the meeting at: [www.woollahra.nsw.gov.au/council/meetings\\_and\\_committees/agendas\\_and\\_minutes](http://www.woollahra.nsw.gov.au/council/meetings_and_committees/agendas_and_minutes)

Minutes of the Woollahra Local Planning Panel (Electronic Meeting) will be posted to Council's website once finalised.

If you have any questions in relation to the above mentioned changes, please contact Council's Governance department on (02) 9391 7001.

**Woollahra Local Planning Panel Membership:** 1 Chair, 2 Experts and 1 Community Representative

**Quorum:** 3 Panel members



# Woollahra Municipal Council

## Notice of Meeting

5 August 2024

To: Woollahra Local Planning Panel Members  
*Chair*  
*Experts*  
*Community Representative*

Dear Panel Members,

### Woollahra Local Planning Panel (Electronic Meeting) – 15 August 2024

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Woollahra Local Planning Panel (Electronic Meeting)** meeting to be held in the **Council Chambers, 536 New South Head Road, Double Bay, on Thursday 15 August 2024 at the Conclusion of the Public Meeting.**

The applications listed on this Agenda will not be considered at a public meeting but rather considered **electronically** by the Panel.

When considering applications electronically, the Panel will be provided with an assessment report, relevant attachments and submissions (including copies of any submissions made by members of the public). Meetings held electronically by the Panel, are not public meetings, and therefore members of the public are **unable** to address the panel meeting.

Members of the public are however invited to submit late correspondence for consideration by the Panel by emailing [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by **12 noon on the day prior to the meeting.**

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

Regards,

Craig Swift-McNair  
General Manager



Woollahra Local Planning Panel

(Electronic Meeting)

Agenda

Item	Subject	Page
1	Opening	
2	Acknowledgement of Country (Gadigal People and Birrabirragal People)	
3	Leave of Absence and Apologies	
4	Disclosures of Interest	
Items to be Decided by the Panel		
D1	DA170/2024/1 14-16 & 18 Comber Street Paddington - 24/138381 .....7 *See Recommendation Page 23	
D2	DA582/2021/3 - 79 Drumalbyn Road, Bellevue Hill - 24/136670 .....45 *See Recommendation Page 61	
D3	DA383/2023/1 - 50 O'Sullivan Road Rose Bay - Easts Rugby Club - 24/136738..... 145 *See Recommendation Page 158	



## **LOCAL PLANNING PANEL DEVELOPMENT APPLICATION ASSESSMENT REPORT**

<b>ITEM No.</b>	D1
<b>FILE No.</b>	DA170/2024/1
<b>ADDRESS</b>	14-16 & 18 Comber Street PADDINGTON
<b>COUNCIL WARD</b>	Paddington
<b>SITE AREA</b>	307m <sup>2</sup>
<b>ZONING</b>	R2 Low Density Residential
<b>PROPOSAL</b>	Proposed Torrens title Subdivision of Lot 1 in DP67273, Lot 1 in DP653188, and Lots 14-16 incl. in DP456135 into Lots 1 and 2
<b>TYPE OF CONSENT</b>	Local development
<b>COST OF WORKS</b>	\$5,830.00
<b>DATE LODGED</b>	23/05/2024
<b>APPLICANT</b>	Mr R Sales
<b>OWNER</b>	Mr D W & Mrs D I Harris
<b>AUTHOR</b>	Mr V Aleidzans
<b>TEAM LEADER</b>	Mr G Fotis
<b>SUBMISSIONS</b>	Nil
<b>RECOMMENDATION</b>	Conditional Approval

### **1. REASON FOR REPORT TO LOCAL PLANNING PANEL (LPP)**

The application is to be determined by the Woollahra Local Planning Panel (LPP) as it falls under the category of:

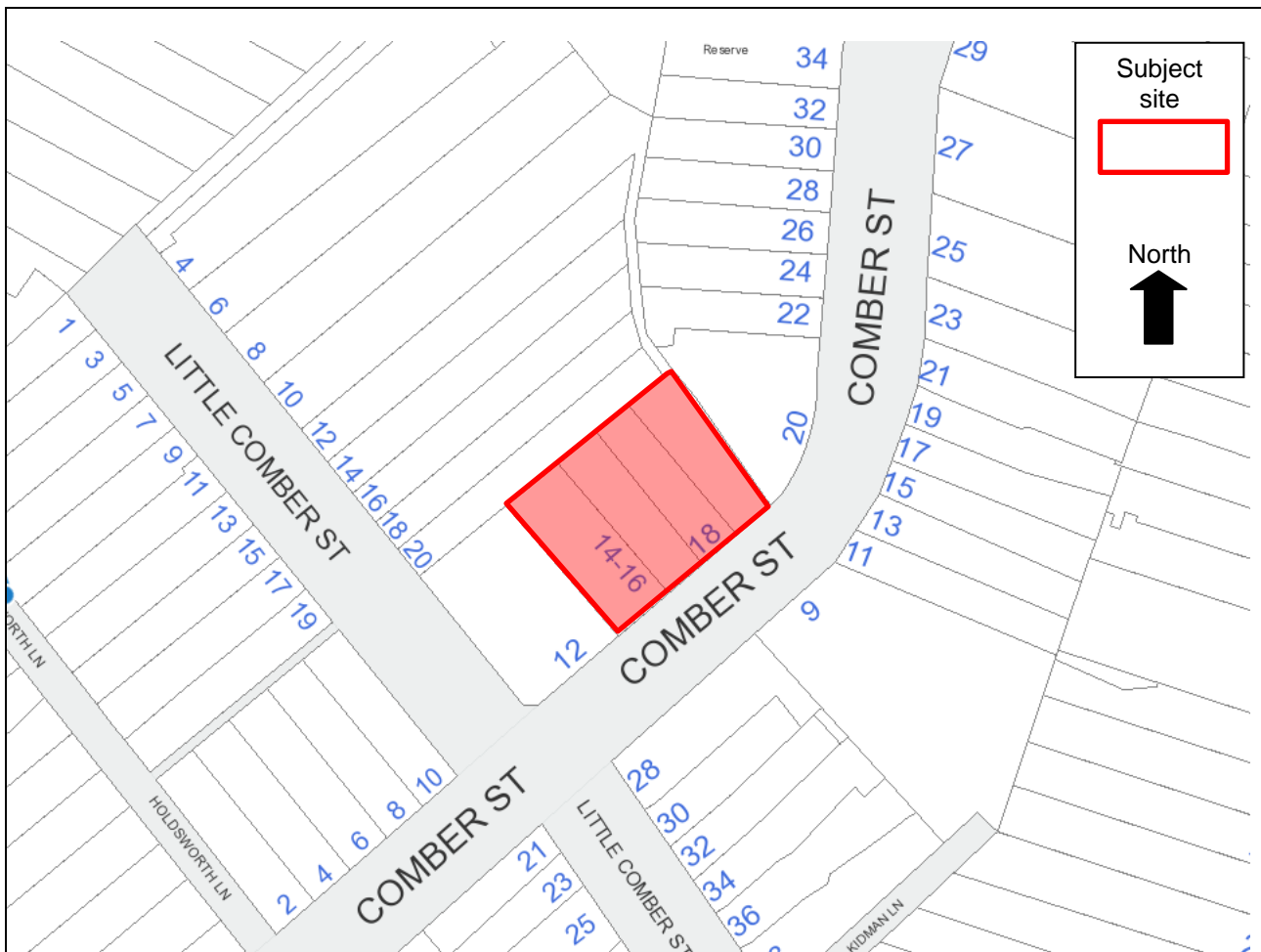
- Departure from development standards
  - (a) Development that contravenes a development standard imposed by an environmental planning instrument by more than 10%

### **2. REASONS FOR RECOMMENDATION**

The application has been assessed within the framework of the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 and is recommended for approval because:

- It is considered to be satisfactory with all relevant planning policies including the objectives of WLEP 2014 and WDCP 2015;
- It will not have adverse effects on the local built and natural environment nor any adverse social and economic impacts in the locality;
- All likely impacts to adjoining properties including any submissions made have been addressed in the report, or are considered to be satisfactory;
- The site is suitable for the proposed development;
- The proposal is in the public interest; and
- The Clause 4.6 is well-founded and as such, the exceedance of the statutory minimum subdivision lot size development standard is justified.

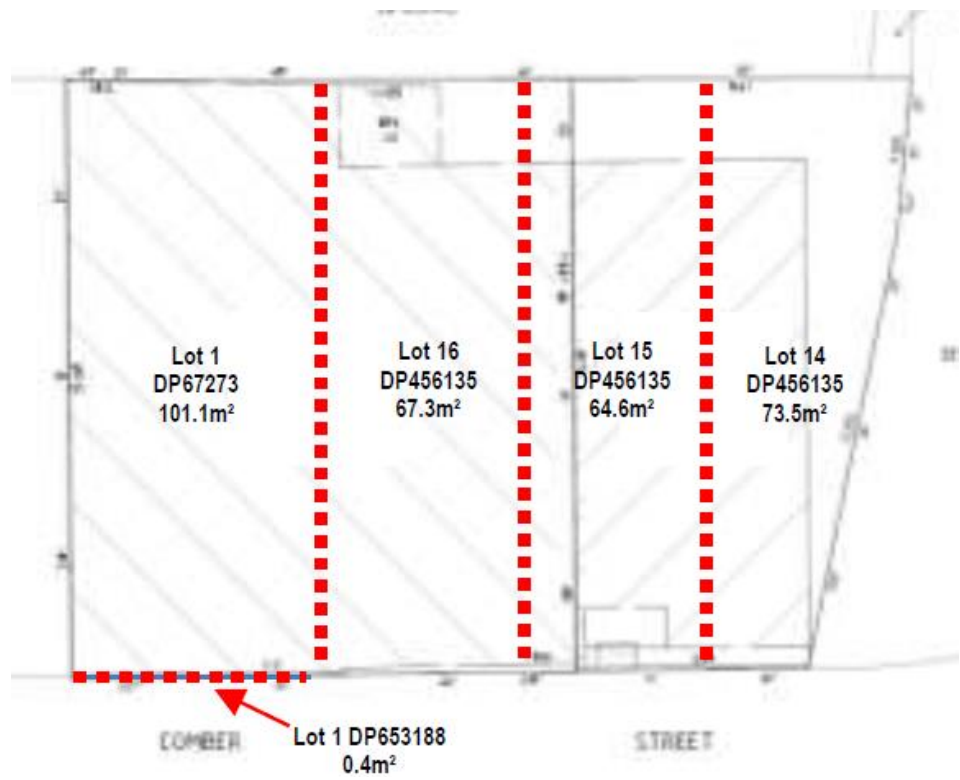
### 3. LOCALITY PLAN



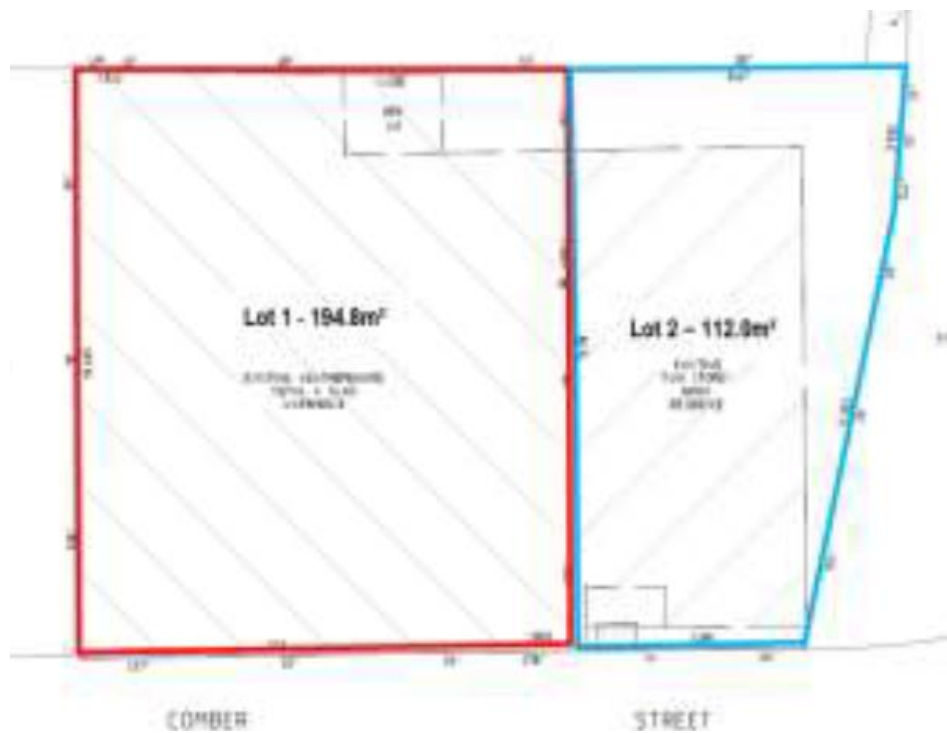
### 4. PROPOSAL

The proposal involves the Torrens Title Subdivision of Lot 1 in DP67273, Lot 1 in DP653188, and Lots 14-16 incl. in DP456135 into Lots 1 and 2.

The images below have been copied from the applicant's submitted Clause 4.6 variation request. These demonstrate the existing and the proposed lot configurations.



Source: GSA Planning  
Figure 1: Approximate area of existing lots



Source: GSA Planning  
Figure 2: Proposed lots

## 5. ISSUES

### 5.1 Exceptions to Development Standards in Woollahra Local Environmental Plan 2014

Clause	Development Standard	Departure from the Control	Conclusion
Part 4.1	Minimum Subdivision Lot Size	Lot 1 = 35.2m <sup>2</sup> or 15.30% departure from the control. Lot 2 = 118m <sup>2</sup> or 51.30%.departure from the control.	Satisfactory

### 5.2 Primary Issues

Issue	Conclusion	Section
Variations to Clause 4.1 Minimum subdivision lot size under the Woollahra LEP 2014.	Council is satisfied that the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and that there are sufficient environmental planning grounds to justify the contravention.	13.6

## PROPERTY DETAILS AND REFERRALS

### 6. SITE AND LOCALITY

<b>Physical features</b>
For the purposes of this application and description, the subject site comprises Nos. 14-16 and 18 Comber Street, Paddington. The subject site is legally defined as Lot 1 in DP67273, Lot 1 in DP653188, and Lots 14-16 incl. in DP456135.
It should be noted that the property addresses do not reflect the Lot numbers. For example Lots 14-16 have a street address of 18 Comber Street whilst Lots 1 have a street address of 14-16 Comber Street.
The subject site therefore comprises five (5) separate allotments.
Overall, the site is an irregular shaped allotment with a primary street frontage to Comber Street measuring 18.745m in length. The rear boundary length equals 19.705m with the side boundary lengths equalling 15.2m (south-west) and 15.29m (north-east), respectively.
The total site area equals 307m <sup>2</sup> .
<b>Topography</b>
The site is generally flat and does not experience any steep changes in topography.
<b>Existing buildings and structures</b>
At present the subject site comprises a warehouse building with vehicle access available via Comber Street along with a two storey residential built form which is attached to the warehouse. Hard paved areas along with soft landscaped areas are located throughout.
<b>Surrounding Environment</b>
The subject site is located within the Paddington Heritage Conservation Area in an R2 Low Density Residential land zone. The immediate locality generally comprises two storey terrace housing. Adjoining the subject site to the south-west at No. 12 Comber Street is a two storey building which is reflective of a more contemporary character. To the north-east the subject site adjoins the private open space area of No. 20 Comber Street. There is notably a warehouse type building located opposite the site at No. 5 Comber Street Paddington.





Photo 1: Aerial view of the subject site (red)

## 7. RELEVANT PROPERTY HISTORY

<b>Current use</b>
Residential accommodation and general industry
<b>Relevant Application History</b>
N/A
<b>Relevant Compliance History</b>
N/A
<b>Pre-DA</b>
N/A
<b>Requests for Additional Information and Replacement Applications</b>
A Stop the Clock letter dated 06 June 2024 was issued and requested additional information pertaining to: <ul style="list-style-type: none"> <li>- The minimum subdivision lot size non-compliance and need for a Clause 4.6 request.</li> </ul> <p>The requested information was submitted on 18 June 2024.</p> <p>A revised Clause 4.6 variation request was submitted on 27 July 2024.</p>
<b>Land and Environment Court Appeal(s)</b>
N/A

## 8. REFERRALS

Referral	Summary of Referral Response	Attachment
Heritage	Satisfactory, no conditions required.	5

## ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 include the following:

1. The provisions of any environmental planning instrument
2. The provisions of any proposed instrument that is/has been the subject of public consultation
3. The provisions of any development control plan
4. Any planning agreement that has been entered into
5. Any draft planning agreement that a developer has offered to enter into
6. The regulations
7. Any coastal zone management plan
8. The likely impacts of that development:
  - i) Environmental impacts on the natural and built environments
  - ii) Social and economic impacts
9. The suitability of the site
10. Any submissions
11. The public interest

## **9. ADVERTISING AND NOTIFICATION**

### **9.1 Submissions**

The application was advertised and notified from 12/06/2024 to 27/06/2024 in accordance with Chapter 6 of the Woollahra Community Participation Plan 2019. No submissions were received.

### **9.2 Statutory Declaration**

The applicant has completed the statutory declaration dated 24/07/2024 declaring that the site notice for DA170/2024/1 was erected and maintained during the notification period in accordance with Schedule 1 of the Woollahra Community Participation Plan 2019.

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

### **10.1 Chapter 2 – Coastal Management**

The provisions of this planning instrument that are relevant to the subject application involve managing development in the coastal zone and protecting the environmental assets of the coast.

It is considered that the proposal as subdivision which does not involve any physical works will not have any significant adverse environmental impact upon the harbour coastal locality and is therefore satisfactory with regard to the relevant provisions of the planning instrument.

### **10.2 Chapter 4 – Remediation of Land**

Under Clause 4.6(1)(a) of SEPP (Resilience and Hazards) 2021, consideration has been given as to whether the subject site on which the development is occurring is contaminated. In accordance with Council's mapping system, part of the subject site has been identified as being potentially contaminated.

Although this is the case, the proposal does not involve any physical works or change of use. The status quo in terms of the site's function and operation would remain unchanged by the proposal noting that it solely pertains to subdivision. It is not considered that the site needs to be made suitable for the proposed development.

It is considered that any future development applications which involve physical works will need to provide further investigation.

In the context of this development application, the land does not require further consideration under Clause 4.6(1) (b) and (c) of SEPP (Resilience and Hazards) 2021. The proposal is therefore acceptable with regard to SEPP (Resilience and Hazards) 2021.

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

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

The proposal does not involve any physical works and therefore there are no associated tree impacts that would arise. Furthermore, the proposal was reviewed by Council's Tree and Landscaping Officer at the Development Application Review Committee (DARC) stage and no objections were raised in this regard. The proposal is considered to be acceptable having regard to Chapter 2 of the SEPP.

### **11.2 Chapter 6 Water Catchments – Part 6.3 Foreshores and Waterways Area**

Chapter 6 (Water Catchments) of the SEPP applies to the subject land which is located within a regulated catchment being the Sydney Harbour Catchment.

The land is within the Sydney Harbour Catchment but is outside the Foreshores and Waterways Area and therefore only the provisions in Part 6.2 of the SEPP applies.

In deciding whether to grant development consent to development on land in a regulated catchment, matters relating to water quality and quantity, aquatic ecology, flooding, recreation and public access and total catchment management must be considered.

The proposal will have no significantly adverse impacts on the Sydney Harbour Catchment as it pertains to subdivision which does not involve any physical works.

The proposal therefore satisfies the relevant criteria prescribed by Chapter 6 – Water Catchments of the Biodiversity and Conservation SEPP 2021.

## **12. STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022**

This policy generally applies to all residential developments (excluding alterations and additions less than \$50,000) and all non-residential developments, except those excluded in Chapter 3.1 of the policy. The proposal pertains to subdivision with the cost of works being less than \$50,000. A BASIX Certificate is therefore not required in this case.

## **13. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014**

### **13.1 Part 1.2: Aims of Plan**

The proposal is consistent with the aims in Part 1.2(2) of the Woollahra LEP 2014.

### **13.2 Part 2.6: Subdivision – Consent Requirements**

The proposal is acceptable having regard to Part 2.6(1) of the Woollahra LEP 2014 as consent for the proposed subdivision is being sought via this application.

### **13.3 Land Use Table**

The proposal pertains to subdivision and is permitted and is consistent with the objectives of the R2 Low Density Residential zone.

### **13.4 Part 4.1: Minimum Subdivision Lot Size**

Part 4.1(3) specifies a minimum lot size of 230m<sup>2</sup>.

Site Area: 307m <sup>2</sup>	Proposed	Control	Complies
Minimum Lot Size – Subdivision	Lot 1 = 194.8m <sup>2</sup> Lot 2 = 112m <sup>2</sup>	230m <sup>2</sup>	No

The proposal does not comply with Part 4.1(3) of Woollahra LEP 2014 as detailed and assessed in Section 13.6 of this assessment report.

### 13.5 Part 4.3: Height of Buildings

Part 4.3 limits development to a maximum height of 9.5m. No physical works are proposed at the subject site with the existing building heights remaining unchanged. The proposal is therefore acceptable having regard to Part 4.3 Woollahra LEP 2014.

### 13.6 Part 4.6: Exceptions to Development Standards

#### Departure

The proposed allotment sizes are as follows:

- Lot 1 = 194.8m<sup>2</sup>
- Lot 2 = 112m<sup>2</sup>

As it pertains to proposed Lot 1, the proposed variation to the 230m<sup>2</sup> development standard equals 35.2m<sup>2</sup> or 15.30%.

Regarding proposed Lot 2, the proposed variation to the 230m<sup>2</sup> development standard equals 118m<sup>2</sup> or 51.30%.

#### Purpose

Section 4.6 allows for the contravention of a development standard (provided that the standard is not expressly excluded from the section), with the objectives of the section being:

- a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

#### Justification Requirements

Section 4.6(3) states that:

Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

- a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

Section 4.6(3) does not require the applicant to demonstrate those matters solely in the written request.

## **Applicant's Written Request**

Section 35B of the *Environmental Planning and Assessment Regulation 2021* requires a development application for development that proposes to contravene a development standard to be accompanied by a document [the written request] setting out the grounds on which the applicant seeks to demonstrate the matters in section 4.6(3) paragraphs (a) and (b).

The applicant has provided a written request in accordance with Section 35B of the *Environmental Planning and Assessment Regulation 2021*, which is attached at **Attachments 4**.

## **Other Matters put by the Applicant**

The applicant has not relied on any additional material to the written request at **Attachments 4** to demonstrate the matters in section 4.6(3) of the Woollahra LEP:

## **Council's Assessment**

Section 4.6(3) requires Council to be satisfied that the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and that there are sufficient environmental planning grounds to justify the contravention.

Council is required to undertake a critical review of the written request, and any other material that the Applicant has provided seeking to demonstrate the matters in section 4.6(3). This is set out below.

### **Step 1: Are the planning instrument, development standard and proposed variation identified in the written request accurate?**

In determining whether the information contained within the written request is accurate, the following questions have been considered:

*Is the provision proposed to be varied a development standard?*

Yes, Clause 4.1 of the Woollahra LEP 2014 is a development standard.

*Is the development standard proposed to be varied one that can be varied, and not excluded from the operation of section 4.6 by section 4.6(8)?*

Yes, the development standard pertaining to minimum subdivision lot size may be varied and is not excluded from the operation of Clause 4.6 by Clause 4.6(8).

*Is the correct LEP or SEPP section (and objectives if relevant) referenced?*

Yes, the correct sections of the Woollahra LEP 2014 (including objectives) have been referenced.

*Is the extent of the variation correctly identified?*

Yes, the extent of the variation has been correctly identified.

### **Step 2: Section 4.6(3)(a): Is compliance unreasonable or unnecessary?**

In *Wehbe v Pittwater Council* (2007) 156 LGERA 446 (**Wehbe**), Preston CJ established five potential tests (the Wehbe test) for determining whether a development standard could be considered unreasonable or unnecessary:

- The first is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.

- The second is to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary.
- The third is to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.
- The fourth is to establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable.
- The fifth is to establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary."

However, the five tests set out in *Wehbe* above are not the only ways that an applicant can demonstrate that compliance with a development standard is unreasonable or unnecessary. In *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] 236 LGERA 256 (**Initial Action**), Preston CJ stated at paragraph 22:

*These five ways are not exhaustive of the ways in which an applicant might demonstrate that compliance with a development standard is unreasonable or unnecessary; they are merely the most commonly invoked ways. An applicant does not need to establish all the ways. It may be sufficient to establish only one way, although if more ways are applicable, an applicant can demonstrate that compliance is unreasonable or unnecessary in more than one way.*

#### Assessment:

To determine whether the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, the following questions have been considered:

*Has the applicant adopted one or more of the Wehbe tests to demonstrate that compliance is unreasonable or unnecessary in the circumstances?*

The applicant has relied on Test 1 established in *Wehbe* to demonstrate that the development standards are unreasonable and unnecessary in this circumstance.

*Has the applicant used another method to justify that the variation is unreasonable or unnecessary?*

No.

*Are the arguments put forward by the applicant, to demonstrate compliance is unreasonable or unnecessary in the circumstances, supported and why?*

Yes, consideration has been given the underlying objectives of the minimum subdivision lot size development standard and the objectives of the subject R2 Low Density Residential zone. An assessment against these objectives is provided below.

#### **The objectives underlying Clause 4.1 – Minimum Subdivision Lot Size**

- (a) *to establish a minimum subdivision lot size that is consistent with the desired future character of the neighbourhood,*

At present the subject site comprises 5 allotments of which each contains one of two buildings currently located at the subject site. Each of these allotments is currently below the 230m<sup>2</sup> development standard.

The proposed allotments will each align with the existing structures at the subject site and the two distinct built forms being the warehouse and two storey brick residence. The proposal will rectify this current anomaly and offer a positive outcome which resembles the historical lot layout. From a heritage perspective this is considered to preserve the site's historical integrity.

Whilst there is a numerical shortfall in the proposed allotment sizes against the standard, the proposal offers a favourable response to the desired future character as it would better align with the existing development context and provide for a consistent and cohesive delineation between these two distinct forms. This would also restore the historical lot configuration which intern contributes positively to the desired future character of the neighbourhood. This objective is upheld.

*(b) to ensure that lot sizes support development envisaged under this Plan,*

The proposed allotments will preserve the existing buildings across the subject site. The new allotments will ensure that each building is appropriately accommodated within the new site boundaries which are reflective of the distinct forms and historical subdivision pattern. This objective is upheld.

*(c) to ensure that lots have a minimum size to retain or enhance amenity by providing useable areas for building and landscaping,*

The proposed allotment boundaries will align with the existing buildings and structures across the subject site. Therefore, the usable areas for the buildings and landscaping will remain unchanged by the proposal. This objective is upheld.

*(d) to identify locations suitable for increased development density,*

The proposal does not seek to provide for an increased development density rather seeks to rectify an anomaly in the historical subdivision pattern at the site through the creation of two lots over the existing development rather than 5. This objective is upheld.

*(e) to ensure that development complies with the desired future character of the area.*

The proposed lot configuration would align with the existing structures at the subject site which is considered to be consistent with the desired future character whilst also reflecting the historical subdivision pattern of the subject site. This objective is upheld.

### **The objectives of the R2 Low Density Residential zone**

- *To provide for the housing needs of the community within a low density residential environment.*

The proposal would not alter the provision of housing across the site. The status quo would be upheld.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal would not alter the existing land uses at the subject site which is considered acceptable.

- *To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.*



The proposal will provide a positive impact upon the desired future character as it would reinstate the historical subdivision layout whilst rectifying anomalies in terms of lot areas across the site.

- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.*

The proposal does not involve any physical works and therefore the height and scale of the existing structures would remain upheld.

- *To ensure development conserves and enhances tree canopy cover.*

The proposal would have no impacts on tree canopy cover noting that no physical works are proposed.

### **Step 3: Section 4.6(3)(b) Are there sufficient environmental planning grounds to justify the contravention?**

In *Initial Action* Preston CJ provided the following guidance (at paragraphs 23 and 24) concerning whether there will be sufficient environmental planning grounds to justify a contravention of the development standard:

- 23 *As to the second matter required by cl 4.6(3)(b), the grounds relied on by the applicant in the written request under cl 4.6 must be 'environmental planning grounds' by their nature: See Four2Five Pty Ltd. v Ashfield Council. The adjectival phrase "environmental planning" is not defined, but would refer to grounds that relate to the subject matter, scope and purpose of the EPA Act including the objects in s1.3 of the EPA Act.*
- 24 *The environmental planning grounds relied on in the written request under cl 4.6 must be "sufficient". ... the environmental planning grounds advanced in the written request must be sufficient "to justify contravening the development standard". The focus of cl 4.6(3)(b) is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds. The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole: see Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248 at [15].*

Section 1.3 of the EPA Act reads as follows:

#### *1.3 Objects of Act*

*The objects of this Act are as follows:*

- a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- c) to promote the orderly and economic use and development of land,*
- d) to promote the delivery and maintenance of affordable housing,*
- e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- g) to promote good design and amenity of the built environment,*



- h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- j) to provide increased opportunity for community participation in environmental planning and assessment.*

Assessment:

To determine whether the applicant has demonstrated that there are sufficient environmental planning grounds to justify the contravention of the development standard, the following questions have been considered:

*What environmental planning grounds have been put forward to justify the variation?*

The nominated environmental planning grounds are:

- Return to existing pattern;
- Align with existing structures; and
- Improvement of existing breaches.

*Are the environmental planning grounds specific to the proposed variation?*

Yes, the nominated environmental planning grounds are specific to the proposed variations.

*Are there sufficient environmental planning grounds to justify the proposed variation to the development standard?*

This assessment has had regard to the written Clause 4.6 variation request and is satisfied that there are sufficient environmental planning grounds to justify the proposed variation. The following considerations are made.

Return to existing pattern

The proposal will rectify a current anomaly and is reflective of the historical lot layout which is considered to be a positive heritage outcome.

Align with existing structures

The proposed lot layouts will be reflective of the existing structures across the subject site whereby an appropriate delineation will be made between the warehouse building and the residence. This would preserve their individual characteristics.

Improvement of existing breaches

At present each of the 5 lots is below the prescribed 230m<sup>2</sup> development standard. The proposal will regularise and improve upon the existing non-compliances through the creation of two distinct lots. Whilst still non-compliant these will positively align with the existing building context and historical subdivision pattern.

**Conclusion**

Council is satisfied that the applicant has demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances, and that there are sufficient environmental planning grounds to justify the contravention.

### **13.7 Part 5.10: Heritage Conservation**

The subject site has not been identified as a heritage item, however, is located within the Paddington Heritage Conservation Area. It is identified a contributory item within the conservation area.

It is acknowledged that the subdivision of Paddington is part of the significance of the conservation area. In the circumstances of this case it is primarily the street and wall pattern of the physical buildings which is significant as appose to the pattern created by the subdivision itself noting that the existing pattern does not align with the pattern of development at the subject site. The proposal is appropriate in this case at it responds to the existing built form and the historical pattern of development.

There are no heritage items within proximity of the subject site that would be adversely impacted by the proposal.

Overall, the proposal is acceptable with regard to the objectives in Part 5.10 of the Woollahra LEP 2014.

### **13.8 Part 5.21: Flood Planning**

Part of the subject site identified as being within a flood planning area. No physical works are proposed at the site and therefore the status quo in terms of the relationship of the subject site along with existing buildings in its location within a flood planning area remains upheld. The proposal is acceptable with regard to Part 5.21 of Woollahra LEP 2014.

### **13.9 Part 6.1: Acid Sulfate Soils**

Part 6.1 requires Council to consider any potential acid sulfate soil affectation so that it does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The subject site is within a Class 5 area as specified in the Acid Sulfate Soils Map. However, the subject works are not likely to lower the water table below 1.0m AHD on any land within 500m of a Class 1, 2 and 3 land classifications. Accordingly, preliminary assessment is not required and there is unlikely to be any acid sulfate affectation. It is therefore acceptable with regard to Part 6.1.

### **13.10Part 6.2: Earthworks**

The proposal does not involve any earthworks and is therefore acceptable with regard to Part 6.2 of the Woollahra LEP 2014.

### **13.11Part 6.6: Use of Existing Non-Residential Buildings in Residential Zones**

The proposal does not seek a change of use of the existing non-residential building having regard to Part 6.6 of the Woollahra LEP 2014 and is therefore acceptable.

## **14. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015**

### **14.1 Chapter C1: Paddington Heritage Conservation Area**

The proposal does not involve any physical works across the subject site. Accordingly, only the relevant sections of Chapter C.1 have been addressed in the assessment below.

### **C1.2.4 Desired future character**

The proposal would have a positive response to the desired future character as the proposed boundaries are in keeping with the alignments of the existing contributory forms. There are no psychical works proposed and therefore the presentation of the existing built form would remain unchanged. The proposal is acceptable against the relevant desired future objectives within Section C1.2.4 of the Woollahra DCP 2015.

### **C1.4.11 Land subdivision and site amalgamations**

C1 requires that proposed subdivision of an existing lot to create a new lot or an amalgamation of a number of lots must be of a size in area and dimensions which reflects the characteristics of historically relevant allotments adjoining and in the vicinity of the site.

The proposed allotments would positively respond to the pattern of the existing built form and historical pattern of development at the subject site which is deemed acceptable having regard to C1.

C2 requires that subdivision or site amalgamation must not compromise:

- a) the significant features of the existing building on the site including outbuildings;
- b) the setting of the existing site including significant fences and landscape elements; or
- c) the setting of the building on adjoining sites.

The proposal will not impact any significant features at the subject site and will maintain the setting of the existing site and buildings. The proposed subdivision will appropriately delineate the two distinct building forms being the warehouse and residence which would not be adversely impacted. Compliance with C2 is achieved.

C3 states that public lanes and public pedestrian passageways are not to be amalgamated with private land. The proposal does not seek to amalgamate any public lanes or passageways which achieves compliance.

The proposal also satisfies the relevant objectives in the following manner.

*O1 To retain existing subdivision and building patterns.*

*O3 To ensure that subdivision or amalgamation of sites provides an appropriate response to the relevant historic character of Paddington and the relevant aspects of its historical pattern of development.*

- Although the proposal would alter the existing subdivision pattern it would provide for a more positive alignment with the existing built forms across the subject site which would reinforce the historical building pattern. O1 is upheld.
- The proposal will reflect the historical building pattern which in turn would reflect the historic character of the conservation area which satisfies O3.

Overall, the proposal is acceptable having regard to Section C1.4.11 of the Woollahra DCP 2015.

## **14.2 Chapter E1: Parking and Access**

The proposal does not alter the existing car parking or access arrangement at the subject site. It is therefore acceptable with regard to Chapter E1 of the Woollahra DCP 2015.

### **14.3 Chapter E2: Stormwater and Flood Risk Management**

The proposal does not involve any physical works and no changes to the existing stormwater management arrangements are proposed. The proposal is acceptable with regard to Chapter E2 of the Woollahra DCP 2015.

### **14.4 Chapter E3: Tree Management**

The proposal does not involve any physical works and therefore there are no associated tree management impacts that would arise. The proposal is acceptable with regard to Chapter E3 of the Woollahra DCP 2015.

### **14.5 Chapter E4: Contaminated Land**

In accordance with Council's mapping system, part of the subject site has been identified as being potentially contaminated.

Although this is the case, the proposal does not involve any physical works or change of use. The status quo in terms of the site's function and operation would remain unchanged by the proposal noting that it solely pertains to subdivision. It is not considered that the site needs to be made suitable for the proposed development.

It is considered that any future development applications which involve physical works will need to provide further investigation.

In the context of this development application, the land does not require further consideration and is therefore acceptable with regard to the objectives and controls in Chapter E4 of the Woollahra DCP 2015.

### **14.6 Chapter E5: Waste Management**

The applicant has not provided a SWMMP with the development application which is acceptable given no physical works are proposed. Notably, the existing waste management arrangements at the subject site would remain unchanged. The proposal is therefore acceptable with regard to Chapter E5 of the Woollahra DCP 2015.

### **14.7 Chapter E6: Sustainability**

The proposal pertains to subdivision with no physical works proposed. Given the nature of the proposal, there are no additional sustainability measures proposed nor are these considered necessary in this case. The proposal is therefore acceptable with regard to Chapter E6 of the Woollahra DCP 2015.

## **15. DRAFT AMENDMENTS TO POLICIES AND PLANS**

None relevant.

## **16. CONTRIBUTION PLANS**

### **16.1 Section 7.12 Contributions Plan**

Not applicable in this instance as the cost of works is less than \$100,000.

## **16.2 Subdivision 4 Housing and Productivity Contributions**

Section 7.24 of the Environmental Planning and Assessment Act 1979 identifies that the object of this subdivision is to facilitate the provision of regional infrastructure that supports and promotes housing and economic activity in a region by enabling a housing and productivity contribution to be required.

Division 1 of the Environmental Planning and Assessment (Housing and Productivity Contribution) Ministerial Order 2023 sets out the classes of development, which require a housing and productivity contribution.

The proposal does not require a housing and productivity contribution.

## **17. APPLICABLE ACTS/REGULATIONS**

### **17.1 Environmental Planning and Assessment Regulation 2021**

#### **Clause 61(1) Additional matters that consent authority must consider**

Clause 61(1) of the EPA Regulation 2021 requires Council to take into consideration Australian Standard AS 2601-2001: The demolition of structures. This requirement is not considered necessary as there are no physical works which form part of this application.

## **18. THE LIKELY IMPACTS OF THE PROPOSAL**

All likely impacts have been addressed elsewhere in the report, or are considered to be satisfactory and not warrant further consideration.

## **19. THE SUITABILITY OF THE SITE**

The site is suitable for the proposed development.

## **20. THE PUBLIC INTEREST**

The proposal is considered to be in the public interest.

## **21. CONCLUSION**

The proposal is acceptable against the relevant considerations under Section 4.15.

## **22. DISCLOSURE STATEMENTS**

There have been no disclosure statements regarding political donations or gifts made to any Councillor or to any council employee associated with this development application by the applicant or any person who made a submission.

## **23. RECOMMENDATION: PURSUANT TO SECTION 4.16 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, is satisfied that the written request from the applicant under Part 4.6 of the Woollahra Local Environmental Plan 2014 to the **Minimum Subdivision Lot Size** development standard under Clause 4.1 of Woollahra LEP 2014 has adequately addressed the relevant matters and the proposed development will be in the public interest because it is consistent with the relevant objectives of the particular standard and the zone. The Panel assumes the concurrence of the Secretary, Department of Planning, Industry and Environment.

**AND**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, grant development consent to Development Application No. 170/2024/1 for the proposed Torrens title Subdivision of Lot 1 in DP67273, Lot 1 in DP653188, and Lots 14-16 incl. in DP456135 into Lots 1 and 2 on land at 14-16 & 18 Comber Street PADDINGTON, subject to the following conditions:

**ALL DEVELOPMENT TYPES**

**A. GENERAL CONDITIONS**

A. 1.	<b>Conditions</b>
	<p>Consent is granted subject to the following conditions imposed under section 4.16 of the Environmental Planning and Assessment Act 1979 (“the Act”), and the provisions of the Environmental Planning and Assessment Regulation 2021 (“the Regulations”) and the provisions of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (“the Development Certification and Fire Safety Regulations”), such conditions being reasonable and relevant to the development as assessed under section 4.15 of the Act.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>• Failure to comply with this development consent and any condition of this consent is a criminal offence. Failure to comply with other environmental laws is also a criminal offence.</li><li>• Where there is any breach Council may without any further warning:<ul style="list-style-type: none"><li>a) Issue Penalty Infringement Notices (On-the-spot fines);</li><li>b) Issue notices and orders;</li><li>c) Prosecute any person breaching this consent; and/or</li><li>d) Seek injunctions/orders before the courts to restrain and remedy any breach.</li></ul></li><li>• Maximum penalties under NSW environmental laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.</li><li>• Should Council have to take any action to enforced compliance with this consent or other environmental laws Council's policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order.</li><li>• This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action.</li><li>• The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of the Crimes (Sentencing Procedure) Act 1999, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious.</li></ul>
	<p><b>Condition Reason:</b> To ensure all parties are aware of the relevant legislation that applies to the development.</p>
A. 2.	<b>Definitions</b>
	<p>Unless specified otherwise, words have the same meaning as defined by the <i>Act</i>, the <i>Regulations</i>, the <i>Development Certification and Fire Safety Regulations</i> and the <i>Interpretation Act 1987</i> as in force at the date of consent.</p> <p><b><i>Applicant</i></b> means the applicant for this consent.</p> <p><b><i>Approved Plans</i></b> mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.</p>

	<p><b>Local native plants</b> means species of native plant endemic to Sydney's eastern suburbs.</p> <p><b>Owner-builder</b> has the same meaning as in the <i>Home Building Act 1989</i>.</p> <p><b>PC</b> means the Principal Certifier under the <i>Act</i>.</p> <p><b>Principal Contractor</b> has the same meaning as in the <i>Act</i>, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.</p> <p><b>Professional engineer</b> has the same meaning as in the BCA.</p> <p><b>Public place</b> has the same meaning as in the <i>Local Government Act 1993</i>.</p> <p><b>Road</b> has the same meaning as in the <i>Roads Act 1993</i>.</p> <p><b>SEE</b> means the final version of the Statement of Environmental Effects lodged by the Applicant.</p> <p><b>Site</b> means the land being developed subject to this consent.</p> <p><b>Site work</b> means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.</p> <p><b>Woollahra LEP</b> means <i>Woollahra Local Environmental Plan 2014</i></p> <p><b>Woollahra DCP</b> means <i>Woollahra Development Control Plan 2015</i></p> <p><b>Work</b> for the purposes of this consent means:</p> <ul style="list-style-type: none"> <li>• the use of land in connection with development,</li> <li>• the subdivision of land,</li> <li>• the erection of a building,</li> <li>• the carrying out of any work,</li> <li>• the use of any site crane, machine, article, material, or thing,</li> <li>• the storage of waste, materials, site crane, machine, article, material, or thing,</li> <li>• the demolition of a building,</li> <li>• the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,</li> <li>• the delivery to or removal from the <i>site</i> of any machine, article, material, or thing, or</li> <li>• the occupation of the <i>site</i> by any person unless authorised by an occupation certificate.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of the relevant definitions.</p>
A. 3.	<p><b>Approved Plans and Supporting Documents</b></p> <p>Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.</p>

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
224034	Proposed Subdivision of Lot 1 in DP67273, Lot 1 in DP653188, and Lots 14-16 Inc. in DP456135	Bradley Glasson	11/3/2024

**Notes:**

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

**Condition Reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## DEMOLITION WORK

### B. BEFORE DEMOLITION WORK COMMENCES

Nil.

## REMEDIATION WORK

### C. ON COMPLETION OF REMEDIATION WORK

Nil.

## BUILDING WORK

### D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Nil.

### E. BEFORE BUILDING WORK COMMENCES

Nil.

### F. DURING BUILDING WORK

Nil.

### G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Nil.

### H. OCCUPATION AND ONGOING USE

Nil.



## SUBDIVISION WORK

### I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil

### J. BEFORE SUBDIVISION WORK COMMENCES

Nil

### K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Nil

## LAND SUBDIVISION

### L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE






L. 1.	<b>Land Subdivision Certificate (section 6.15 of the Act)</b>
	Before the issue of any subdivision certificate, a plan of subdivision which details the provision of all required easements and right of ways or the like to be registered upon the title of each lot to be so benefited or burdened must be submitted to Council or the Registered Certifier.
	A plan of subdivision cannot be registered under the Conveyancing Act 1919 unless a subdivision certificate has been issued for the subdivision. The person with the benefit of this consent must submit to Council an application for a subdivision certificate demonstrating compliance with section 6.15 of the Act. The subdivision certificate must include a certificate of compliance.
	<b>Condition Reason:</b> To ensure that a plan of subdivision detailing all required easements, right of ways, and the like has been submitted to Council or the Registered Certifier and to ensure that a subdivision certificate is issued prior to the registration of the plan of subdivision.

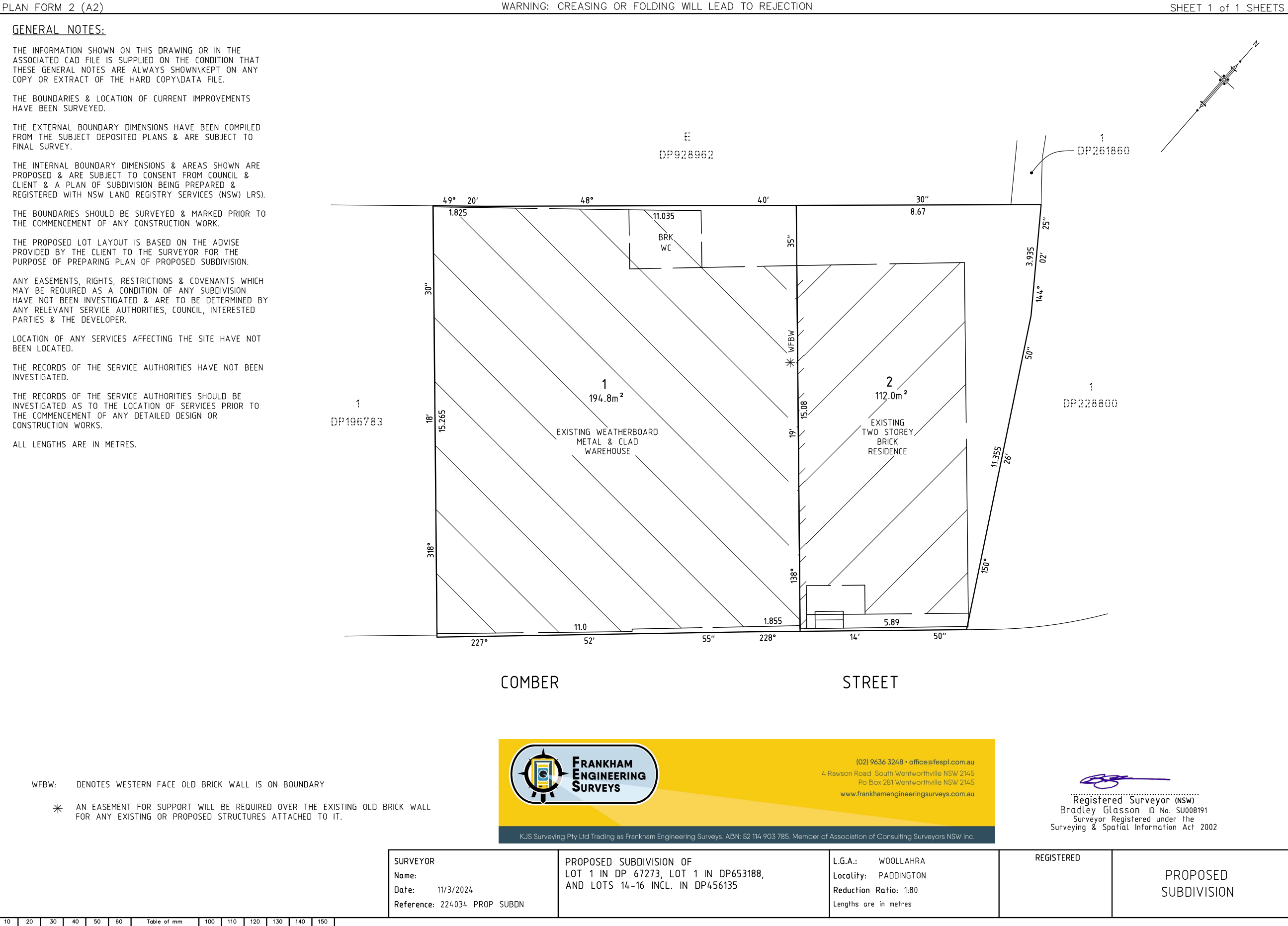
## STRATA SUBDIVISION

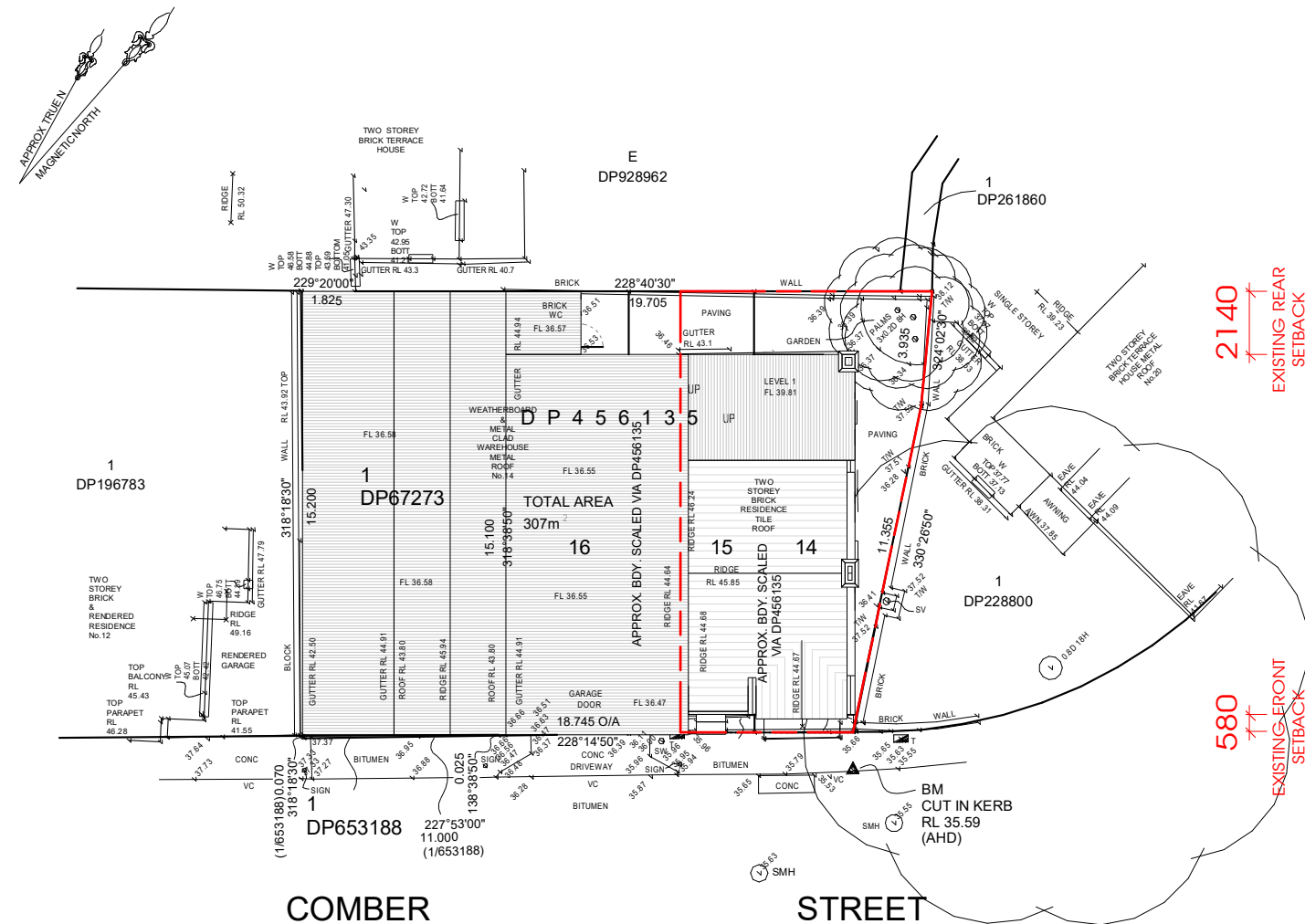
### M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil.

#### Attachments

1. Subdivision Plan [↓](#) 
2. Site Plan [↓](#) 
3. Survey plan [↓](#) 
4. Clause 4.6 Written Request [↓](#) 
5. Referral Response - Heritage [↓](#) 





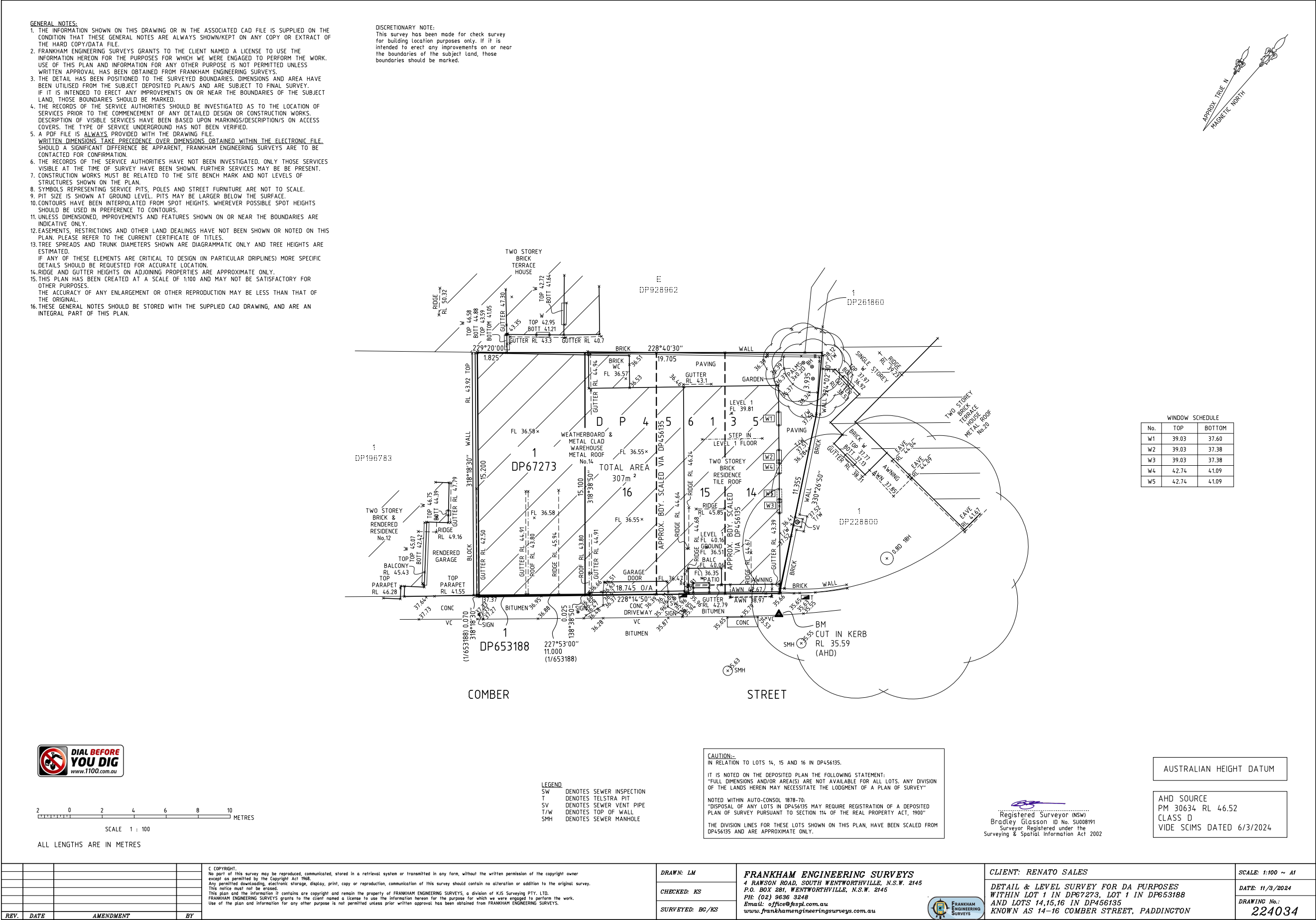


1

Site Plan.

1 : 200

 <div>NS Building Design &amp; Drafting Services Pty Ltd ABN. 82 647 705 753   ACN. 647 705 753 M. 0414 014 920   E. nikos@nsbuildingdesign.com.au 69 Canonbury Grove, Bexley Nth 2207 www.nsbuildingdesign.com.au</div>	TRUE NORTH	<div>NOTES</div> <div><div></div><div><div>* COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.</div><div>* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.</div><div>* THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE.</div><div>* FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.</div><div>* BUILDER TO VERIFY ALL DIMENSIONS ON SITE.</div></div></div>	REVISION SCHEDULE			TITLE		SCALE	1 : 200@ A3	DWG
	REV		DESCRIPTION	REV DATE	Existing Site Plan.		DRAWN	Author		
	B		Development Application - Subdivision	07.05.24	PROJECT DETAILS		DESIGNED	Designer	REV #	
					Proposed Subdivision		CHECKED	Checker		
					Renato Sales No. 14 -18 Comber St PADDINGTON		PLOT DATE	05/09/24		
							PROJECT #	Comber St	B	





## **WOOLAHRA LEP 2014 Clause 4.6 Exceptions to Development Standards – Minimum Subdivision Lot Size**

Proposed amalgamation of Lot 1 DP 67273, Lot 1 DP653188, Lot. 16 of DP 456135 and Part of Lot 15 in DP 456135 to create Lot 1 and boundary adjustment between No. 15 and 14 to create Lot 2.

### **No. 14-16 & 18 Comber Street, Paddington**

Prepared for:  
**David & Dorothy Harris**

Prepared by:  
**GSA PLANNING**  
Urban Design, Environmental & Traffic Planners  
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JOB NO. 24105  
June 2024

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**WOOLLAHRA LOCAL ENVIRONMENTAL PLAN (LEP) 2014  
CLAUSE 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS**

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**APPLICANT'S NAME:** David & Dorothy Harris

**SITE ADDRESS:** No. 14-16 & 18 Comber Street, Paddington

**PROPOSAL:** Proposed amalgamation of Lot 1 DP 67273, Lot 1 DP653188, Lot 16 of DP 456135 and Part of Lot 15 in DP 456135 to create Lot 1 and boundary adjustment between Lots 15 and 14 to create Lot 2.

1.

**(i) Name of the applicable planning instrument which specifies the development standard:**

Woollahra Local Environmental Plan (LEP) 2014

**(ii) The land is zoned:**

The objectives of the R2 Low Density Residential are as stated:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.
- To ensure development conserves and enhances tree canopy cover.

**(iii) The number of the relevant clause therein:**

Clause 4.1 – Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
- (a) to establish a minimum subdivision lot size that is consistent with the desired future character of the neighbourhood,
  - (b) to ensure that lot sizes support development envisaged under this Plan,
  - (c) to ensure that lots have a minimum size to retain or enhance amenity by providing useable areas for building and landscaping,
  - (d) to identify locations suitable for increased development density,
  - (e) to ensure that development complies with the desired future character of the area.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.
- (4) This clause does not apply in relation to the subdivision of any land—
- (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or
  - (b) by any kind of subdivision under the Community Land Development Act 2021.

This Clause 4.6 Exception to Development Standards should be read in conjunction with the Statement of Environmental Effects (SEE) prepared by GSA Planning.

## 2. Overview

This Clause 4.6 Exception to Development Standards has been prepared in accordance with the most recent case law. In our opinion, the variation achieves the objectives of the zone and development standard and has demonstrated there are sufficient environmental planning grounds to justify contravening the development standard.

## 3. Specify the nature of Development Standard sought to be varied and details of variation:

The development standard to which this request for variation relates is Clause 4.1 of the LEP – Minimum Subdivision Lot Size. This Clause operates in conjunction with the Lot Size Map which indicates a minimum lot size of 230m<sup>2</sup> applies to the subject site. Clause 4.1 is consistent with the definition for a development standard under Section 1.4 of the Environmental Planning and Assessment Act 1979 (EPA Act).

As existing, the subject site contains five (5) lots with two (2) buildings. Each existing lot falls below the minimum lot size of 230m<sup>2</sup>. It is proposed to amalgamate and propose boundary adjustments to create two lots across the site which will increase the lot areas from the existing situation.

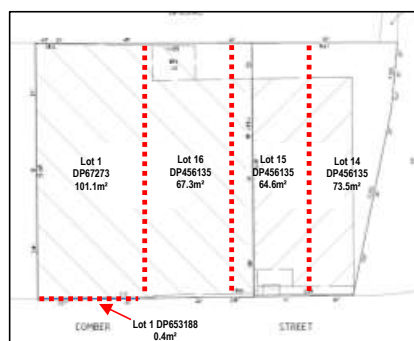
The purpose of creating two lots is to align with the existing built structures on the site, specifically the current warehouse and the two-story brick residence. This configuration will correct the current anomaly and provide a more favourable outcome from a heritage perspective, as it generally mirrors the historic lot layout. By doing so, the proposal will preserve its historical integrity.

The existing and proposed subdivision pattern are illustrated in the tables and figure below.

Table 1 – Existing Lots	
Existing Lot	Area (m <sup>2</sup> )
Lot 1 DP67273	101.1m <sup>2</sup>
Lot 1 DP653188	0.4m <sup>2</sup>
Lot 16 DP456135	67.3m <sup>2</sup>
Lot 15 DP456135	64.6m <sup>2</sup>
Lot 14 DP456135	73.5m <sup>2</sup>
NB – Surveyor has advised that there are limited dims on DP456135 and the accuracy of the line work within the DP is not known. As such, Lots 14-16 are approximate areas provided by the surveyor.	

Table 2 – Proposed Lots	
Lot 1	194.8m <sup>2</sup>
Lot 2	112.0m <sup>2</sup>

In summary, it is proposed to amalgamate Lot 1 in DP 67273, Lot 1 in DP653188, Lot 16 in DP 456135 and part of Lot 15 in DP 456135 to create proposed Lot 1. It is also proposed to amalgamate and adjust the boundary of Lots 15 and 14 in DP456135 to create Lot 2.



Approx. Existing Lots



Proposed Lots

Source: Frankham Engineering Surveys

**Figure 1: Existing vs Proposed**



#### 4. Consistency with Objectives of Clause 4.6

The objectives of Clause 4.6 seek to provide appropriate flexibility to the application of development standards in order to achieve better planning outcomes both for the development and from the development. In the Court determination in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] 236 LGERA 256 (*Initial Action*), Preston CJ notes at [87] and [90]:

*Clause 4.6 does not directly or indirectly establish a test that the non-compliant development should have a neutral or beneficial effect relative to a compliant development...In any event, Clause 4.6 does not give substantive effect to the objectives of the clause in Clause 4.6(a) or (b). There is no provision that requires compliance with the objectives of the clause.*

However, it is still useful to provide a preliminary assessment against the objectives of the Clause. The objectives of Clause 4.6 and our planning response are as follows:

- Objective (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,  
Objective (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The purpose of creating two lots is to align with the existing built forms on the site, specifically the current warehouse and the two-story brick residence. This configuration will correct the current anomaly and provide a more favourable outcome from a heritage perspective, as it mirrors the historic lot layout of the street. By doing so, we enhance the coherence of the site and preserve its historical integrity.

Dividing the property into two distinct lots not only aims to reflect a similar layout to the original but also ensures that each structure is appropriately recognised and maintained. The warehouse and the residence each have unique historical and architectural significance, and this division allows for their individual characteristics to be better appreciated and preserved. Furthermore, this approach supports heritage conservation goals by maintaining the traditional streetscape and contributing to the overall historical narrative of the area and respects the original urban planning intentions.

#### 5. Justification of Variation to Development Standard

Clause 4.6(3) outlines that a written request must be made seeking to vary a development standard and that specific matters are to be considered. The Clause states, inter alia:

- (3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—  
(a) compliance with the development standard is unreasonable or unnecessary in the circumstances; and  
(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

This written request justifies the contravention of the development standard by demonstrating that compliance is unreasonable or unnecessary in the circumstances; and there are sufficient environmental planning grounds to justify the non-compliance. These matters are discussed in the following sections.

##### 5.1 Compliance with the Development Standard is Unreasonable or Unnecessary in the Circumstances of the Case

Clause 4.6(3)(a) requires the applicant to demonstrate that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case. In *Wehbe v Pittwater Council* (2007) 156 LGERA 446 (*Wehbe*), Preston CJ established five potential tests for determining whether a development



standard could be considered unreasonable or unnecessary. This is further detailed in *Initial Action* where Preston CJ states at [22]:

*These five ways are not exhaustive of the ways in which an applicant might demonstrate that compliance with a development standard is unreasonable or unnecessary; they are merely the most commonly invoked ways. An applicant does not need to establish all the ways. It may be sufficient to establish only one way, although if more ways are applicable, an applicant can demonstrate that compliance is unreasonable or unnecessary in more than one way.*

It is our opinion that the proposal satisfies Test 1 established in *Wehbe* and for that reason, the development standard is unreasonable and unnecessary in this instance. The relevant test will be considered below.

**Test 1 - The objectives of the standard are achieved notwithstanding non-compliance with the standard;**

Despite the proposed development's non-compliance with the applicable minimum subdivision lot size development standard, the proposal achieves the desired low density character of the area. The proposal will be generally consistent with the historic subdivision pattern envisaged. Reasons why the proposed development achieves the objectives of the minimum subdivision lot size standard are explained below.

**(a) to establish a minimum subdivision lot size that is consistent with the desired future character of the neighbourhood,**

Response: Currently, the subject site consists of five lots, each containing one of two buildings. Each lot is below the minimum required size of 230m<sup>2</sup>. The proposal is to amalgamate these lots and adjust the boundaries to create two new lots.

The aim of creating these two lots is to align them with the existing structures: the warehouse and the two-story brick residence. This adjustment will rectify the current anomaly and offer a more favourable outcome from a heritage perspective, as it closely resembles the historical lot layout. Consequently, the proposal will help preserve the site's historical integrity.

Although proposed Lots 1 and 2 do not meet the minimum lot size requirement of 230m<sup>2</sup>, this proposal better aligns with the desired future character of the neighbourhood compared to the current situation, where five lots exist on a site with only two buildings. By proposing two lots, the plan seeks to restore the historic lot configuration of the land, ensuring a consistent and cohesive delineation of each development, thus contributing to the neighbourhood's overall desired future character.

In addition to the above, proposed Lots 1 and 2 will align with the R2 Low Density zone objectives as listed below:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.
- To ensure development conserves and enhances tree canopy cover.

Given that the proposal intends to maintain the existing buildings on site, it will remain harmonious with the desired future character by re-instating the historic layout and rectifying any anomalies. Moreover, as the existing structures on the site will remain unaltered as part of this Development

Application and as a result will not impact on the amenity of neighbouring development. In terms of the tree canopy cover this will remain unchanged as part of this application.

**(b) to ensure that lot sizes support development envisaged under this Plan,**

Response: Proposed Lots 1 and 2 aim to preserve the existing buildings on the site. By adjusting the lot sizes, the proposal will ensure that each building is appropriately accommodated within the plan.

**(c) to ensure that lots have a minimum size to retain or enhance amenity by providing useable areas for building and landscaping,**

Response: The proposed lot lay out will align with the existing situation and structures at site. Amenity and, usable area and landscaping will remain unchanged.

**(d) to identify locations suitable for increased development density,**

Response: The proposal aim is not to increase dwelling density but to rectify an anomaly at the site by create two lots over two developments rather than five.

**(e) to ensure that development complies with the desired future character of the area.**

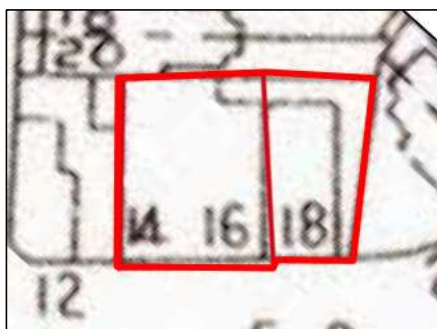
Response: The propsoed lot layout will align with the existing structures at site which is consistent with the desired future character of the area and the historic layout of the site.

**5.2 There are Sufficient Environmental Planning Grounds to Justify Contravening the Development Standard**

There are a number of environmental planning grounds specific to the site and the height non-compliance which justify contravening the development standards in this instant. These include return to the existing pattern; align with existing structures; and improvement on existing breaches.

**Return to Existing Pattern**

This configuration rectifies the current anomaly and enhances the site's heritage value by reflecting the historic lot layout of the street. By converting the site back to a similar historic layout as identified in **Figure 2** the sites integrity is enhanced and historic value is protected.



Source: Extract from the City Building Surveyors Detail Sheet 11; c. 1956 (Source: City Archives)



Source: Frankham Engineering Surveys Proposed Lots 1 and 2

**Figure 2: Historic Layout of Site**

#### **Align with Existing Structures**

By converting the site back to a similar historic layout as identified in **Figure 2** the subdivision pattern will align with the original layout and existing structures at site. Both the warehouse and residence hold unique historical and architectural significance, and this division enables preservation of their individual characteristics.

#### **Improvement of Existing Breaches**

As existing, the subject site contains five (5) lots with two (2) buildings. Each existing lot falls below the minimum lot size of 230m<sup>2</sup> having a range of 0.4m<sup>2</sup> to 101.1m<sup>2</sup>. It is proposed to amalgamate and propose boundary adjustments to create two lots across the site which will increase the lot areas from the existing situation. Lot 1 will be 194.8m<sup>2</sup> and Lot 2 will be 112.0m<sup>2</sup>.

Accordingly, in our opinion, the non-compliance will not be inconsistent with existing and desired future planning objectives for the locality. For the reasons contained in this application, there are sufficient environmental planning grounds to justify the minor variation to the development standard in the circumstances of this case, as required in Clause 4.6(3)(b).

#### **6. Conclusion**

This written request has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard. This is summarised in the compliance matrix prepared in light of *Initial Action* (see **Table 1** on the following page).

We are of the opinion that the consent authority should be satisfied that the proposed development will be in the public interest because it achieves the objectives of the standard and the Minimum Subdivision Lot Size objectives of the R2 Low Density Residential Development Zone pursuant to the LEP. On that basis, the request to vary Clause 4.1 should be upheld.

Table 1: Compliance Matrix

Para (Initial Action)	Requirement	Section of this Report	Summary	Satisfied
10	Is it a development standard (s.1.4)	1	Yes	
11	What is the development standard	1	Clause 4.1: Minimum Subdivision Lot Size	YES
12	What is the control	1 & 2	230m <sup>2</sup>	
14	<b>First Precondition to Enlivening the Power</b> – Consent authority must form 2 positive opinions:		Both positive opinions can be formed as detailed below.	YES
15, 25	<b>1<sup>st</sup> Positive Opinion</b> – That the applicant's written request seeking to justify the contravention of the development standard has adequately addressed the matters required to be demonstrated by Clause 4.6(3). There are two aspects of that requirement.	5	The Clause 4.6 variation has adequately addressed both matters in Clause 4.6(3) by providing a detailed justification in light of the relevant tests and planning considerations.	YES
16-22	<b>First Aspect is Clause 4.6(3)(a)</b> – That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case. Common ways are as set out in <i>Wehbe</i> .	5.1	The proposal satisfies Tests 1 of <i>Wehbe</i> : <ul style="list-style-type: none"> <li>The objectives of the standard are achieved notwithstanding the non-compliance with the standard;</li> </ul>	YES
23-24	<b>Second Aspect is Clause 4.6(3)(b)</b> – The written request must demonstrate that there are sufficient environmental planning grounds to justify contravening the development standard so as to enable the consent authority to be satisfied that the written request has adequately addressed this matter. The environmental planning grounds must be "sufficient" in two respects: <ol style="list-style-type: none"> <li>The environmental planning grounds advanced in the written request must be sufficient "to justify contravening the development standard". The focus is on the aspect or element of the development that contravenes the development standard, not on the development as a whole, and why that contravention is justified on environmental planning grounds.</li> <li>The environmental planning grounds advanced in the written request must justify the contravention of the development standard, not simply promote the benefits of carrying out the development as a whole.</li> </ol>	5.2	Sufficient environmental planning grounds include, inter alia: <ul style="list-style-type: none"> <li>The proposed lot size facilitates a low density development achieves the planning objectives of the area;</li> <li><b>Return to Existing Pattern</b> - This configuration rectifies the current anomaly and enhances the site's heritage value by reflecting the historic lot layout of the street. By converting the site back to a similar historic layout as identified in Figure 2 the sites integrity is enhanced and historic value is protected.</li> <li><b>Align with Existing Structures</b> - By converting the site back to a similar historic layout as identified in Figure 2 the subdivision pattern will align with the original layout and existing structures at site. Both the warehouse and residence hold unique historical and architectural significance, and this division enables preservation of their individual characteristics.</li> <li><b>Improvement of Existing Breaches</b> - As existing, the subject site contains five (5) lots with two (2) buildings. Each existing lot falls below the minimum lot size of 230m<sup>2</sup> having a range of 0.4m<sup>2</sup> to 101.1m<sup>2</sup>. It is proposed to amalgamate and propose boundary adjustments to create two lots across the site which</li> </ul>	YES



			will increase the lot areas from the existing situation. Lot 1 will be 194.8m² and Lot 2 will be 112.0m².	
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Woollahra  
Municipal  
Council

17 July 2024

## REFERRAL RESPONSE - HERITAGE

**FILE NO:** Development Applications: 170/2024/1

**ADDRESS:** 18 Comber Street PADDINGTON 2021

**PROPOSAL:** Proposed Torrens title Subdivision of Lot 1 in DP67273, Lot 1 in DP653188, and Lots 14-16 incl. in DP456135 into Lots 1 and 2

**FROM:** Tristan Ryan – Senior Strategic Heritage Officer

**TO:** Mr V Aleidzans

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### 1. DOCUMENTATION

The following documentation provided by the applicant has been examined for this referral response:

- Subdivision plan by Frankham Engineering Surveys dated 11 March 2024.
- Statement of Environmental Effects by author unknown, dated 8 May 2024.

### 2. SITE INSPECTION / RESEARCH

The following research was undertaken in the preparation of this assessment:

- No site inspection was considered necessary. Real Estate photos of the property, including the interior, were viewed.

Review of the following documents and photographic evidence:

- Council's property system, to establish dates of earlier building and development applications for the subject and surrounding properties.
- Council's photography files relevant to the immediate area
- Council's heritage inventory sheets
- Council's aerial photography and mapping database
- Google Maps – street view

### 3. STATUTORY AND POLICY DOCUMENTS

The following statutory and policy documents are relevant to the application:

- Woollahra LEP 2014
- Woollahra DCP 2015

### 4. ASSESSMENT OF HERITAGE IMPACT

Compliance with the relevant legislative framework and planning controls

### 5. SIGNIFICANCE OF SUBJECT PROPERTY/TO THE CONSERVATION AREA

#### Woollahra LEP 2014

The subject site is not a heritage item in Woollahra Local Environment Plan 2014 'the LEP' but is within the Paddington heritage conservation area. It is contributory to the Paddington HCA.



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*Clause 1.2 Aims of Plan*

*Subclause 1.2. (2) (f) – to conserve built and natural environmental heritage*

The subdivision of Paddington is part of the significance of the Heritage Conservation Area. In this instance, it is primarily the street wall pattern of the buildings themselves that is significant, rather than the pattern as created by the subdivision itself, which does not align directly with this pattern of development.

*Clause 5.10 Heritage Conservation*

*Significance of items in the vicinity*

There are no listed heritage items in close proximity that would be adversely affected by the proposal.

Woollahra DCP 2015

The subject site is within the Paddington Heritage Conservation Area, and is considered a contributory item and a significant item.

**Part C – Heritage Conservation Areas – C1 Paddington HCA DCP**

***UNDERSTANDING THE CONTEXT***

Clause 1.2.4 Desired future character

- Among the aims of this chapter are (d) the retention of the cohesive character of the low-density high-scale built form. The proposal does not impact on this because the proposed boundaries are in accordance with the existing contributory built form.

***GENERAL CONTROLS FOR ALL DEVELOPMENTS***

Clause 1.4.11 Land subdivision and site amalgamations

Objectives O1, O3

Controls C1, C2

- While the proposal seeks to alter the existing subdivision, it is appropriate as it responds to the existing built form and historical pattern of development.

**6. CONCLUSION**

Woollahra LEP 2014

- Clause 1.2 (2) (f) The development does not unduly impact the built heritage of Woollahra.

*Part 5.10*

- Clause 1(a) The development does not unduly impact the heritage of Woollahra.
- Clause 1(b) The impact upon the heritage significance of the conservation area will be neutral.
- Clause 4 This referral constitutes an assessment under this clause.

**7. RECOMMENDATION**

Consent, no heritage conditions are required.





## **LOCAL PLANNING PANEL**

### **SECTION 4.55 APPLICATION ASSESSMENT REPORT**

<b>ITEM No.</b>	D2
<b>FILE No.</b>	DA582/2021/3
<b>ADDRESS</b>	79 Drumalbyn Road Bellevue Hill
<b>COUNCIL WARD</b>	Bellevue Hill
<b>SITE AREA</b>	709.2m <sup>2</sup>
<b>ZONING</b>	R2 Low Density Residential
<b>EXISTING CONSENT</b>	The demolition of an existing dwelling house and the construction of an attached dual occupancy development and associated landscaping
<b>DATE OF CONSENT</b>	22 June 2022
<b>TYPE OF CONSENT</b>	Local development
<b>CONSENT AUTHORITY</b>	Woollahra Council
<b>PROPOSED MODIFICATION</b>	Internal and external modifications to the approved development and strata subdivision
<b>TYPE OF MODIFICATION</b>	Section 4.55(2)
<b>DATE S4.55 LODGED</b>	09/05/2024 original application 22/07/2024 initial amended application 31/07/2024 further amended application
<b>APPLICANT</b>	Common Office
<b>OWNER</b>	Mr J J & Mrs C Zulman
<b>AUTHOR</b>	Mr D Booth
<b>TEAM LEADER</b>	Mr M Moratelli
<b>SUBMISSIONS</b>	Nil
<b>RECOMMENDATION</b>	Approval

#### **1. REASON FOR REPORT TO LOCAL PLANNING PANEL (LPP)**

The application is to be determined by the Woollahra Local Planning Panel as it contravenes Council's 0.5:1 floor space ratio development standard by more than 10%.

#### **2. REASONS FOR RECOMMENDATION**

The application has been assessed within the framework of the matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act 1979 and is recommended for approval because:

- the development consent, as modified previously and as proposed to be further modified, is considered to be substantially the same as the originally approved development;
- the proposed modifications are considered to be satisfactory with all relevant planning policies including WLEP 2014 and WDCP 2015;
- it is considered that the proposed modifications will not have any significant adverse impacts upon the local environment including streetscape and residential amenity;
- it is considered that the proposed modifications will not have any social or economic impacts;

- the site is considered to be suitable for the proposed modified development; and
- the proposed modifications are considered to not be contrary to the public interest.

### 3. LOCALITY PLAN



### 4. SITE AND LOCALITY

The site is located on the western side of Drumalbyn Road, Bellevue Hill. Due to the irregularity of the shape of the subject site, it has been deemed in this instance that the site is comprised of a front boundary and two side boundaries with no rear boundary. The site has a 52.3m eastern street frontage, a western side boundary 49.8m in length and a southern side boundary 21.1m in length. The site has a total area of 709.2m<sup>2</sup>. The existing dwelling house and ancillary structures have been demolished.

The locality is predominantly characterised by detached dwelling houses and residential flat buildings. The adjoining property to the west (77 Drumalbyn Road) is currently being developed as a 2-3 storey dwelling house. The property is adjoined to the south by a series of 3 access handles pertaining to 81, 81A & 83 Drumalbyn Road which are occupied by 2-3 storey dwelling-houses.

### 5. SUMMARY OF THE APPROVED DEVELOPMENT

The demolition of an existing dwelling house and the construction of a vertically attached, split level, dual occupancy development consisting of 2 storeys and flat roof forms above-ground and a predominantly excavated basement level consisting of a total of 4 car parking spaces (2 per dwelling).

The southern dwelling is referenced as *House A* and the northern dwelling is referenced as *House B*.

Photovoltaic solar panels are provided to both flat roof forms. A roof terrace is provided to *House A*.

An existing driveway crossing provides vehicular access to *House A* and a new second driveway crossing was approved to provide vehicular access to *House B*.

Landscaping works including the removal of 1 tree from the northern corner of the site and new plantings adjacent to the eastern and north-western boundaries of the site and to a first floor level planter to *House A* and extensive turf areas elsewhere at ground level.

## 6. PREVIOUS SECTION 4.55 MODIFICATION

DA582/2021/2 involved the deletion of Condition C.1a of the development consent and was approved on 24/10/2022.

## 7. DESCRIPTION OF THE PROPOSED MODIFICATION

The proposal was initially amended on 22 July 2024 in terms of the submission of adequate amended plans of strata subdivision.

The application was further amended on 31 July 2024 in terms of documenting an internal stair at ground floor level, deleting inadequately documented planters adjacent to the street frontage to *House B* and providing revised deep soil and excavation calculations.

The amended application involves the following:

- Part extension and part reduction to the basement floor level to *House B*.
- Internal modifications including the addition of a lift to *House B*.
- Fenestration modifications to both dwellings.
- Modifications to the entrances to both dwellings including a new external stair to *House B*.
- The infill of the approximately 0.8m wide by 2.7m deep void/recess to the front elevation at first floor level to *House A*.
- The northern extension of the master bedroom at first floor level and roof thereto to *House A* by approximately 1m.
- The addition of skylights to both dwellings.
- The modification of the external finish from face brick to off-white render.
- Strata subdivision.

## 8. ISSUES

### 8.1 Non-compliance with a Development Standard under Woollahra Local Environmental Plan 2014

Clause	Development Standard	Departure from Control	Conclusion
4.4E	Floor space ratio	68.4m <sup>2</sup> or 19.3% departure from Council's 0.5:1 floor space ratio development standard	Satisfactory due to the proposed additional non-compliance being only 6.4m <sup>2</sup> , it being located within the approved building footprint and the absence of any significant adverse environmental impacts with the underlying objectives of the standard considered to be upheld

## **ASSESSMENT UNDER SECTION 4.55**

### **9. SECTION 4.55(2): OTHER MODIFICATIONS**

The subject application has been made under Section 4.55(2).

#### **9.1 Substantially the same development**

The qualitative and quantitative aspects of the original consent have been compared to the proposal, and the following comments are made:

- The proposed modifications do not radically change the original proposal.
- The proposed development is essentially and materially the same development.
- The proposed modifications would not substantially change how the development is to be carried out.
- The proposed modifications do not alter any aspect of the development which was essential to the development when it was originally approved.

The development consent, as modified previously and as proposed to be further modified, is considered to be substantially the same as the originally approved development.

#### **9.2 Notification/Advertising**

The application was notified and advertised from 29/05/2024 to 13/06/2024. No submissions were received.

#### **9.3 Statutory Declaration**

The applicant has completed a statutory declaration declaring that the site notice was erected and maintained during the advertising period.

#### **9.4 Decision not to re-notify the amendments to the application**

The amendments made to the application described under section 7 were not re-notified on the basis that it is considered that they did not involve any potential amenity impacts upon the locality.

## **ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15(1)**

The relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* as required by Section 4.55(3) of the Act are assessed under the following headings:

### **10. SEPP (RESILIENCE AND HAZARDS) 2021**

Clause 4.6(1)(a) of SEPP (Resilience and Hazards) 2021, requires consideration to be given as to whether the subject land is contaminated. The assessment of the original development application concluded that there was not a site contamination issue and it is considered that the proposed modifications do not have the potential to alter that conclusion.

### **11. SEPP (BIODIVERSITY AND CONSERVATION) 2021**

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

Council's Team Leader - Tree Management has raised no objection to the proposed modifications in terms of tree impacts.

## **11.2 Chapter 6 Water catchments**

The land is located within the Sydney Harbour Catchment, outside the Foreshores and Waterways Area of the Catchment.

The proposed modifications are considered to be satisfactory in terms of the *Division 2 Controls on development generally* with existing conditions of consent adequately addressing stormwater run-off and sedimentation control.

The proposed modifications are considered to be satisfactory with regard to the relevant provisions of SEPP (Biodiversity and Conservation) 2021.

## **11.3 SEPP (Sustainable Buildings) 2022**

### **Chapter 2 Standards for residential development—BASIX**

Chapter 2 applies to the subject application in terms of commitments in relation to thermal comfort, water conservation and energy efficiency sustainability measures.

The subject application was accompanied by BASIX Certificate 1257195M\_02 demonstrating compliance with the relevant provisions of Chapter 2 of the SEPP. These requirements are addressed by recommended modified conditions of development consent.

## **12. WOOLLAHRA LOCAL ENVIRONMENT PLAN 2014**

### **12.1 Clause 1.2: Aims of Plan**

The proposed modifications are considered to be consistent with the aims stipulated under Clause 1.2(2) of Woollahra LEP 2014.

### **12.2 Land Use Table**

The proposed modifications relate to a dual occupancy use which is permissible within the R2 Low Density Residential zone.

### **12.3 Objectives of the zone**

The proposed modifications are considered to be consistent with the objectives of the R2 Low Density Residential zone.

### **12.4 Clause 4.3: Height of Buildings**

Clause 4.3 (2) specifies a maximum height of buildings development standard of 9.5m. The proposed modifications involve a maximum height of approximately 7.3m above existing ground level and are therefore compliant.

### **12.5 Clause 4.4: Floor Space Ratio**

Clause 4.4E limits the proposed modifications to the dwelling house to a maximum floor space ratio of 0.5:1. The proposed modifications involve 6.4m<sup>2</sup> net additional gross floor area from that as approved, thereby increasing the floor space ratio associated with the approved development, assessed and determined under Council's floorplate control, from 0.587:1 to 0.596:1. It should be noted that the additional gross floor area associated with the proposed extensions at first floor level are offset to an extent by the proposed addition of an internal lift within the approved building envelope which does not constitute *gross floor area* at 1 of the 2 above-ground levels.

A Clause 4.6 written request from the applicant to vary Council's floor space ratio development standard is not required for Section 4.55 applications.

The objectives of the floor space ratio development standard under Clause 4.4 (1) (a) are:

- (i) *to ensure the bulk and scale of new development is compatible with the desired future character of the area;*
- (ii) *to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain; and*
- (iii) *to ensure that development allows adequate provision on the land for deep soil planting and areas of private open space.*

The additional gross floor area is the result of proposed minor extensions to the front and western side elevations at first floor level of *House A* which are located within the approved building footprint and as such will not reduce the approved deep soil landscaped and primary open space areas.

It is considered that the proposed extensions will not result in any significant visual impacts upon the locality with adequate articulation and setbacks maintained to the front and western side elevations.

Further, the proposed extensions will not result in any significant other amenity impacts upon adjoining properties with regard to overshadowing, loss of privacy or loss of views.

Accordingly, the proposed modifications are considered to be consistent with the above-mentioned objectives and to be satisfactory with regard to Clause 4.4 of the Woollahra LEP 2014.

## **12.6 Clause 5.10: Heritage Conservation**

Clause 5.10(2) and 5.10(4) require Council to consider the effect of works proposed to a heritage item, an aboriginal object, building, work, relic or tree within a heritage conservation area or new buildings or subdivision in a conservation area or where a heritage item is located. The subject site is not heritage affected.

Whilst Council's Heritage Officer who reviewed the application at DARC has recommended conditions of consent addressing potential impacts upon Aboriginal archaeological objects, these conditions are already contained within the development consent.

The proposed modifications are considered to be satisfactory with regard to the provisions of Part 5.10 of Woollahra LEP 2014.

## **12.7 Clause 5.21: Flood Planning**

Clause 5.21 seeks to minimise the flood risk to life and property development, allow development on land that is compatible, consider projected changes as a result of climate change and avoid significant adverse impacts on flood behaviour and the environment in flood prone areas.

Whilst the subject site is located within Council's Flood Planning Area, Council's Team Leader-Development Engineering has raised no objection to the proposed modifications with regard to the provisions of Clause 5.21 of Woollahra LEP 2014.

## **12.8 Clause 6.1: Acid Sulfate Soils**

Clause 6.1 requires Council to consider any potential acid sulphate soil affectation where excavation is proposed within the site.

The subject site is located within a Class 5 area as specified on the Acid Sulfate Soils Map and consequently the proposed modifications are considered to be satisfactory with regard to the provisions of Clause 6.1 of Woollahra LEP 2014.

#### **12.9 Clause 6.2: Earthworks**

Clause 6.2 requires Council to consider the impacts of earthworks upon the local environment.

Whilst the proposed modifications involve minor additional net excavation at basement floor level from that as approved, Council's Team Leader-Development Engineering and Council's Team Leader Tree Management have raised no objection to the proposed modifications.

Whilst Council's Heritage Officer who reviewed the application at DARC has recommended conditions of consent addressing potential impacts upon Aboriginal archaeological objects, these conditions are already contained within the development consent.

It is therefore considered that existing conditions of development consent adequately address the scope of the proposed additional earthworks and the proposed modifications are considered to be satisfactory with regard to the matters for consideration stipulated under Clause 6.2 of Woollahra LEP 2014.

#### **12.10 Clause 6.5: Particular dual occupancy subdivisions must not be approved**

- (1) *Development consent must not be granted for a subdivision that would create separate titles for each of the 2 dwellings resulting from a dual occupancy development.*
- (2) *This clause does not apply in relation to a subdivision under—*
  - (a) *the Community Land Development Act 1989, or*
  - (b) *the Strata Schemes (Freehold Development) Act 1973.*

The proposed strata title subdivision accords with the above-mentioned provisions of Clause 6.5 of Woollahra LEP 2014.

#### **12.11 Clause 6.9: Tree canopy cover in Zones R2 and R3**

Part 6.9 aims to conserve and enhance tree canopy cover in the R2 Low Density Residential and R3 Medium Density Residential zones.

Part 6.9(3) requires Council to consider whether the development incorporates planning and design measures to enable the retention and planting of trees to minimise the urban heat island effect and to avoid, minimise or mitigate adverse impacts upon the existing tree canopy.

The proposed modifications do not result in any reduction to the approved canopy coverage and accordingly, the proposed modifications are considered to be satisfactory with regard to the provisions of Part 6.9 of the Woollahra LEP 2014.

### **13. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015**

#### **13.1 B1.8 Bellevue Hill North Precinct**

The desired future character objectives of the Bellevue Hill North Precinct are as follows:

- O1 *To respect and enhance the streetscape character and key elements of the precinct.*
- O2 *To maintain the evolution of residential building styles through the introduction of well-designed contemporary buildings incorporating modulation and a varied palette of materials.*



- O3 *To maintain a transition of development scale from the residential flat buildings that address New South Head Road, to the dwelling houses that dominate the majority of the precinct.*
- O4 *To reinforce a consistent building scale with streets.*
- O5 *To ensure that development responds in form and siting to the street and subdivision pattern.*
- O6 *To design and site buildings to respond to the topography and minimise cut and fill.*
- O7 *To reinforce the landscape setting and maintain the existing tree canopy which forms a green backdrop when viewed from the harbour and the surrounding districts.*
- O8 *To retain and reinforce the green setting of mature street trees, private trees and garden plantings and minimise hard stand areas.*
- O9 *To protect important views from the public spaces of the precinct to the harbour and city skyline, including view corridors between buildings.*
- O10 *To ensure that development facilitates view sharing to adjoining and adjacent private properties.*
- O11 *To ensure on-site parking does not dominate the streetscape.*

Streetscape character and key elements of the Bellevue Hill North precinct:

*Development respects and enhances the existing elements of the neighbourhood character that contribute to the precinct including:*

- a) *the rich mixture of residential architectural styles and forms, including dwelling houses and residential flat buildings;*
- b) *the relationship of development along New South Head Road to the promenade and the harbour;*
- c) *buildings set within highly visible gardens;*
- d) *the tree canopy formed by both street and private yard plantings;*
- e) *mature street trees, grassed verges and sandstone walls;*
- f) *harbour views available from the streets within the precinct; and*
- g) *the heritage significance of the adjoining Aston Gardens, Beresford Estate and Balfour Road Heritage Conservation Areas.*

It is considered that the proposed modifications will not have any adverse visual impacts upon the streetscape with adequate articulation and setbacks maintained to the front elevation.

The proposed modification of the external finish from face brick to off-white render is considered to be satisfactory in terms of streetscape visual impacts.

The proposed modifications will not result in any tree impacts.

No significant loss of public or private views are envisaged.

The proposed additional excavation at basement floor level will not result in any significant topographical impacts.

It is considered that the proposed modifications do not involve the potential for any significant adverse environmental impacts and are considered to be satisfactory with regard to the desired future character objectives of the Bellevue Hill North Precinct.

## **13.2 Chapter B3: General Development Controls**

### **B3.2.2: Front boundary setback**

- C1 *The front setback of the building envelope is determined by averaging the three most typical setbacks of the four closest residential buildings that face the same side of the street. Note: The setback is determined by the distance between the primary street boundary and the*



*outside face of the front building wall, or any protruding balcony deck or the like (excluding car parking structures).*

**C2** *The building has a maximum unarticulated width of 6m to the street frontage.*

The proposed infill of the void/recess to the front elevation involves a front setback of approximately 3.5m which is compliant with Council's front setback requirement of 3.44m. The proposed modifications are **considered to be** satisfactory with regard to the provisions of B3.2.2 of Woollahra DCP 2015.

### **B3.2.3: Side boundary setbacks**

**C1** *The minimum side setback for dwelling houses, semi-detached dwellings and dual occupancies is determined by the table in Figure 5A.*

**C4** *The building has a maximum unarticulated wall length of 12m to the side elevation.*

The minimum required side setbacks (C1) are 3.4m in this instance. The proposed extension to the western side elevation involves a side setback of 3.4m which is compliant.

The proposed modifications are also compliant with C4.

The proposed modifications are considered to be satisfactory with regard to the provisions of B3.2.3 of Woollahra DCP 2015.

### **B3.2.4: Rear boundary setback**

**C1** *The minimum rear setback control is 25% of the average of the two side boundary dimensions, measured perpendicular to the rear boundary. The building must not encroach on the minimum rear setback.*

Due to the irregularity of the shape of the subject site, it has been deemed in this instance that the site is comprised of a front boundary and two side boundaries with no rear boundary.

### **B3.2.5: Wall height and inclined plane**

**C1** *On land zoned R2 Low Density Residential and for a dwelling house, semi-detached dwelling or dual occupancy in the R3 Medium Density Residential zone:*  
*a) the wall height is 7.2m above existing ground level; and*  
*b) an inclined plane is taken from a point 7.2m above existing ground level at each of the setbacks (the inclined plane is at 45 degrees from horizontal); and*  
*c) roof eaves may protrude into the setback if below the inclined plane.*

The proposed modifications are compliant and considered to be satisfactory with regard to the provisions of B3.2.5 of Woollahra DCP 2015.

### **B3.4: Excavation**

**C1** *For a dwelling house, dual occupancy or semi-detached dwelling (including attached and detached garaging)—the maximum volume of excavation permitted is no greater than the volume shown in Figure 13A.*

**C6** *Basement walls are no closer to the boundary than permitted by the setback controls.*

The proposed modifications involve 17m<sup>3</sup> of additional excavation beyond the approved 480m<sup>3</sup> volume of excavation thereby increasing the amount of excavation associated with the development to 497m<sup>3</sup> and exacerbating the approved non-compliance with Council's maximum permissible of 192m<sup>3</sup> under C1.

The proposed modifications at basement floor level are compliant with Council setback requirements required by C6.

The objective underlying the excavation controls is:

*O1 To set maximum acceptable volumes of excavation which:*

- a) require buildings to be designed and sited to relate to the existing topography of the site;*
- b) ensure excavation, including the cumulative impacts of excavation, does not adversely impact land stabilisation, ground water flows and vegetation;*
- c) avoid structural risks to surrounding structures;*
- d) ensure noise, vibration, dust and other amenity impacts to surrounding properties during construction are reasonable;*
- e) enable deep soil planting in required setbacks;*
- f) ensure traffic impacts and impacts on local infrastructure arising from the transfer of excavated material from the development site by heavy vehicles are reasonable; and*
- g) satisfy the principles of ecologically sustainable development (including the energy expended in excavation and transport of material and the relative energy intensity of subterranean areas in dwellings).*

The proposed additional excavation is associated with the provision of the internal lift access and is considered to be satisfactory with regard to the above-mentioned objective on the basis that:

- the minor extent of additional excavation will not have any significant topographical impacts;
- Council's Team Leader- Development Engineering has raised no objection to the proposed additional excavation in terms of potential hydrogeological/geotechnical and traffic impacts;
- it occurs under the approved building footprint and so does not involve any potential for tree impacts or landscaping potential;
- existing conditions of consent address potential noise, vibration and dust impacts upon adjoining properties; and
- the minor extent of additional excavation will not involve any significant additional energy expenditure beyond that associated with the approved development.

The proposed modifications are considered to be satisfactory with regard to the provisions of B3.4 of Woollahra DCP 2015.

### **B3.5.1 Streetscape and local character**

- C1 The building is consistent with the desired future character of the area set out in the precinct controls in Parts B1 and B2 of this DCP.*
- C2 Development retains vegetation of landscape value.*
- C3 Development steps down sloping sites and follows the topography of the land.*
- C4 Development minimises disturbance and adverse impacts on existing canopy trees which are to be retained.*
- C5 External building materials and colours do not detract from the streetscape. Bright or obtrusive colour schemes are avoided.*

- C6 *Roof forms and roof structures (including roof terraces, lifts, lift overruns, stairwells, access hatches, and other like structures) are well-designed, contribute positively to the streetscape, and are well-integrated with the architecture of the building.*
- C7 *The use of reflective materials is minimal (including windows, access hatches, skylights and balustrades).*
- C8 *In heritage conservation areas or where the existing the immediate streetscape is predominantly characterised by pitched roof forms, new development incorporates pitched roof forms.*
- C9 *Roof materials are non-reflective and do not cause excessive glare to adjacent properties.*
- C10 *The building addresses the street and provides opportunities for casual surveillance. At least one habitable room window overlooks the street.*

As discussed above under the section *B1.8: Bellevue Hill North Precinct*, the proposed modifications are considered to be satisfactory with regard to the desired future character provisions of the Bellevue Hill North Precinct.

The proposed off-white rendered external finish is considered to be acceptably unobtrusive. The proposed extended flat roof form to the *House A* is considered to be satisfactory in terms of contextual compatibility within the locality.

The proposed modifications do not involve any potential for tree impacts.

The proposed modifications are considered to be satisfactory with regard to the provisions of Part B.3.5.1 of Woollahra DCP 2015.

### **B3.5.2 Overshadowing**

- C1 *The development is designed so that:*
  - a) *sunlight is provided to at least 50% (or 35m<sup>2</sup> with a minimum dimension of 2.5m, whichever is the lesser) of the main ground level private open space of adjacent properties for a minimum of 2 hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not further reduced; and*
  - b) *north facing windows to upper level habitable rooms of adjacent dwellings receive at least 3 hours of sun between 9am and 3pm on 21 June over a portion of their surface.*
- C2 *Lot orientation may make C1 above difficult to achieve so a reduced amount of solar access may be considered, provided the proposed building complies with all setback controls.*

The proposed modifications will not result in any significant additional overshadowing to adjoining properties beyond that associated with the approved development and are considered to be satisfactory with Council's solar access requirements stipulated under B3.5.2 of Woollahra DCP 2015.

### **B3.5.3 Public and Private Views**

#### Public views

- C1 *Development is sited and designed so that the following public views are maintained or enhanced:*
  - a) *significant views and vistas identified in the precinct maps in this Chapter B1 Residential Precincts and Chapter B2 Neighbourhood HCAs of this DCP; and*

- b) views from other public open space areas, particularly from ridgelines to Sydney Harbour and the Sydney CBD skyline.*
- C2 Vistas along streets are preserved or enhanced through sensitive development location and form.*
- C3 Development on the low side of the street preserves district, iconic and harbour views from the street by:*
  - a) providing substantial breaks between buildings, front fences, car parking and other structures; and*
  - b) incorporating fences with transparent or open end panels at each side boundary to provide for views.*
- C4 Roof forms on the low side of streets are designed to allow public views and add interest to the scenic outlook. Flat expansive roofs with vents, air conditioning units, plant equipment (including lifts and lift overruns) and similar structures are inappropriate.*

#### Public views

No significant loss of public views are envisaged as a result of the proposed modifications.

#### Private views

The controls applicable to private views are as follows:

- C5 Development is sited and designed to enable a sharing of views with surrounding private properties, particularly from the habitable rooms.*
- C6 Development steps down the hillside on a sloping site.*
- C7 The design of the roof form (including roof terraces, lifts, lift overruns, stairwells, access hatches, screens, and other like structures) provides for view sharing.*
- C8 Roof terraces are uncovered to provide for view sharing. All elements on roof terraces are to comply with the maximum building height control. Note: Access to roofs should not comprise visually prominent stand-alone structures such as lifts or large stairways, particularly on flat roofs.*

No significant loss of private views are envisaged as a result of the proposed modifications.

The proposed modifications are considered to be satisfactory with regard to the provisions of B3.5.3 of Woollahra DCP 2015.

#### **B3.5.4 Visual and acoustic privacy**

- C1 Dwellings are designed to ensure adequate acoustic separation and privacy to the occupants of all dwellings.*
- C2 Dwellings located close to high noise sources, such as a busy road or railway line are to:*
  - a) be designed to locate habitable rooms and private open space away from the noise source; and*
  - b) include sound attenuation measures, such as acoustic glazing and insulation.*

C3 *Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 either within or at the boundaries of any property at any time of the day.*

C4 *New windows in habitable rooms are designed to prevent a direct sightline to the habitable room windows or private open space of an adjacent dwelling within 9m.*

*This may be achieved by options including, but not limited to (in order of preference):*

- a) *Window location—primary windows to habitable rooms are located and designed to provide an outlook to the front and rear setbacks, not the side boundaries.*
- b) *Layout and separation—offsetting windows from the windows/private open spaces of the adjoining dwelling to limit views between the windows/private open space.*
- c) *Architectural design solutions and devices—redirecting and limiting sightlines using deep sills with planter boxes, fixed horizontal or vertical louvres, or other screening devices set off the windows internally or externally.*
- d) *Glazed opening windows—using windows with translucent glazing to a height of 1.5m above floor level and fitted with a winder mechanism to control the maximum angle of the opening to limit views.*
- e) *Glazed fixed windows or high sills—using fixed windows with translucent glazing in any part of the window below 1.5m above floor level, or window sill heights of 1.5m above floor level.*

*Note: Applicants may be required to demonstrate how privacy impacts are resolved by way of view line diagrams, photographs and other suitable means.*

C5 *Windows to bathrooms and toilet areas have translucent glazing where these have a direct view to, and from, habitable rooms and private open space on adjoining and adjacent properties.*

C6 *Architectural design solutions and screening devices referred to in C4 (c) above are integrated with the overall design and contribute to the architectural merit of the building, having particular regard to:*

- a) *aesthetics of the building including impacts on visual bulk;*
- b) *compliance with minimum boundary setback controls;*
- c) *appearance from adjoining properties; and*
- d) *views from adjoining or adjacent properties.*

C7 *Private open spaces and the trafficable area of roof terraces (at or below the second storey) are to be suitably located and screened to prevent direct views to neighbouring:*

- a) *habitable rooms (including bedrooms) within 9m; and*
- b) *private open space within 9m.*

*Note: Private open space includes an area external to a building including land, terrace, balcony or deck.*

C8 *For a dwelling house, dual occupancy, semi-detached dwelling, or attached dwelling— the acceptability of any elevated balcony, deck, or terrace will depend on the extent of its impact, its reasonableness and its necessity.*

*Note: Refer to Super Studio vs Waverley Council, (2004) NSWLEC 91*

C9 *Windows and balconies of an upper-level dwelling are designed to prevent overlooking of the private open space of a dwelling below within the same development.*

- C10 The trafficable area of a roof terrace (above the second storey) is setback so that there is no direct line of sight, from that part of the building where the terrace or deck is, to:*
- a) neighbouring private open space within 12m; or*
  - b) windows of habitable rooms in neighbouring dwellings within 12m.*

*C11 Lighting installations on a roof terrace or upper level deck are:*

- a) contained within the roof terrace area and located at a low level; or*
- b) appropriately shaded and fixed in a position so light is projected downwards onto the floor surface of the terrace.*

*Note: Lighting of roof terraces must be designed in compliance with Australian Standards 4282-1997 Control of obtrusive effects of outdoor lighting.*

#### Visual privacy assessment

It is considered that existing Condition C.1b of the development consent adequately addresses potential visual privacy impacts upon adjoining properties associated with the proposed modifications.

#### Acoustic privacy assessment

It is considered that existing Condition I.4 of the development consent adequately addresses potential acoustic privacy impacts upon adjoining properties associated with the proposed modifications.

The proposed modifications are considered to be satisfactory with regard to the provisions of Part B3.5.4 of Woollahra DCP 2015.

#### **B3.5.5 Internal amenity**

- C1 All habitable rooms in a dwelling must have at least one external wall primarily above the existing ground level which provides an unobstructed window opening.*
- C2 All habitable rooms and sanitary compartments in a dwelling must have direct natural light and direct natural ventilation.*
- C3 The area of unobstructed window openings should be equal to at least 20% of the room floor area for habitable rooms.*

The proposed modifications are considered to be satisfactory with regard to Council's internal amenity requirements stipulated under B3.5.5 of Woollahra DCP 2015.

#### **B3.7.1 Landscaped Areas and Private Open Space**

*These controls apply to development in the R2 and R3 residential zones that alter the existing building footprint and/or building envelope and/or impacts upon existing landscapes.*

*C1 Tree canopy area is at least:*

- a) 35% of the site area for dwelling houses, dual occupancies, semidetached development and attached dwellings.*

*And at least half of the total tree canopy area on the site is contributed by canopy tree/s.*

*C2 35% of the site area is deep soil landscaped area.*

- C3 *At least 40% of the front setback comprises deep soil landscaped area.*
- C4 *For a dwelling house—a primary open space area of at least 35m<sup>2</sup> is provided.*
- C6 *The primary open space area in C4 above has a gradient of no more than 1 in 10.*
- C7 *Excavation or fill is permitted to achieve the required level area of primary open space up to 1.2m from existing ground level.*
- C8 *Part of the primary open space area is directly accessible from a habitable room.*
- C10 *Development takes advantage of opportunities to provide north-facing private open space to achieve comfortable year round use.*
- C11 *Private open space is clearly defined for private use through planting, fencing or landscape features.*
- C12 *The location of private open space:*
- a) takes advantage of the outlook and natural features of the site;*
  - b) reduces the adverse privacy and overshadowing impacts; and*
  - c) addresses surveillance and privacy where private open space abuts public space.*
- C14 *Existing canopy trees and vegetation of landscape value are incorporated into the landscape area and treatment.*
- C15 *Native species are preferred and landscape designs are encouraged to provide at least 50% of the plants as native species.*
- C16 *Landscaping provides for a diversity of native species and a complexity of habitat through vertical layering. Note: Vertical layering, by planting a variety of vegetation in different sizes and heights provides more cover and feeding opportunities for wildlife species.*
- C17 *Landscaping facilitates the linking of open space reserves through wildlife corridors and reduces habitat fragmentation and loss.*
- C18 *The landscape design:*
- a) uses vegetation types and landscaping styles which contribute to the streetscape and desired future character objectives for the locality;*
  - b) uses vegetation types that will not moderately, severely or devastatingly block views in accordance with the Tenacity Land and Environment Court Principle;*
  - c) does not adversely affect the structure of the proposed building or buildings on neighbouring properties;*
  - d) considers personal safety by ensuring good visibility along paths and driveways and avoiding shrubby landscaping near thoroughfares;*
  - e) contributes to energy efficiency and amenity by providing substantial shade in summer, especially to west facing windows and open car park areas and admitting winter sunlight to outdoor and living areas and other habitable rooms;*
  - f) improves privacy between dwellings;*
  - g) minimises risk of damage to overhead power lines and other services; and*
  - h) provides adequate sight lines for vehicles and pedestrians, especially near street corners and intersections.*

The proposed modifications result in an 8m<sup>2</sup> reduction to the approved overall deep soil landscaped area from 301m<sup>2</sup> to 293m<sup>2</sup> which remains compliant with Council's requirement of 248m<sup>2</sup>.

The proposed modifications will result in an 8m<sup>2</sup> reduction to the approved deep soil landscaped area to the front setback from 108m<sup>2</sup> to 100m<sup>2</sup> which remains compliant with Council's requirement of 72m<sup>2</sup>.

The proposed modifications do not result in any reduction to the approved ground level primary open space areas or canopy tree coverage.

Council's Team Leader - Tree Management has raised no objection to the proposed modifications in terms of tree impacts.

The proposed modifications are considered to be satisfactory with regard to the provisions of B3.7.1 of Woollahra DCP 2015.

#### **B3.8.4 Dual Occupancy**

- C1 Both dwellings in the development complement each other in terms of style, design, materials, roof form and colour scheme.*
- C2 Private open space areas are not located within the front setback area.*
- C3 Each dwelling has direct access to its own private open space area.*
- C4 Private open space areas are not overlooked by the other dual occupancy dwelling in the development.*
- C5 Both dual occupancies share a common driveway cross-over. Separate cross overs may be considered on corner lots, where the access is from separate streets.*

The proposed modifications are considered to be satisfactory with regard to the provisions of B3.8.4 of the Woollahra DCP 2015.

#### **13.3 Chapter E2 Stormwater and Flood Risk Management**

Council's Engineers have raised no objection to the proposed modifications in terms of stormwater and flood risk management.

The proposed modifications are considered to be satisfactory with regard to the provisions of Chapter E2 of the Woollahra DCP 2015.

#### **14. THE LIKELY IMPACTS OF THE PROPOSED MODIFICATIONS**

All likely impacts have been addressed elsewhere in the report.

#### **15. THE SUITABILITY OF THE SITE**

The site is considered suitable for the proposed modified development.

#### **16. CONCLUSION**

The proposed modifications are considered to be acceptable against the relevant considerations under S.4.15 and S.4.55 of the Environmental Planning and Assessment Act, 1979.



## 17. DISCLOSURE STATEMENTS

Under Section 10.4 of the Environmental Planning and Assessment Act, 1979 there have been no disclosure statements regarding political donations or gifts made to any Councillor or gifts made to any council employee submitted with this development application by either the applicant or any person who made a submission.

## 18. RECOMMENDATION: PURSUANT TO SECTION 4.55 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

THAT the Woollahra Local Planning Panel, exercising the functions of Council, as the consent authority, modify development consent to Development Application No. 582/2021 for the demolition of an existing dwelling house and the construction of an attached dual occupancy development and associated landscaping on land at 79 Drumalbyn Road Bellevue Hill as follows:

### Modification Summary

DA Application Number (PAN Number)	Determination Date	Modification Description
DA582/2021/2 PAN-263628	24/10/2022	Amendment of Condition C.1
DA582/2021/3 PAN-432116	15/08/2024	Addition of Conditions A.3a & G.1 Amendment of Conditions C.3, H.1 & I.1

### A. General Conditions

#### A.1 Conditions

Consent is granted subject to the following conditions imposed pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* ("the *Act*") and the provisions of the *Environmental Planning and Assessment Regulation 2000* ("the *Regulation*") such conditions being reasonable and relevant to the development as assessed pursuant to section 4.15 of the *Act*.

#### A.2 Definitions

Unless specified otherwise, words have the same meaning as defined by the *Act*, the *Regulation* and the *Interpretation Act 1987* as in force at the date of consent.

**Applicant** means the applicant for this consent.

**Approved Plans** mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.

**AS** or **AS/NZS** means Australian Standard® or Australian/New Zealand Standard®, respectively, published by Standards Australia International Limited.

**BCA** means the Building Code of Australia as published by the Australian Building Codes Board as in force at the date of issue of any Construction Certificate.

**Council** means Woollahra Municipal Council

**Court** means the Land and Environment Court

**Local native plants** means species of native plant endemic to Sydney's eastern suburbs (see the brochure titled "Local Native Plants for Sydney's Eastern Suburbs" published by the Southern Sydney Regional Organisation of Councils).

**Owner** means the owner of the *site* and successors in title to the *site*.

**Owner-builder** has the same meaning as in the *Home Building Act 1989*.

**PC** means the Principal Certifier under the *Act*.

**Principal Contractor** has the same meaning as in the *Act*, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.

**Professional engineer** has the same meaning as in the *BCA*.

**Public place** has the same meaning as in the *Local Government Act 1993*.

**Road** has the same meaning as in the *Roads Act 1993*.

**Site** means the land being developed subject to this consent.

**Stormwater drainage system** means all works, facilities and documentation relating to:

- the collection of stormwater,
- the retention of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater; and
- connections to easements and public stormwater systems.

**Woollahra LEP** means *Woollahra Local Environmental Plan 2014*

**Woollahra DCP** means *Woollahra Development Control Plan 2015*

**Work** for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an occupation certificate.

**Note: Interpretation of conditions** - Where there is any need to obtain an interpretation of the intent of any condition this must be done in writing to Council and confirmed in writing by Council.

### A.3 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans to which is affixed a Council stamp “**Approved Plans**” and supporting documents listed below as submitted by the Applicant **unless modified by any following condition**. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Dates
DA200 Rev 01 DA300 Rev 01 DA301 Rev 01 DA302 Rev 01 DA400 Rev 01 DA401 Rev 01 DA402 Rev 01 DA403 Rev 01 DA500 Rev 01 DA501 Rev 01 DA700 Rev 01	Basement plan Ground floor plan First floor plan Roof plan East elevation West elevation South elevation North-east elevation Section A Section B Schedule of external materials	Common Office	24/11/2021
L01 – L06	Landscape Plans	Site Design & Studio	25/11/2021
Arboricultural Impact Assessment Report 79 Drumalbyn Road Bellevue Hill NSW	Arboricultural Impact Assessment Report	Martin Peacock Tree Care	22/11/2021
Project No. 211003, Issue B	Stormwater Management Plan	RTS Civil	07/02/2022
NE1097	Geotechnical Site Investigation Report	Geotesta	26/10/2021
Job No. 211003, Issue A	Flood Impact Risk Assessment Report	by RTS Civil	07 Feb 2022

**Note:** Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.

**Note:** These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

#### A.3a Approved Amended (section 4.55) Plans and Supporting Documents

Those acting upon or under this amended consent must carry out all work and maintain the use and works in accordance with the approved plans and supporting documents listed in the original consent, as amended by the amended architectural approved plans to which is affixed a Council stamp “Approved” and supporting documents as submitted by the Applicant listed below otherwise than modified by further condition(s).

Where the plans relate to amendments, alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Dates
DA200 Rev 03 DA300 Rev 03 DA301 Rev 03 DA302 Rev 03 DA400 Rev 03 DA401 Rev 03 DA402 Rev 03 DA403 Rev 03 DA500 Rev 03 DA501 Rev 03 DA700 Rev 03	Basement floor plan Ground floor plan First floor plan Roof plan East elevation West elevation South elevation North-east elevation Section A Section B Schedule of external materials	Common Office	31/07/2024
25,662 Sheet 1 of 2 Sheets & Sheet 2 of 2 Sheets	Plans of proposed strata subdivision	John Robert Holt	19/07/2024

**Note:** These plans and supporting documentation may be subject to conditions modifying the development imposed under section 4.17(1)(g) of the *Act* (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

(Added on 15/08/2024 under DA582/2021/3 (PAN 432116))

#### A.4 Ancillary Aspects of Development (section 4.17(2) of the Act)

The Owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to Council's satisfaction in accordance with Council's *Specification for Roadworks, Drainage and Miscellaneous Works* (2012) unless expressly provided otherwise by these conditions at the Owner's expense.

**Note:** This condition does not affect the Principal Contractor's or any sub-contractors obligations to protect and preserve public infrastructure from damage or affect their liability for any damage that occurs.

#### A.5 No Underpinning works (Special Condition)

This development consent does NOT give approval to any works outside the boundaries of the subject site, including any underpinning works to any structures on adjoining properties without written approval from all affected properties.

#### A.6 Tree Preservation & Approved Landscaping Works

All landscape works shall be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.

a) The following trees shall be retained.

- Trees on Private Land

Council Ref No.	Species	Location	Dimension (metres)
E	Phoenix canariensis	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021	6 x 4
F	Ficus benjamina		8 x 8
G	Syagrus romanzoffianum (x18)		10 x 3

- Trees on Council Land

Council Ref No.	Species	Location	Dimension (metres)	Tree Value
A	Ficus microcarpa var. Hillii	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021	20 x 18	\$50,000
B	Ficus microcarpa var. Hillii		20 x 18	\$50,000
C	Ficus microcarpa var. Hillii		20 x 18	\$50,000
D	Ficus microcarpa var. Hillii		20 x 18	\$50,000

**Note:** The tree/s required to be retained should appear coloured green on the construction certificate plans.

b) The following trees may be removed:

Council Ref No.	Species	Location	Dimension (metres)
T1	Archontophoenix alexandrae	Northern corner of site	7 x 2

**Note:** Tree/s to be removed shall appear coloured red on the construction certificate plans.

\*This species is exempt from the WMC DCP Chapter E.3 - Tree Management and can be removed without consent.

c) The following trees shall be pruned in accordance with the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021. All pruning must be undertaken in accordance with the *Australian Standard Pruning of Amenity Trees* (AS 4373) and *Workcover NSW Code of Practice Amenity Tree Industry*, to the minimum extent necessary to provide clearance to the new development:

Council Ref No.	Species	Location
A	Ficus microcarpa var. Hillii	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021
B	Ficus microcarpa var. Hillii	
C	Ficus microcarpa var. Hillii	
D	Ficus microcarpa var. Hillii	

**Note:** The tree/s required to be pruned should appear coloured blue on the construction certificate plans.

**Note:** pruning must not exceed the amounts detailed in the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021. The consent from Council must be obtained prior to any additional pruning not included in the report.

## B. Conditions which must be satisfied prior to the demolition of any building or construction

### B.1 Identification of Hazardous Material

In accordance with Australian Standard AS2601- 'The Demolition of Structures' the owner shall identify all hazardous substances located on the site including asbestos, Polychlorinated biphenyls (PCBs), lead paint, underground storage tanks, chemicals, etc. per Clause 1.6.1 of the Standard. In this regard, **prior to the commencement of any work**, Council shall be provided with a written report prepared by a suitably qualified competent person detailing;

- all hazardous materials identified on the site;

- the specific location of all hazardous materials identified;
- whether the hazardous materials are to be removed from the site as part of the works to be undertaken; and
- safety measures to be put in place.

**Note:** This condition is imposed to protect the health and safety of all persons while works are being undertaken and to ensure all safety measures have been identified and are in place to protect all parties in the immediate vicinity of the site.

## **B.2 Public Road Assets prior to any work/demolition**

To clarify the condition of the existing public infrastructure prior to the commencement of any development (including prior to any demolition), the *Applicant* or *Owner* must submit to Council a full record of the condition of the Public Road infrastructure adjacent to the development site.

The report must be submitted to Council prior to the commencement of any work and include photographs showing current condition and any existing damage fronting and adjoining the site to the:

- road pavement,
- kerb and gutter,
- footway including footpath pavement and driveways,
- retaining walls within the footway or road, and
- drainage structures/pits.

The reports are to be supplied in both paper copy and electronic format in Word. Photographs are to be in colour, digital and date stamped.

If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any work under this consent.

**Note:** If the Applicant or Owner fails to submit the Asset condition report required by this condition and damage is occasioned to public assets adjoining the site, Council will deduct from security any costs associated with remedying, repairing or replacing damaged public infrastructure. Nothing in this condition prevents Council making any claim against security held for this purpose

## **B.3 Aboriginal Heritage Due Diligence Responsibilities**

Nothing in this approval allows to cause harm to an Aboriginal object as defined in the *National Parks & Wildlife Act 1974*. Under the *National Parks & Wildlife Act 1974*, it is an offence to harm Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) without a valid Aboriginal Heritage Impact Permit under Section 90 of the Act. This applies whether the harm occurs either knowingly [s86(1)] or unknowingly [s86(2)].

It is a defence to the strict liability offence of harm to an Aboriginal object under s86(2) if a process of Due Diligence was followed which reasonably determined that the proposed activity would not harm an Aboriginal object.

## **B.4 Aboriginal Heritage Induction**

- a) All construction staff and contractors must be made aware of their statutory obligations for Aboriginal heritage under the *National Parks and Wildlife Act 1974*;

- b) An Aboriginal heritage induction is to be delivered by the La Perouse Local Aboriginal Land Council or by a heritage consultant with Aboriginal heritage expertise, if a representative of the Local Land Council is not able to provide the induction), to explain what Aboriginal heritage may be found and outline the unexpected findings procedures; and
- c) Documentary evidence demonstrating compliance with a. and b. above being submitted to Council and the Principal Certifier.

## B.5 Establishment of Tree Protection Zone (TPZ) Fence

Tree Protection Zones shall be established around all trees to be retained and in accordance with Section 4 of the *Australian Standard Protection of Trees on Development Sites* (AS 4970-2009). Tree protection zones must also comply with the following requirements;

- a) Tree Protection Zone areas

Council Ref No.	Species	Tree Location	Fence Radius from Centre of Trunk (Metres)
A	Ficus microcarpa var. Hillii	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021	12
B	Ficus microcarpa var. Hillii		13.2
C	Ficus microcarpa var. Hillii		12
D	Ficus microcarpa var. Hillii		12
E	Phoenix canariensis		3
F	Ficus benjamina		5.4
G	Syagrus romanzoffianum (x18)		3

**Note:** Where this condition relates to street trees and the fence cannot be placed at the specified radius, the fencing shall be positioned so that the entire verge (nature strip) area in front of the subject property, excluding existing driveways, footpaths and bus stops is protected.

**Note:** Where this condition relates to trees on private property the radial distance of fencing shall be positioned only within the subject property.

- b) Tree Protection Zones shall be fenced with a 1.8 metre high chainmesh or weldmesh fence and secured to restrict access. The fence shall be established prior to any materials being brought onto the site and before the commencement of works including demolition. The area within the fence shall be mulched and maintained to a depth of 75mm. The soil within the TPZ shall be kept in a moist condition for the duration of the construction works. Unless approved by the site arborist there shall be no access within the TPZ.
- c) A sign identifying the Tree Protection Zone shall be erected on each side of the protection fence indicating the existence of a TPZ. Signage must be visible from within the development site.
- d) No excavation, construction activity, grade changes, storage of materials, stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones, unless specified in Condition B.2 of this consent.
- e) Temporary access within the TPZ for pedestrian and machinery movements shall only be permitted with the approval of the site arborist or unless specified in this consent.
- f) The site foreman must be made aware of all tree protection requirements associated with these conditions of consent by the project arborist. Any subsequent site personnel and contractors to the site must be made aware of all tree protection requirements by the site foreman.

- g) The project arborist shall provide written certification of compliance with the above condition.

#### **B.6 Permissible work within Tree Protection Zones**

The following works are permissible within the Tree Protection Zone:

<b>Council Ref No.</b>	<b>Species</b>	<b>Radius from Trunk (metres)</b>	<b>Approved works</b>
A	Ficus microcarpa var. Hillii	12	Excavation for the basement, construction of new building
B	Ficus microcarpa var. Hillii	13.2	
C	Ficus microcarpa var. Hillii	12	
D	Ficus microcarpa var. Hillii	12	

The project arborist shall provide written certification of compliance with the above condition.

#### **B.7 Demolition and Construction Management Plan**

The Demolition and Construction Management Plan shall be reviewed and certified by the Project Arborist that appropriate tree protection measures have been accounted for. The Demolition and Construction Management Plan shall be prepared in accordance with all tree protection measures specified within this consent. Considerations by the Project Arborist shall include but not be limited to:

- a) Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;
- b) The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc;
- c) Site construction access, temporary crossings and movement corridors on the site defined;
- d) Contractors car parking;
- e) Phasing of construction works;
- f) The space needed for all foundation excavations and construction works;
- g) All changes in ground level;
- h) Space for site sheds and other temporary structures such as toilets;
- i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and
- j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas

#### **B.8 Arborists Documentation and Compliance Checklist**

The site arborist shall provide written certification that all tree protection measures and construction techniques relevant to this consent have been complied with. Documentation for each site visit shall include:

- A record of the condition of trees to be retained prior to and throughout development;
- Recommended actions to improve site conditions and rectification of non-compliance; and
- Recommendations for future works which may impact the trees

All compliance certification documents shall be kept on site by the Site Foreman.



As a minimum the following intervals of site inspections must be made:

Stage of arboricultural inspection	Compliance documentation and photos shall be included
Installation of tree protection fencing	Compliance with tree protection measures
Demolition of the existing building and associated hard stand areas located within the TPZ of Trees A - D	Condition of exposed roots
Excavation for the basement carparking where it is located within the TPZ of Trees A – D	Condition of roots and soil
Installation of the driveway including excavations between Tree C and D	Ensure tree sensitive methods are undertaken and tree roots greater than 50mm diameter are not pruned or removed.
Pruning of Trees A - D	Ensure compliance with the approved pruning detailed in Condition A.1(c)
Prior to the issue of a Final Occupation Certificate	Supervise the dismantling of tree protection measures

Inspections and compliance documentation shall be made by an arborist with AQF Level 5 qualifications.

Additional site visits shall be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

## **C. Conditions which must be satisfied prior to the issue of any construction certificate**

### **C.1 Modification of Details of the Development (section 4.17(1)(g) of the Act)**

The approved plans and the Construction Certificate plans and specification, required to be submitted to the Certifying Authority pursuant to clause 139 of the *Regulation*, must detail the following amendments:

- a) Deleted.
- b) In order to achieve compliance with the relevant provisions of B3.5.4 of Woollahra DCP 2015, the following privacy mitigation measures shall be implemented:
  - i. The provision of 1.65m high privacy screening to the western sides of the 2 terraces at first floor level and the roof terrace.
  - ii. The provision of fixed translucent glazing to the western elevation master bedroom and robe windows at first floor level to a minimum height of 1.5m above first floor level.
  - iii. The provision of fixed translucent glazing to the western elevation ensuite windows at first floor level to a minimum height of 1.65m above first floor level.
- c) The existing vehicular crossing to House A shall be removed and a new vehicular crossing having a width of 3m at the property boundary and perpendicular to the road carriageway shall be constructed. The centreline of the crossing shall align as close as possible to the centreline of the garage and the internal access driveway. Approval from Council's Tree & Landscaping section is required.
- d) The proposed garage to House A shall be amended to have an internal width of minimum 5.4m.
- e) The north-western section of the proposed garage to House B shall be relocated so as not to encroach beyond the common boundary with the adjoining property 77 Drumalbyn Road.

- f) An amended Stormwater Drainage Plan shall be prepared in accordance with Council's DA Guide and submitted to Council's tree and landscape Officer for assessment. The amended plan must include the following:

Underground services shall not be positioned within the following radial distances:

Council Ref No.	Species	Tree Location	Radius from centre of trunk (metres)
A	Ficus microcarpa var. Hillii	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021	3.3
B	Ficus microcarpa var. Hillii		3.4
C	Ficus microcarpa var. Hillii		3.3
D	Ficus microcarpa var. Hillii		3.3

**Note:** The effect of this condition is that it requires design changes and/or further information to be provided with the Construction Certificate drawings and specifications to address specific issues identified during assessment under section 4.15 of the *Act*.

**Note:** Clause 146 of the *Regulation* prohibits the issue of any Construction Certificate subject to this condition unless the Certifying Authority is satisfied that the condition has been complied with.

**Note:** Clause 145 of the *Regulation* prohibits the issue of any Construction Certificate that is inconsistent with this consent.

(Amended on 24/10/2024 under DA582/2021/2 (PAN 263628))

## C.2 Payment of Long Service Levy, Security, Contributions and Fees

The Certifying Authority must not issue any certificates under section 6.4 of the *Act* until provided with the original receipt(s) for the payment of all of the following levy, security, contributions, and fees prior to the issue of a Construction Certificate, Subdivision Certificate or Occupation Certificate, as will apply.

Description	Amount	Indexed	Council Fee Code
<b>LONG SERVICE LEVY</b> under <i>Building and Construction Industry Long Service Payments Act 1986</i>			
<b>Long Service Levy</b> <a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a>	Contact LSL Corporation or use online calculator	No	
<b>SECURITY</b> under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i>			
<b>Property Damage Security Deposit</b> -making good any damage caused to any property of the <i>Council</i> (S138)	\$51,485	No	T115
<b>Infrastructure Works Bond</b> -completing any public work required in connection with the consent.	\$10,000	No	T113
<b>Tree Damage Security Deposit</b> – Making good any damage caused to any public tree as a consequence of the doing of anything to which the consent relates.	\$200,000	No	T114
<b>DEVELOPMENT LEVY</b> under Woollahra Section 94A Development Contributions Plan 2011 This plan may be inspected at Woollahra Council or downloaded at <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>			
<b>Development Levy</b> (section 7.12)	\$19,950 + Index Amount	Yes, quarterly	T96

<b>INSPECTION FEES</b> under section 608 of the <i>Local Government Act 1993</i>			
Public Road/Footpath Infrastructure Inspection Fee	\$494	No	T45
Tree Inspection Fee	\$200	No	T95
<b>TOTAL SECURITY, CONTRIBUTIONS, LEVIES AND FEES</b>	\$282,129 plus any relevant indexed amounts and long service levy		

### Building and Construction Industry Long Service Payment

The long service levy under section 34 of the *Building and Construction Industry Long Service Payment Act 1986*, must be paid and proof of payment provided to the Certifying Authority prior to the issue of any Construction Certificate. The levy can be paid directly to the Long Service Corporation or to Council. Further information can be obtained from the Long Service Corporation website [www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au) or the Long Service Corporation on 131 441.

### How must the payments be made?

Payments must be made by:

- cash deposit with Council,
- credit card payment with Council, or
- bank cheque made payable to Woollahra Municipal Council.

The payment of a security may be made by a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],
- the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,
- the bank guarantee is lodged with the Council prior to the issue of the Construction Certificate, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

### How will the section 7.12 levy (formerly known as 94A levy) be indexed?

To ensure that the value the development levy is not eroded over time by increases in costs, the proposed cost of carrying out development (from which the development levy is calculated) will be indexed either annually or quarterly (see table above). Clause 3.13 of the Woollahra Section 94A Development Contributions Plan 2011 sets out the formula and index to be used in adjusting the levy.

### Do you need HELP indexing the levy?

Please contact Council's Customer Service Team on ph 9391 7000. Failure to correctly calculate the adjusted development levy will delay the issue of any certificate issued under section 6.4 of the *Act* and could void any such certificate (eg Construction Certificate, Subdivision Certificate, or Occupation Certificate).

### Deferred or periodic payment of section 7.12 levy (formerly known as 94A levy) under the Woollahra Section 94A Development Contributions Plan 2011

Where the Applicant makes a written request supported by reasons for payment of the section 7.12 levy other than as required by clause 3.9, the Council may accept deferred or periodic payment. The decision to accept a deferred or periodic payment is at the sole discretion of the Council, which will consider:

- the reasons given,
- whether any prejudice will be caused to the community deriving benefit from the public facilities,
- whether any prejudice will be caused to the efficacy and operation of the Plan, and
- whether the provision of public facilities in accordance with the adopted works schedule will be adversely affected.

Council may, as a condition of accepting deferred or periodic payment, require the provision of a bank guarantee where:

- the guarantee is by an Australian bank for the amount of the total outstanding contribution,
- the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],
- the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,
- the bank guarantee is lodged with the Council prior to the issue of the Construction Certificate, and
- the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

Any deferred or periodic payment of the section 7.12 levy will be adjusted in accordance with clause 3.13 of the Plan. The Applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.

### C.3 BASIX commitments

The *applicant* must submit to the *Certifying Authority* BASIX Certificate No. 1257195M\_02 with any application for a *Construction Certificate*.

**Note:** Where there is any proposed change in the BASIX commitments the applicant must submit of a new *BASIX Certificate* to the *Certifying Authority* and Council. If any proposed change in the BASIX commitments are inconsistent with development consent (See: Clauses 145 and 146 of the *Regulation*) the applicant will be required to submit an amended development application to *Council* pursuant to section 96 of the Act.

All commitments in the *BASIX Certificate* must be shown on the *Construction Certificate* plans and specifications prior to the issue of any *Construction Certificate*.

**Note:** Clause 145(1)(a1) of the *Environmental Planning & Assessment Regulation 2000* provides: "A certifying authority must not issue a construction certificate for building work unless it is satisfied of the following matters: (a1) that the plans and specifications for the building include such matters as each relevant BASIX certificate requires,"

(Amended on 15/08/2024 under DA582/2021/3 (PAN 432116))

### C.4 Soil and Water Management Plan – Submission & Approval

The *principal contractor* or *owner builder* must submit to the *Certifying Authority* a soil and water management plan complying with:

- a) "Do it Right On Site, Soil and Water Management for the Construction Industry" published by the Southern Sydney Regional Organisation of Councils, 2001; and
- b) "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing 4th Edition" (*The Blue Book*).

Where there is any conflict *The Blue Book* takes precedence. The *Certifying Authority* must be satisfied that the soil and water management plan complies with the publications above prior to issuing any *Construction Certificate*.

**Note:** This condition has been imposed to eliminate potential water pollution and dust nuisance.

**Note:** The International Erosion Control Association – Australasia <http://www.austieca.com.au/> lists consultant experts who can assist in ensuring compliance with this condition. Where erosion and sedimentation plans are required for larger projects it is recommended that expert consultants produce these plans.

**Note:** The “*Do it Right On Site, Soil and Water Management for the Construction Industry*” publications can be down loaded free of charge from <http://www.woollahra.nsw.gov.au/>.

**Note:** Pursuant to clause 161(1)(a)(5) of the *Regulation* an *Accredited Certifier* may be satisfied as to this matter.

## C.5 Road and Public Domain Works

A separate application under Section 138 of the *Roads Act 1993* is to be made to, and approved by Council prior to the issuing of a *Construction Certificate* for the following infrastructure works, which must be carried out at the applicant's expense:

- a) The discharge of stormwater, by direct connections, one from proposed House A and one from proposed House B, to Council's belowground drainage system on Drumalbyn Road.

Note: House A shall connect to Council's existing Kerb Inlet Pit and House B shall connect to Council's existing belowground drainage system through a new standard Kerb Inlet Pit (Double Grated Gully Pit with a 1.8m Lintel) (in accordance with Council's standard drawing DR1) where Council's existing stormwater pipeline runs beneath the gutter/road carriageway OR through a new standard Junction Pit (in accordance with Council's standard drawing DR3) where Council's existing pipeline runs beneath Council's concrete footpath and nature strip, subject to approval from Council's Asset Engineer and Council's Tree and Landscaping section.

Note: Kerb Inlet Pits or Junction Pits shall have a minimum clearance of 0.5m from any vehicular crossings.

- b) Provision of two (2) full width vehicular crossing, each having a width of 3m at property boundary and perpendicular to the road carriageway in accordance with Council's standard driveway drawing RF2-D. As such, the existing vehicular crossing to the north for Proposed House A shall be removed and a new vehicular crossing having a width of 3m at property boundary shall be constructed. The centreline of the crossing shall align as close as possible to the centreline of the garage and the internal access driveway. Approval from Council's Tree & Landscaping section is required. Vehicular crossings shall have a minimum clearance of 0.5m from Kerb Inlet Pits or Junction Pits

Note: it shall be ascertained the proposed vehicular crossings shall **not** be in accordance with the Driveway and Longitudinal Section Plans, Project No. 211003, Issue B, prepared by RTS Civil, dated 07/02/2022. There shall be no alterations to Council's road reserve and levels. All alterations to levels shall be kept inside property boundary only.

- c) A design longitudinal surface profile for the proposed driveway shall be submitted for assessment.
- d) Removal and replacement of all cracked or damaged footpath and kerb and gutter for the full width of the property, in accordance with Council's standard drawing RF3.
- e) Removal of any driveway crossings and kerb laybacks which will be no longer required.
- f) Reinstatement of footpath, kerb and gutter to match existing.
- g) Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.

**Note:** To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.

**Note:** *Road* has the same meaning as in the *Roads Act 1993*.

**Note:** The intent of this condition is that the design of the road, footpaths, driveway crossings and public stormwater drainage works must be detailed and approved prior to the issue of any *Construction Certificate*. Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under *Roads Act 1993* approvals may necessitate design and levels changes under this consent. This may in turn require the applicant to seek to amend this consent.

**Note:** See *Section K. Advise*s of this Consent titled *Roads Act Application*.

## C.6 Soil and Water Management Plan – Submission and Approval

The Principal Contractor or Owner-builder must submit to the Certifying Authority a soil and water management plan complying with:

- a) “*Do it Right On Site, Soil and Water Management for the Construction Industry*” published by the Southern Sydney Regional Organisation of Councils, 2001; and
- b) “*Managing Urban Stormwater - Soils and Construction*” 2004 published by the NSW Government (*The Blue Book*).

Where there is any conflict *The Blue Book* takes precedence.

The Certifying Authority must be satisfied that the soil and water management plan complies with the publications above prior to issuing any Construction Certificate.

**Note:** This condition has been imposed to eliminate potential water pollution and dust nuisance.

**Note:** The International Erosion Control Association – Australasia [www.austieca.com.au](http://www.austieca.com.au) lists consultant experts who can assist in ensuring compliance with this condition. Where erosion and sedimentation plans are required for larger projects it is recommended that expert consultants produce these plans.

**Note:** The “*Do it Right On Site, Soil and Water Management for the Construction Industry*” publication can be downloaded from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au), and *The Blue Book* is available at [www.environment.nsw.gov.au/stormwater/publications.htm](http://www.environment.nsw.gov.au/stormwater/publications.htm).

**Note:** Pursuant to clause 161(1)(a)(5) of the *Regulation* an Accredited Certifier may be satisfied as to this matter.

## C.7 Professional Engineering Details

The *Construction Certificate* plans and specifications, required by clause 139 of the Regulation, must include detailed *professional engineering* plans and/or specifications for all structural, electrical, hydraulic, hydro-geological, geotechnical, mechanical and civil work complying with this consent, approved plans, the statement of environmental effects and supporting documentation. Detailed professional engineering plans and/or specifications must be submitted to the *Certifying Authority* with the application for any *Construction Certificate*.

**Note:** This does not affect the right of the developer to seek staged Construction Certificates.

## C.8 Engineer Certification (Special Condition)

This development consent does **NOT** give approval to any works outside the boundaries of the subject property including any underpinning works to any structures on adjoining properties without written approval from all affected properties.

Any structural design is not to incorporate any underpinning works which encroaches outside the boundaries of the subject property without written approval from all affected properties.

## C.9 Geotechnical and Hydrogeological Design, Certification & 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 / Hydrogeological 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 and hydrogeological engineering.

Note: the Geotechnical Site Investigation Report, referenced NE1097, prepared by Geotesta, dated 26/10/2021 referenced within this consent shall be revised to provide further comments to eliminate any uncertainty provided in regards to groundwater and ground settlement in areas adjacent to the development site and demonstrate that there will be no adverse impact on the surrounding properties and infrastructure resulting from temporary and permanent site support, retention measures and changes in local hydrogeology created by the method of construction.

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.

## C.10 Ground Anchors

This development consent does NOT give approval to any ground anchors encroaching onto adjoining private properties. Use of any Ground Anchors extending beyond site boundaries requires the approval of neighbouring private properties in writing.

This development consent does NOT give approval to works or structures over, on or under public roads or footpaths excluding minor works subject to separate Road Opening Permit.



The use of permanent ground anchors under Council land is not permitted.

Temporary ground anchors may be permitted, in accordance with Council's "Rock Anchor Policy", where alternative methods of stabilisation would not be practicable or viable, and where there would be benefits in terms of reduced community impact due to a shorter construction period, reduced disruption to pedestrian and vehicular traffic on adjacent public roads, and a safer working environment.

If temporary ground anchors under Council land are proposed, a separate application, including payment of fees, must be made to Council under section 138 of the *Roads Act 1993*. Application forms and Council's "Rock Anchor Policy" are available from Council's website. Approval may be granted subject to conditions of consent. Four weeks should be allowed for assessment.

**Note:** To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.

**Note:** *Road* has the same meaning as in the *Roads Act 1993*.

**Note:** Clause 20 of the *Roads (General) Regulation 2000* prohibits excavation in the vicinity of roads as follows: "**Excavations adjacent to road** - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road." Separate approval is required under the *Roads Act 1993* for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.

## C.11 Parking Facilities

The *Construction Certificate* plans and specifications required by clause 139 of the Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3:1993 *Parking Facilities - Bicycle Parking Facilities*, AS/NZS 2890.1:2004 : *Parking Facilities - Off-Street Car Parking* and AS 2890.2:2002 – *Off-Street Parking: Commercial Vehicle Facilities* respectively and including the following;

- a) The proposed garage to the north for House A shall be amended to have an internal width of minimum 5.4m.
- b) It shall be ascertained that both proposed garages have an internal height of minimum 2.2m between the floor and an overhead obstruction (including the door brackets) in accordance with AS/NZS 2890.1:2004.
- c) Pursuant to Clause 3.2.4 and Figure 3.3 of AS2890.1, a 2m x 2.5m pedestrian sight splay, clear of any obstructions to visibility, shall be provided on both sides of both driveway exits. As such, any proposed structures, landscaping, retaining walls, front fence and driveway gates located within these splay areas shall be acceptable for this type of development where the height of any landscaping, solid front fencing and driveway gate in these splay areas are limited to a maximum of 0.9m and open style fencing which consists of maximum 16mm diameter tabular bars with minimum 100mm spacing in between bars shall be provided over the 900mm solid fencing in accordance with Chapter E1.10.6 of Council's DCP.
- d) Gradients of vehicular crossings and internal access driveways shall be in accordance with AS/NZS 2890.1 – 2004 and Council's Specifications.

Access levels and grades must comply with access levels and grade required by Council under the *Roads Act 1993*.

The *Certifying Authority* has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.



## C.12 Stormwater Management Plan

The Construction Certificate plans and specifications, required by clause 139 of the *Regulation*, must include a Stormwater Management Plan for the site. The Stormwater Management Plan must detail:

- a) General design in accordance with the Stormwater Management Plan, Project No. 211003, Issue B, prepared by RTS Civil, dated 07/02/2022, other than amended by this and other conditions:
  - i. The stormwater connection from the grated drain adjacent to the raingarden for proposed House B to the south, shall be removed and connected to the raingarden and inside property boundary. There shall be only one (1) direct connection from each proposed house to Council's stormwater drainage system.
  - ii. Other than roof water, the plans shall collect all other surface run-off by provision of surface inlet pits (where required) to be directed to the raingarden under gravity.
  - iii. The proposed basement pump-out system shall collect surface water from the basement garage of House A only. No other surface water shall be directed to the basement pump-out system. All surface water other than the basement garage shall drain under gravity only.
- b) The discharge of stormwater, by direct connections, one from proposed House A and one from proposed House B, to Council's belowground drainage system on Drumalbyn Road. House A shall connect to Council's existing Kerb Inlet Pit and House B shall connect to Council's existing belowground drainage system through a new standard Kerb Inlet Pit (Double Grated Gully Pit with a 1.8m Lintel) (in accordance with Council's standard drawing DR1) where Council's existing stormwater pipeline runs beneath the gutter/road carriageway OR through a new standard Junction Pit (in accordance with Council's standard drawing DR3) where Council's existing pipeline runs beneath Council's concrete footpath and nature strip, subject to approval from Council's Asset Engineer and Council's Tree and Landscaping section.  
Note: Kerb Inlet Pits or Junction Pits shall have a minimum clearance of 0.5m from any vehicular crossings.
- c) Compliance the objectives and performance requirements of the BCA,
- d) Any rainwater tank (see Note below) required by BASIX commitments including Their overflow connection to the Stormwater Drainage System,
- e) General compliance with Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management, and
- f) Provision of Rainwater Tank and Raingardens (minimum area of 7m<sup>2</sup>) for each proposed House A and B, and a basement pump-out system for proposed House A.  
Note: Raingardens shall be designed in accordance with Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management – Rain Gardens.

**The Stormwater Management Plan must also include the following specific requirements:**

### Layout plan

A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Institute of Engineers Australia publication, *Australian Rainfall and Run-off*, 1987 edition or most current version thereof.

The layout plan must include:

- a) All pipe layouts, dimensions, grades, lengths and material specification,

- b) Location of the rainwater tanks, raingardens and the basement pump-out system,
- c) All invert levels reduced to Australian Height Datum (AHD),
- d) Location and dimensions of all drainage pits,
- e) Point and method of connection to Council's drainage infrastructure, and
- f) Overland flow paths over impervious areas.

#### Stormwater Management Systems

The rainwater tanks, raingardens and the basement pump-out system utilised within the site shall address:

- a) Any potential conflict between existing and proposed trees and vegetation,
- b) Internal dimensions and volume of the proposed retention storage,
- c) Diameter of the outlet to the proposed retention storage basin,
- d) Plans, elevations and sections showing the retention storage basin invert level, centre-line level of outlet, top water level, finished surface level and adjacent structures,
- e) Details of access and maintenance facilities,
- f) Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary products,
- g) Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the systems.

#### Subsoil drainage

The subsoil drainage is to address:

- a) Subsoil drainage details,
- b) Clean out points, and
- c) Discharge point.

Where any new *Stormwater Drainage System* crosses the footpath area within any road, separate approval under section 138 of the *Roads Act 1993* must be obtained from Council for those works prior to the issue of any *Construction Certificate*.

All *Stormwater Drainage System* work within any road or public place must comply with Woollahra Municipal Council's *Specification for Roadworks, Drainage and Miscellaneous Works* dated February 2012.

**Note:** This Condition is imposed to ensure that site stormwater is disposed of in a controlled and sustainable manner.

**Note:** The collection, storage and use of rainwater is to be in accordance with *Standards Australia HB230-2008 "Rainwater Tank Design and Installation Handbook"*.

### **C.13 Non-Gravity Drainage Systems**

The Construction Certificate plans and specifications, required by clause 139 of the *Regulation*, must include a Stormwater Management Plan for the site.

The Stormwater Management Plan must detail the non-gravity drainage systems (charged, siphon, pump/sump systems) being designed in accordance with section 6.2.4 – "Non-gravity drainage systems" of Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

**Note:** The Woollahra DCP is available from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au).

## C.14 Flood Protection

The *Construction Certificate* plans and specifications, required by Clause 139 of the *Regulation*, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL). The flood planning level shall be based on the 1 in 100 year AEP flood level and the 1 in 20 AEP flood level, detailing:

- a) Permanent flood risk management plans shall be installed in a prominent area of the basement car parking area.
- b) The proposed car park western entrance shall be protected by a physical threshold set at or above the flood planning level of 56.15 m AHD.
- c) Flood compatible materials shall be used for all flood exposed construction.
- d) All flood exposed electrical wiring and equipment is to be waterproofed.
- e) All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation.

Flood protection is to comply with Woollahra DCP 2015, Part E “General Controls for All Development” Chapter E2 “Stormwater and Flood Risk Management” DCP.

**Note:** The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1 – 2004, Part 1 (Off-street car parking). The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.

## C.15 Checking Construction Certificate Plans – Protecting Assets Owned by Sydney Water

The approved plans must be submitted to Sydney Water Tap In™ online service to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and any requirements need to be met.

The Tap In™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

**Note:** For more information go to Sydney Water [www.sydneywater.com.au/tapin/index.htm](http://www.sydneywater.com.au/tapin/index.htm) and [www.sydneywater.com.au/SW/plumbing-building-developing/building/building-over-or-next-to-assets/index.htm](http://www.sydneywater.com.au/SW/plumbing-building-developing/building/building-over-or-next-to-assets/index.htm) or call 1300 082 746.

## C.16 Light & Ventilation

The *Construction Certificate* plans and specifications, required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation*, must detail all a lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the *BCA* or clause 3.8.4 and 3.8.5 of the *BCA* Housing Provisions, inclusive of [AS 1668.1](#), [AS 1668.2](#) and [AS/NZS 3666.1](#). If an alternate solution is proposed then the *Construction Certificate* application must include a statement as to how the performance requirements of the *BCA* are to be complied with and support the performance based solution by expert *evidence of suitability*. This condition does not set aside the mandatory requirements of the *Public Health (Microbial Control) Regulation 2000* in relation to *regulated systems*. This condition does not set aside the effect of the *Protection of the Environment Operations Act 1997* in relation to offensive noise or odour.

**Note:** Clause 98 of the Regulation requires compliance with the BCA. Clause 145 of the *Regulation* prevents the issue of a *Construction Certificate* unless the *Accredited Certifier/Council* is satisfied that compliance has been achieved. Schedule 1, Part 3 of the *Regulation* details what information must be submitted with any *Construction Certificate*. It is the Applicant's responsibility to demonstrate compliance through the Construction Certificate application process. Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the *Protection of the Environment Operations Act 1997* have overriding effect if offensive noise or odour arises from the use. Applicant's must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of [AS 1668.2](#).

### C.17 Utility Services Generally

The Construction Certificate plans and specifications, required by clause 139 of the *Regulation*, must demonstrate that all utility services (telecommunications, electricity, gas, water and waste water) will be provided underground. All service ducts, pipes and conduits must be provided within the fabric of the building (excluding stormwater down pipes).

Where telecommunications and electricity are provided from existing poles in the road they must, in accordance with the relevant suppliers' requirements, be carried to the site underground directly to the main switch board within the fabric of the building.

**Note:** Where adequate provision has not been made for an electrical sub-station within the building, this may necessitate the lodgement of an application to amend this consent under section 4.55 of the *Act* to detail the location, landscape/streetscape impacts and compliance with AS2890 as applicable.

The location of service poles and substations required by the relevant suppliers must be shown upon the plans submitted with any Construction Certificate application together with a letter from each relevant supplier setting out their requirements.

Proposed water pipes, waste pipes, stack work, duct work, mechanical ventilation plant and the like must be located within the building unless expressly shown upon the approved DA plans. Details confirming compliance with this condition must be shown on the Construction Certificate plans and/or detailed within the Construction Certificate specifications. Required external vents or vent pipes on the roof or above the eaves must be shown on the Construction Certificate plans.

**Note:** The intent of this condition is that the design quality of the development must not be compromised by cables, pipes, conduits, ducts, plant, equipment, electricity substations or the like placed such that they are visible from any adjoining public place. They must be contained within the building unless shown otherwise by the approved development consent plans.

The Construction Certificate plans and specifications, required to be submitted to the Certifying Authority pursuant to clause 139 of the *Regulation*, must detail the replacement of all private sewer pipes between all sanitary fixtures and Sydney Water's sewer main where they are not found by inspection to be UPVC or copper with continuously welded joints.

**Note:** This condition has been imposed to ensure that where private sewer pipes are old, may leak or may be subject to root invasion (whether from existing or proposed private or public landscaping) that existing cast iron, concrete, earthenware or terracotta pipes be replaced with new UPVC or copper continuously welded pipes between all sanitary fixtures and Sydney Waters sewer main. Leaking sewer pipes are a potential source of water pollution, unsafe and unhealthy conditions which must be remedied in the public interest.

### C.18 Tree Management Plan

The *Construction Certificate* plans and specifications shall show the following information:

- a) Trees to be numbered in accordance with these conditions:
  - shaded green where required to be retained and protected
  - shaded red where authorised to be removed
  - shaded yellow where required to be transplanted
  - shaded blue where required to be pruned
- b) References to applicable tree management plan, arborists report or transplant method statement.

This plan shall be kept on site until the issue of the final occupation certificate.

### **C.19 Electric vehicle circuitry and electric vehicle charging point requirements**

An accurate electrical plan of all off-street car parking spaces must be prepared by a suitably qualified person and it must include details and specifications to illustrate how the off-street car parking spaces will be constructed with the capacity to install at a minimum, a 'Level 2' (single phase, 7Kw power) electric vehicle charger point. This plan must be submitted to the certifier, prior to the issue of the construction certificate.

### **C.20 Waste Storage – Per Dwelling**

The Construction Certificate plans and specifications required by clause 139 of the *Regulation*, must make provision for:

- a) A storage area for 1 x 120 litre general wastes bin, one x 240 litre green waste bin, two x recycling crates behind the building line or within non-habitable areas of the dwelling.
- b) A path for wheeling bins between the waste and recycling storage area and the collection point free of steps and kerbs and having a maximum grade of 1:8.

### **D. Conditions which must be satisfied prior to the commencement of any development work**

#### **D.1 Compliance with Building Code of Australia and insurance requirements under the [Home Building Act 1989](#)**

For the purposes of section 4.17(11) of the *Act*, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- a) that the work must be carried out in accordance with the requirements of the Building Code of Australia,
- b) 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, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This condition does not apply:

- a) to the extent to which an exemption is in force under the *Home Building Regulation 2004*, or
- b) to the erection of a temporary building.

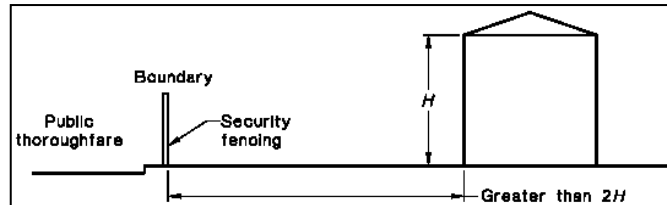
In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.

**Note:** This condition must be satisfied prior to commencement of any work in relation to the contract of insurance under the *Home Building Act 1989*. This condition also has effect during the carrying out of all building work with respect to compliance with the Building Code of Australia.

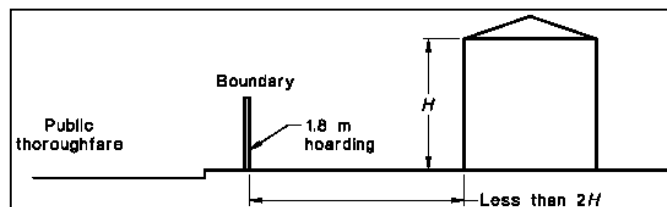
**Note:** All new guttering is to comply with the provisions of Part 3.5.2 of the Building Code of Australia.

## D.2 Security Fencing, Hoarding and Overhead Protection

Security fencing must be provided around the perimeter of the development site, including any additional precautionary measures taken to prevent unauthorised entry to the site at all times during the demolition, excavation and construction period. Security fencing must be the equivalent 1.8m high chain wire as specified in AS 1725.



Where the development site adjoins a public thoroughfare, the common boundary between them must be fenced for its full length with a hoarding, unless the least horizontal distance between the common boundary and the nearest parts of the structure is greater than twice the height of the structure. The hoarding must be constructed of solid materials (chain wire or the like is not acceptable) to a height of not less than 1.8m adjacent to the thoroughfare.

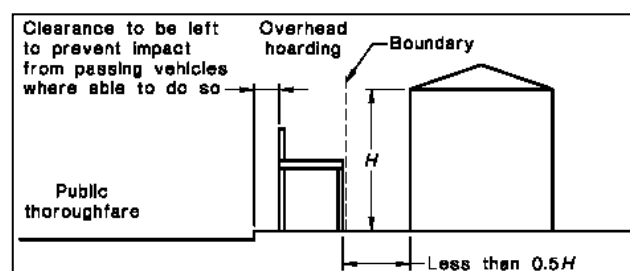


Where a development site adjoins a public thoroughfare with a footpath alongside the common boundary then, in addition to the hoarding required above, the footpath must be covered by an overhead protective structure and the facing facade protected by heavy-duty scaffolding, unless either:

- the vertical height above footpath level of the structure being demolished is less than 4.0m; or
- the least horizontal distance between footpath and the nearest part of the structure is greater than half the height of the structure.

The overhead structure must consist of a horizontal platform of solid construction and vertical supports, and the platform must:

- extend from the common boundary to 200mm from the edge of the carriageway for the full length of the boundary,
- have a clear height above the footpath of not less than 2.1m,
- terminate 200mm from the edge of the carriageway (clearance to be left to prevent impact from passing vehicles) with a continuous solid upstand projecting not less than 0.5m above the platform surface, and
- together with its supports, be designed for a uniformly distributed live load of not less than 7 kPa.



The Principal Contractor or Owner-builder must pay all fees associated with the application and occupation and use of the road (footway) for required hoarding or overhead protection.

The Principal Contractor or Owner-builder must ensure that overhead protective structures are installed and maintained in accordance with the NSW "*Code of Practice - Overhead Protective Structures 1995*". This is code available at

[www.safework.nsw.gov.au/\\_data/assets/pdf\\_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf](http://www.safework.nsw.gov.au/_data/assets/pdf_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf)

Security fencing, hoarding and overhead protective structure must not obstruct access to utilities services including but not limited to man holes, pits, stop valves, fire hydrants or the like.

**Note:** The Principal Contractor or Owner must allow not less than two (2) weeks from the date of making a hoarding application for determination. Any approval for a hoarding or overhead protection under the *Roads Act 1993* will be subject to its own conditions and fees.

### D.3 Site Signs

The *Principal Contractor* or *owner builder* must ensure that the sign/s required by clauses 98A and 227A of the *Regulation* is/are erected and maintained at all times.

Clause 98A of the *Regulation* provides:

#### ***Erection of signs***

- For the purposes of section 80A (11) of the *Act*, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a. showing the name, address and telephone number of the principal certifying authority for the work, and
  - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c. stating that unauthorised entry to the work site is prohibited.
- Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- This clause does not apply in relation 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.
- This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the *Act*, to comply with the technical provisions of the State's building laws."

Clause 227A of the *Regulation* provides:

#### ***Signs on development sites***

If there is a person who is the PCA or the principal contractor for any building work, subdivision work or demolition work authorised to be carried out on a site by a development consent or complying development certificate:

- Each such person MUST ensure that a rigid and durable sign showing the person's identifying particulars so that they can be read easily by anyone in any public road or other public place adjacent to the site is erected in a prominent position on the site before the commencement of work, and is maintained on the site at all times while this clause applies until the work has been carried out.

**Note:** Clause 227A imposes a penalty exceeding \$1,000 if these requirements are not complied with.



**Note:** If *Council* is appointed as the *PCA* it will provide the sign to the *principal contractor* or *owner builder* who must ensure that the sign is erected and maintained as required by Clause 98A and Clause 227A of the *Regulation*.

#### D.4 Toilet Facilities

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

- a) must be a standard flushing toilet, and
- b) must be connected to a public sewer, or
- c) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or
- d) if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the council.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

In this condition:

**accredited sewage management facility** means a sewage management facility to which Division 4A of Part 3 of the *Local Government (Approvals) Regulation 1993* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 95B of the *Local Government (Approvals) Regulation 1993*.

**approved by the council** means the subject of an approval in force under Division 1 of Part 3 of the *Local Government (Approvals) Regulation 1993*.

**public sewer** has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

**sewage management facility** has the same meaning as it has in the *Local Government (Approvals) Regulation 1993*.

**Note:** This condition does not set aside the requirement to comply with Workcover NSW requirements.

#### D.5 Building - Construction Certificate, Appointment of Principal Certifier, Appointment of Principal Contractor and Notice of Commencement (Part 6, Division 6.3 of the Act)

The erection of the building in accordance with this development consent must not be commenced until:

- a) A Construction Certificate for the building work has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited Certifier, and
- b) The person having the benefit of the development consent has:
  - appointed a Principal Certifier for the building work, and
  - notified the Principal Certifier that the person will carry out the building work as an Owner-builder, if that is the case, and
- c) The Principal Certifier has, no later than 2 days before the building work commences:
  - notified the consent authority and the Council (if the Council is not the consent authority) 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, and



- d) 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, and
  - notified the Principal Certifier of any 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, and
  - given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

**Note:** *building* has the same meaning as in section 1.4 of the *Act* and includes part of a building and any structure or part of a structure.

**Note:** *new building* has the same meaning as in section 6.1 of the *Act* and includes an altered portion of, or an extension to, an existing building.

**Note:** The commencement of demolition works associated with an altered portion of, or an extension to, an existing building is considered to be the commencement of building work requiring compliance with section 6.6(2) of the *Act* (including the need for a Construction Certificate) prior to any demolition work. See: *Over our Dead Body Society Inc v Byron Bay Community Association Inc* [2001] NSWLEC 125.

**Note:** Construction Certificate Application, PC Service Agreement and Notice of Commencement forms can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

**Note:** It is an offence for any person to carry out the erection of a *building* in breach of this condition and in breach of section 6.6(2) of the *Act*.

## D.6 Dilapidation Reports for existing buildings

Dilapidation surveys and dilapidation reports shall be conducted and prepared by a *professional engineer* (structural) for 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 applicable by a Structural Engineer.

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

- a) 77 Drumalbyn Road; and
- b) 81 Drumalbyn Road.

The dilapidation reports must be completed and submitted to the *Certifying Authority* for approval. A copy of the approved reports shall be submitted 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 S81A(2) of the *Act* not less than two (2) days prior to the commencement of any work.

**Note:** The reasons for this condition are:

- To provide a record of the condition of buildings prior to development being carried out
  - To encourage developers and its contractors to use construction techniques that will minimise the risk of damage to buildings on neighbouring land
- Also refer to the Dilapidation Report Advising for more information regarding this condition.

## D.7 Dilapidation Reports for Public Infrastructure

To clarify the existing state of public infrastructure prior to the commencement of any development (including prior to any demolition), the Principal Contractor must submit a dilapidation report, prepared by a professional engineer, on Council's infrastructure within and near the development site.

The dilapidation report must be submitted to Council prior to the commencement of any work and include:

- a) photographs showing any existing damage to the road pavement fronting the site,
- b) photographs showing any existing damage to the kerb and gutter fronting the site,
- c) photographs showing any existing damage to the footway including footpath pavement fronting the site,
- d) photographs showing any existing damage to retaining walls within the footway or road,
- e) closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and
- f) the full name and signature of the professional engineer.

The reports are to be supplied in both paper copy and electronic format in Word. Photographs are to be in colour, digital and date stamped.

The dilapidation report must specify (with supporting photographic/DVD evidence) the exact location and extent of any damaged or defective public infrastructure prior to the commencement of any work. If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any work under this consent.

**Note:** If the Principal Contractor fails to submit the dilapidation report required by this condition and damage is occasioned to public assets adjoining the site Council will deduct from security any costs associated with remedying, repairing or replacing damaged public infrastructure. Nothing in this condition prevents Council making any claim against security held for this purpose.

#### **D.8 Adjoining Buildings Founded on Loose Foundation Materials**

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 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.

**Note:** A failure by contractors to adequately assess and seek professional engineering (geotechnical) advice to ensure that appropriate underpinning and support to adjoining land is maintained prior to commencement may result in damage to adjoining land and buildings. Such contractors are likely to be held responsible for any damages arising from the removal of any support to supported land as defined by section 177 of the *Conveyancing Act 1919*.

#### **D.9 Piezometers for the monitoring of Ground Water Levels (GWL)**

The *principal contractor* must provide a minimum of 2 piezometers within the excavation area and a further 2 around the perimeter of the wall. The piezometers are to be installed to monitor groundwater levels before and during all dewatering works for the construction phase.

The Ground Water Levels monitoring wells and monitoring program must be maintained until the issue of the *Final Occupation Certificate*.

Ground Water Levels are to be regularly monitored during the course of the works as required by the Work Method Statement for the control of Ground Water Levels. Any damaged piezometers are to be replaced to allow uninterrupted monitoring.

Where there are any movements in the Ground Water Levels outside a safe range set by the Work Method Statement for the control of Ground Water Levels corrective action must be undertaken under the direction of the *professional engineer* (hydrological/geotechnical engineer).

#### D.10 Works (Construction) Zone – Approval and Implementation

A Works Zone may be required for this development. The Principal Contractor or Owner can apply for a works zone. If the works zone is approved the Principal Contractor or Owner must pay all fees for this Works Zone before it can be installed.

The Principal Contractor must pay all fees associated with the application and occupation and use of the road as a Works Zone. All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council's Rangers and NSW Police before commencement of any work. Signs are not erected until full payment of works zone fees.

**Note:** The Principal Contractor or Owner must allow not less than four to six weeks (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under the clause 22 of the *Transport Administration (General) Regulation 2000* to exercise those functions delegated by the Roads and Maritime Services under section 50 of the *Transport Administration Act 1988*.

**Note:** The enforcement of the works zone is at the discretion of Council's Rangers and the NSW Police Service. The Principal Contractor must report any breach of the works zone to either Council or the NSW Police Service.

#### D.11 Erosion and Sediment Controls – Installation

The *principal contractor or owner builder* must install and maintain water pollution, erosion and sedimentation controls in accordance with:

- a) The *Soil and Water Management Plan* if required under this consent;
- b) “*Do it Right On Site, Soil and Water Management for the Construction Industry*” published by the Southern Sydney Regional Organisation of Councils, 2001; and
- c) “*Managing Urban Stormwater - Soils and Construction*” published by the NSW Department of Housing 4th Edition” (‘The Blue Book’).

Where there is any conflict The Blue Book takes precedence.

**Note:** The International Erosion Control Association – Australasia (<http://www.austieca.com.au/>) lists consultant experts who can assist in ensuring compliance with this condition. Where Soil and Water Management Plan is required for larger projects it is recommended that this be produced by a member of the International Erosion Control Association – Australasia.

**Note:** The “Do it Right On Site, Soil and Water Management for the Construction Industry” publications can be down loaded free of charge from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au).

**Note:** A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the *Protection of the Environment Operations Act 1997* **without any further warning**. It is a criminal offence to cause, permit or allow pollution.

**Note:** Section 257 of the *Protection of the Environment Operations Act 1997* provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”

**Warning:** Irrespective of this condition any person occupying the site may be subject to proceedings under the *Protection of the Environment Operations Act 1997* where pollution is caused, permitted or allowed as the result of their occupation of the land being developed.

#### **D.12 Notification of Home Building Act 1989 requirements**

- a) For the purposes of section 4.17(11) of the *Act*, the requirements of this condition are prescribed as conditions of a development consent for development that involves any residential building work within the meaning of the Home Building Act 1989.
- b) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
  - In the case of work for which a Principal Contractor is required to be appointed:
    - the name and licence number of the Principal Contractor, and
    - the name of the insurer by which the work is insured under Part 6 of that Act,
  - In the case of work to be done by an Owner-builder:
    - the name of the Owner-builder, and
    - if the Owner-builder is required to hold an Owner-builder permit under that Act, the number of the Owner-builder permit.
- c) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.
- d) This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the *Act*, to comply with the Building Code of Australia.

#### **D.13 Establishment of Boundary Location, Building Location and Datum**

Prior to the commencement of any work the Principal Contractor or Owner-builder must ensure that a surveyor registered under the *Surveying and Spatial Information Act 2002* sets out:

- a) the boundaries of the site by permanent marks (including permanent recovery points),
- b) the location and level of foundation excavations, footings, walls and slabs by permanent marks, pegs or profiles relative to the boundaries of the land and relative to Australian Height Datum (AHD) in compliance with the approved plans,
- c) establishes a permanent datum point (bench mark) within the boundaries of the site relative to AHD, and
- d) provides a copy of a survey report by the registered surveyor detailing, the title boundaries, pegs/profiles, recovery points and bench mark locations as established pursuant to this condition to the Principal Certifier.

**Note:** Where the Principal Contractor or Owner-builder notes any discrepancy between the approved development consent and the Construction Certificate, especially in relation to the height, location or external configuration of the building (but not limited to these issues) the Principal Contractor or Owner-builder should not proceed until satisfied that the variations as shown are consistent with the consent. Failure to do so may result in a breach of development consent.

**Note:** On larger developments, or where boundary redefinition is required, the placement of new State Survey Marks as permanent marks should be considered by the registered surveyor.

### **E. Conditions which must be satisfied during any development work**

#### **E.1 Compliance with BCA and Insurance Requirements under the Home Building Act 1989**

For the purposes of section 4.17(11) of the *Act*, the following condition is prescribed in relation to a development consent for development that involves any building work:

- a) that the work must be carried out in accordance with the requirements of the Building Code of Australia (BCA),

- b) 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, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This condition does not apply:

- a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4) of the *Regulation*, or
- b) to the erection of a temporary building.

In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

**Note:** All new guttering is to comply with the provisions of Part 3.5.2 of the Building Code of Australia.

## **E.2 Aboriginal Objects – Unexpected Findings**

If unexpected Aboriginal objects or bones are found during any activity associated with this consent, you must:

- a) Not further disturb or move these objects or bones.
- b) Immediately cease all work at the particular location.
- c) In the case of suspected human remains, notify NSW Police.
- d) Notify the Heritage NSW Environment Line on 131 555 and the La Perouse LALC on (02) 9311 4282 as soon as practicable and provide available details of the objects or remains and their location.
- e) Not recommence any work at the particular location unless authorised in writing by Heritage NSW. Additional assessment and approval pursuant to the *National Parks and Wildlife Act 1974* may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

**Note:** The Definition of Aboriginal object as per the Woollahra Local Environmental Plan 2014: any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

## **E.3 Public Footpaths – Safety, Access and Maintenance**

The *principal contractor* or *owner builder* and any other person acting with the benefit of this consent must:

- a) Not erect or maintain any gate or fence swing out or encroaching upon the road or the footway.
- b) Not use the road or footway for the storage of any article, material, matter, waste or thing.
- c) Not use the road or footway for any *work*.
- d) Keep the road and footway in good repair free of any trip hazard or obstruction.
- e) Not stand any plant and equipment upon the road or footway.
- f) Provide a clear safe pedestrian route a minimum of 1.5m wide.
- g) Protect street name inlays in the footpath which are not to be removed or damaged during development.

This condition does not apply to the extent that a permit or approval exists under the section 73 of the *Road Transport (Safety and Traffic Management) Act 1999*, section 138 of the *Roads Act 1993* or section 94 of the *Local Government Act 1993* except that at all time compliance is required with:

- a) Australian Standard AS 1742 (Set) Manual of uniform traffic control devices and all relevant parts of this set of standards.
- b) Australian Road Rules to the extent they are adopted under the *Road Transport (Safety and Traffic Management) (Road Rules) Regulation 1999*.

**Note:** Section 73 of the *Road Transport (Safety and Traffic Management) Act 1999* allows the Police to close any road or road related area to traffic during any temporary obstruction or danger to traffic or for any temporary purpose. Any road closure requires Police approval.

**Note:** Section 138 of the *Roads Act 1993* provides that a person must not:

- erect a structure or carry out a work in, on or over a public road, or
- dig up or disturb the surface of a public road, or
- remove or interfere with a structure, work or tree on a public road, or
- pump water into a public road from any land adjoining the road, or
- connect a road (whether public or private) to a classified road, otherwise than with the consent of the appropriate roads authority.

**Note:** Section 68 of the *Local Government Act 1993* provides that a person may carry out certain activities only with the prior approval of the council including:

- Part C Management of Waste:
  - a. For fee or reward, transport waste over or under a public place
  - b. Place waste in a public place
  - c. Place a waste storage container in a public place."
- Part E Public roads:
  - a. Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
  - b. Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road."
  - c. Any work in, on or over the Road or Footway requires *Council* Approval and in the case of classified roads the NSW Roads and Traffic Authority. Road includes that portion of the road uses as a footway.

#### E.4 Maintenance of Environmental Controls

The *principal contractor* or *owner builder* must ensure that the following monitoring, measures and controls are maintained:

- a) Erosion and sediment controls,
- b) Dust controls,
- c) Dewatering discharges,
- d) Noise controls;
- e) Vibration monitoring and controls;
- f) Ablutions.

**Note:** See [http://www.epa.nsw.gov.au/small\\_business/builders.htm](http://www.epa.nsw.gov.au/small_business/builders.htm) for additional information.

#### E.5 Compliance with Geotechnical / Hydrogeological Monitoring Program

Excavation must be undertaken in accordance with the recommendations of the Geotechnical / Hydrogeological Monitoring Program and any oral or written direction of the supervising professional engineer.

The Principal Contractor and any sub-contractor must strictly follow the Geotechnical / Hydrogeological Monitoring Program for the development including, but not limited to:

- a) the location and type of monitoring systems to be utilised,
- b) recommended hold points to allow for inspection and certification of geotechnical and hydrogeological measures by the professional engineer, and
- c) the contingency plan.

**Note:** The consent authority cannot require that the author of the geotechnical/hydrogeological report submitted with the development application to be appointed as the professional engineer supervising the work however, it is the Council's recommendation that the author of the report be retained during the construction stage.

## E.6 Support of Adjoining Land and Buildings

A person must not do anything on or in relation to the site (the supporting land) that removes the support provided by the supporting land to any other land (the supported land) or building (the supported building).

For the purposes of this condition, supporting land includes the natural surface of the site, the subsoil of the site, any water beneath the site, and any part of the site that has been reclaimed.

**Note:** This condition does not authorise any trespass or encroachment upon any adjoining or supported land or building whether private or public. Where any underpinning, shoring, soil anchoring (temporary or permanent) or the like is considered necessary upon any adjoining or supported land by any person the Principal Contractor or Owner-builder must obtain:

- a. the consent of the owners of such adjoining or supported land to trespass or encroach, or
- b. an access order under the *Access to Neighbouring Land Act 2000*, or
- c. an easement under section 88K of the *Conveyancing Act 1919*, or
- d. an easement under section 40 of the *Land and Environment Court Act 1979* as appropriate.

**Note:** Section 177 of the *Conveyancing Act 1919* creates a statutory duty of care in relation to support of land. Accordingly, a person has a duty of care not to do anything on or in relation to land being developed (the supporting land) that removes the support provided by the supporting land to any other adjoining land (the supported land).

**Note:** Clause 20 of the *Roads Regulation 2008* prohibits excavation in the vicinity of roads as follows: **"Excavations adjacent to road** - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road." Separate approval is required under the *Roads Act 1993* for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.

**Note:** The encroachment of work or the like is a civil matter of trespass or encroachment and Council does not adjudicate or regulate such trespasses or encroachments except in relation to encroachments upon any road, public place, Crown land under Council's care control or management, or any community or operational land as defined by the *Local Government Act 1993*.

## E.7 Vibration Monitoring

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.

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*.

**Note:** *professional engineer* has the same mean as in clause A1.1 of the BCA.

**Note:** *building* has the same meaning as in section 1.4 of the *Act* i.e. "*building* includes part of a building and any structure or part of a structure...."

**Note:** *supported land* has the same meaning as in the *Conveyancing Act 1919*.

## **E.8 Erosion and Sediment Controls – Maintenance**

The *principal contractor* or *owner builder* must maintain water pollution, erosion and sedimentation controls in accordance with:

- a) The Soil and Water Management Plan required under this consent;
- b) "*Do it Right On Site, Soil and Water Management for the Construction Industry*" published by the Southern Sydney Regional Organisation of Councils, 2001; and
- c) "*Managing Urban Stormwater - Soils and Construction*" published by the NSW Department of Housing 4th Edition ("*The Blue Book*").

**Where there is any conflict *The Blue Book* takes precedence.**

**Note:** A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.

**Note:** Section 257 of the Protection of the Environment Operations Act 1997 provides that "the occupier of premises at or from which any pollution occurs is taken to have caused the pollution".

**Warning:** Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of the occupation of the land being developed whether or not they actually cause the pollution.



## **E.9 Disposal of site water during construction**

The principal contractor or owner builder must ensure:

- a) Prior to pumping any water into the road or public stormwater system that approval is obtained from *Council* under section 138(1)(d) of the *Roads Act 1993*;
- b) That *water pollution*, as defined by the *Protection of the Environment Operations Act 1997*, does not occur as the result of the discharge to the road, public stormwater system or other place or any site water;
- c) That stormwater from any roof or other impervious areas is linked, via temporary downpipes and stormwater pipes, to a Council approved stormwater disposal system immediately upon completion of the roof installation or work creating other impervious areas.

**Note:** This condition has been imposed to ensure that adjoining and neighbouring land is not adversely affected by unreasonable overland flows of stormwater and that site water does not concentrate water such that they cause erosion and water pollution.

## **E.10 Site Cranes**

Site crane(s) and hoist(s) may be erected within the boundary of the land being developed subject to compliance with Australian Standards AS 1418, AS 2549 and AS 2550 and all relevant parts to these standards.

Cranes must not swing or hoist over any public place unless the Principal Contractor or Owner-builder have the relevant approval under the *Local Government Act 1993*, *Crown Lands Act 1989* or *Roads Act 1993*.

The crane must not be illuminated outside approved working hours other than in relation to safety beacons required by the Civil Aviation Safety Authority under the *Civil Aviation Act 1988 (Cth)*.

No illuminated sign(s) must be erected upon or displayed upon any site crane.

**Note:** Where it is proposed to swing a crane over a public place the Principal Contractor or Owner-builder must make a separate application to Council under section 68 of the *Local Government Act 1993* and obtain activity approval from Council prior to swinging or hoisting over the public place.

**Note:** Where it is proposed to swing a crane over private land the consent of the owner of that private land is required. Alternatively, the Principal Contractor or Owner-builder must obtain an access order under the *Access to Neighbouring Land Act 2000* or easement under section 88K of the *Conveyancing Act 1919* or section 40 of the *Land and Environment Court Act 1979* as appropriate. The encroachment of cranes or the like is a civil matter of trespass and encroachment. Council does not adjudicate or regulate such trespasses or encroachments.

## **E.11 Check Surveys - boundary location, building location, building height, stormwater drainage system and flood protection measures relative to Australian Height Datum**

The *Principal Contractor* or *Owner Builder* must ensure that a surveyor registered under the *Surveying Act 2002* carries out check surveys and provides survey certificates confirming the location of the building(s), ancillary works, flood protection works and the stormwater drainage system relative to the boundaries of the *site* and that the height of buildings, ancillary works, flood protection works and the stormwater drainage system relative to Australian Height Datum complies with this consent at the following critical stages.

The *Principal Contractor* or *Owner Builder* must ensure that work must not proceed beyond each of the following critical stages until compliance has been demonstrated to the *PCA's* satisfaction:

- a) Upon the completion of foundation walls prior to the laying of any floor or the pouring of any floor slab and generally at damp proof course level;
- b) Upon the completion of formwork for floor slabs prior to the laying of any floor or the pouring of any concrete and generally at each storey;
- c) Upon the completion of formwork or framework for the roof(s) prior to the laying of any roofing or the pouring of any concrete roof;
- d) Upon the completion of formwork and steel fixing prior to pouring of any concrete for any ancillary structure, flood protection work, swimming pool or spa pool or the like;
- e) Upon the completion of formwork and steel fixing prior to pouring of any concrete for driveways showing transitions and crest thresholds confirming that driveway levels match Council approved driveway crossing levels and minimum flood levels.;
- f) Stormwater Drainage Systems prior to back filling over pipes confirming location, height and capacity of works.
- g) Flood protection measures are in place confirming location, height and capacity.

**Note:** This condition has been imposed to ensure that development occurs in the location and at the height approved under this consent. This is critical to ensure that building are constructed to minimum heights for flood protection and maximum heights to protect views and the amenity of neighbours.

#### **E.12 Compliance with Council's Specification for Roadworks, Drainage and Miscellaneous Works, Road Works and, Work within the Road and Footway**

All work carried out on assets which are under Council ownership or will revert to the ownership, care, control or management of Council in connection with the *development* to which this consent relates must comply with Council's *Specification for Roadworks, Drainage and Miscellaneous Works* (2012).

The Owner, Principal Contractor or Owner-builder must meet all costs associated with such works.

This condition does not set aside the need to obtain relevant approvals under the *Roads Act 1993* or *Local Government Act 1993* for works within roads and other public places.

**Note:** A copy of Council's *Specification for Roadworks, Drainage and Miscellaneous Works* can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

#### **E.13 Hours of Work –Amenity of the neighbourhood**

- a) No *work* must take place on any Sunday or public holiday,
- b) No *work* must take place before 7am or after 5pm any weekday,
- c) No *work* must take place before 7am or after 1pm any Saturday,
- d) The following *work* **must not** take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday;
  - i) Piling;
  - ii) Piering;
  - iii) Rock or concrete cutting, boring or drilling;
  - iv) Rock breaking;
  - v) Rock sawing;
  - vi) Jack hammering; or
  - vii) Machine excavation,
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.

- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday
- g) No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute break every hour.

This condition has been imposed to mitigate the impact of work upon the amenity of the neighbourhood. Impact of work includes, but is not limited to, noise, vibration, dust, odour, traffic and parking impacts.

**Note:** The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.

**Note:** Each and every breach of this condition by any person may be subject to separate penalty infringement notice or prosecution.

**Note:** The delivery and removal of plant, equipment and machinery associated with wide loads subject to RTA and Police restrictions on their movement out side the approved hours of work will be considered on a case by case basis.

**Note:** Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment Operations (Noise Control) Regulation 2000*.

**Note:** EPA Guidelines can be down loaded from <http://www.epa.nsw.gov.au/noise/nglg.htm> .

**Note:** see [http://www.epa.nsw.gov.au/resources/ci\\_build\\_sheet7.pdf](http://www.epa.nsw.gov.au/resources/ci_build_sheet7.pdf)

#### E.14 Dust Mitigation

Dust mitigation must be implemented in accordance with “*Dust Control - Do it right on site*” published by the Southern Sydney Regional Organisation of Councils.

This generally requires:

- a) Dust screens to all hoardings and site fences.
- b) All stockpiles or loose materials to be covered when not being used.
- c) All equipment, where capable, being fitted with dust catchers.
- d) All loose materials being placed bags before placing into waste or skip bins.
- e) All waste and skip bins being kept covered when not being filled or emptied.
- f) The surface of excavation work being kept wet to minimise dust.
- g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

**Note:** “*Dust Control - Do it right on site*” can be down loaded free of charge from Council’s web site [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) or obtained from Council’s office.

**Note:** Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au) and [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au) . Other specific condition and advice may apply.

**Note:** Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.

#### E.15 Critical Stage Inspections

Critical stage inspections must be called for by the *principal contractor* or *owner builder* as required by the PCA, any PCA service agreement, the *Act* and the *Regulation*.

Work must not proceed beyond each critical stage until the PCA is satisfied that work is proceeding in accordance with this consent, the Construction Certificate(s) and the *Act*. *critical stage inspections* means the inspections prescribed by the *Regulations* for the purposes of section 109E(3)(d) of the *Act* or as required by the *PCA* and any *PCA Service Agreement*.

**Note:** The PCA may require inspections beyond mandatory critical stage inspections in order that the PCA be satisfied that work is proceeding in accordance with this consent.

**Note:** The PCA may, in addition to inspections, require the submission of *Compliance Certificates*, survey reports or evidence of suitability in accordance with Part A2.2 of the BCA in relation to any matter relevant to the development.

#### **E.16 Placement and use of Skip Bins**

The *principal contractor* or *owner builder* must ensure that all waste storage containers, including but not limited to skip bins, must be stored within the site unless:

- a) Activity Approval has been issued by Council under section 94 of the *Local Government Act 1993* to place the waste storage container in a public place, and
- b) Where located on the road it is located only in a positions where a vehicle may lawfully park in accordance with the Australian Road Rules to the extent they are adopted under the *Road Transport (Safety and Traffic Management) (Road Rules) Regulation 1999*.

**Note:** Waste storage containers must not be located on the footpath without a site specific activity approval. Where such site specific activity approval is granted a 1.5m wide clear path of travel is maintained free of any trip hazards.

#### **E.17 Prohibition of burning**

There must be no burning of any waste or other materials. The burning of CCA (copper chrome arsenate) or PCP (pentachlorophenol) treated timber is prohibited in all parts of NSW. All burning is prohibited in the Woollahra local government area.

**Note:** Pursuant to the *Protection of the Environment Operations (Control of Burning) Regulation 2000* all burning (including burning of vegetation and domestic waste) is prohibited except with approval. No approval is granted under this consent for any burning.

#### **E.18 Compliance with Australian Standard for Demolition**

Demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures, published by Standards Australia, and as in force at 13 September 2001.

#### **E.19 Site waste minimisation and management – Demolition**

In order to maximise resource recovery and minimise residual waste from demolition activities:

- a) An area is to be allocated for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements)
- b) Provide separate collection bins and/or areas for the storage of residual waste
- c) Clearly 'signpost' the purpose and content of the bins and/or storage areas
- d) Implement measures to prevent damage by the elements, odour, health risks and windborne litter
- e) Minimise site disturbance, limiting unnecessary excavation

The applicant must ensure:

- a) Footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind without Council approval
- b) Any material moved offsite is transported in accordance with the requirements of the *Protection of the Environment Operations Act (1997)*
- c) Waste is only transported to a place that can lawfully be used as a waste facility
- d) Generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by Workcover NSW
- e) Evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained

**Note:** Materials that have an existing reuse or recycling market should not be disposed of in a land fill. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.

## **E.20 Site waste minimisation and management – Construction**

In order to maximise resource recovery and minimise residual waste from construction activities:

- a) Arrange for the delivery of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage
- b) Consider organising to return excess materials to the supplier or manufacturer
- c) Allocate an area for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation)
- d) Clearly 'signpost' the purpose and content of the storage areas
- e) Arrange contractors for the transport, processing and disposal of waste and recycling. Ensure that all contractors are aware of the legal requirements for disposing of waste.
- f) Promote separate collection bins or areas for the storage of residual waste
- g) implement measures to prevent damage by the elements, odour and health risks, and windborne litter
- h) Minimise site disturbance and limit unnecessary excavation
- i) Ensure that all waste is transported to a place that can lawfully be used as a waste facility
- j) Retain all records demonstrating lawful disposal of waste and keep them readily accessible for inspection by regulatory authorities such as council, Department of Environment and Climate Change (DECC) or WorkCover NSW.

## **E.21 Classification of Hazardous Waste**

Prior to the exportation of hazardous waste (including hazardous fill or soil) from the site, the waste materials must be classified in accordance with the provision of the *Protection of the Environment Operations Act 1997* and the NSW DECC *Waste Classification Guidelines, Part1: Classifying Waste* (April 2008).

**Note:** This condition is imposed to ensure that where hazardous waste will be removed from a site an Asbestos Licensed contractor can definitively determine where the waste may be legally taken for disposal.

## **E.22 Disposal of Asbestos and Hazardous Waste**

Asbestos and hazardous waste, once classified in accordance with the condition above must only be transported to waste facilities licensed to accept asbestos and appropriate classifications of hazardous waste.

**Note:** This condition is imposed to ensure that asbestos and other Hazardous waste is disposed of lawfully under the Protection of the Environment Operations Act 1997 and relevant EPA requirements.

### E.23 Asbestos Removal Signage

Standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site when asbestos is being removed.

**Note:** This condition is imposed to ensure awareness of any hazard to the health and safety of persons working on the site and public.

### E.24 Notification of Asbestos Removal

All adjoining properties and those opposite the development site must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email addresses.

**Note:** This condition has been imposed to ensure that local residents are informed and have adequate communication facilitated for incidents of asbestos removal.

### E.25 Disposal of soils and waste materials

Any disposal of soils and waste materials from the site shall be assessed against the NSW Department of Environment & Climate Change (DECC) 'Waste Classification Guidelines 2008, Revision 2009'; the Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations Amendment (Scheduled Activities and Waste) Regulation 2008.

### E.26 Tree Preservation

All persons must comply with Council's Development Control Plan (DCP) 2015, Chapter E.3 Tree Management other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.  
General Protection Requirements

- a) The TPZ must be maintained during all development work unless otherwise specified within these conditions of consent.
- b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The *principal contractor* must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.
- c) Where there is damage to any part of a tree the *principal contractor* must procure an inspection of the tree by a qualified arborist immediately. The *principal contractor* must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.

**Note:** Trees must be pruned in accordance with *Australian Standard AS 4373 "Pruning of Amenity Trees"* and *WorkCover NSW Code of Practice Amenity Tree Industry*.

## E.27 Replacement/Supplementary trees which must be planted

Any replacement or supplementary tree shall be grown in accordance with Tree stock for landscape use (AS 2303:2018). The replacement tree shall be planted in a *deep soil landscaped area* and maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it is protected by Council's Tree Preservation Order, it must be replaced with another of the same species in accordance with the approved Landscape Plan.

The project arborist shall document compliance with the above condition.

## E.28 Hand excavation within tree root zones

Excavation undertaken within the specified radius from the trunks of the following trees shall be hand dug.

Council Ref No.	Species	Tree Location	Fence Radius from Centre of Trunk (Metres)
A	Ficus microcarpa var. Hillii	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021	12
B	Ficus microcarpa var. Hillii		13.2
C	Ficus microcarpa var. Hillii		12
D	Ficus microcarpa var. Hillii		12
E	Phoenix canariensis		3
F	Ficus benjamina		5.4
G	Syagrus romanzoffianum (x18)		3

Small hand tools such as mattocks or using compressed air or water jetting only shall be used. Roots with a diameter equal to or in excess of 50mm shall not be severed or damaged unless approved in writing by the project arborist.

Mechanical excavation is permitted beyond this radius when root pruning by hand along the perimeter line is completed. Exposed roots to be retained shall be covered with mulch or a geotextile fabric and kept in a moist condition and prevented from drying out.

All root pruning must be undertaken in accordance with the Australian Standard 4373 "Pruning of Amenity Trees" and carried out by a qualified Arborist (minimum qualification of Australian Qualification Framework Level 5 or recognised equivalent).

The project arborist shall document compliance with the above condition.

## E.29 Driveway Installation between Trees C and D

A qualified Arborist (minimum AQF Level 5) shall supervise installation of the new driveway and crossover between Trees C and D. This includes excavation, form works and any disturbance to the ground between the trees.

Installation of the driveway including excavation and formwork shall ensure tree sensitive methods are undertaken during the works. This must include hand excavation, small hand tools such as mattocks or using compressed air or water jetting only be used for excavation of the driveway and crossover and ensure tree roots equal to or greater than 100mm in diameter are not damaged or severed during the works.

Approval is not granted for the severance, damaging, pruning or removal of any tree roots equal to or greater than 100mm in diameter. The design and installation of the driveway and crossover shall be amended to ensure all tree roots equal to or greater than 100mm diameter are retained.

Exposed roots to be retained shall be covered with mulch or a geotextile fabric and kept in a moist condition and prevented from drying out.

All root pruning must be undertaken in accordance with the Australian Standard 4373 "Pruning of Amenity Trees" and carried out by a qualified Arborist (minimum qualification of Australian Qualification Framework Level 5 or recognised equivalent).

The project arborist shall document compliance with the above condition.

### E.30 Footings in the vicinity of trees

Footings for any structure within the specified radius from the trunks of the following trees shall be supported using an isolated pier and beam system.

Council Ref No.	Species	Tree Location	Fence Radius from Centre of Trunk (Metres)
A	Ficus microcarpa var. Hillii	Refer to the Arboricultural Impact Assessment Report prepared by Martin Peacock Tree Care dated 22 November 2021	12
B	Ficus microcarpa var. Hillii		13.2
C	Ficus microcarpa var. Hillii		12
D	Ficus microcarpa var. Hillii		12
E	Phoenix canariensis		3
F	Ficus benjamina		5.4
G	Syagrus romanzoffianum (x18)		3

Excavations for installation of piers shall be located so that no tree root with a diameter equal to or in excess of 50mm is severed or damaged. The smallest possible area shall be excavated which allows construction of the pier. The beam is to be placed a minimum of 100mm above ground level and is to be designed to bridge all tree roots with a diameter equal to or in excess of 50mm.

The project arborist shall document compliance with the above condition.

## F. Conditions which must be satisfied prior to any occupation or use of the building (Part 6 of the Act and Part 8 Division 3 of the Regulation)

### F.1 Occupation Certificate (section 6.9 of the Act)

A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless an Occupation Certificate has been issued in relation to the building or part.

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



## F.2 Commissioning and Certification of Systems and Works

The *principal contractor* or *owner builder* must submit to the satisfaction of the *PCA* works-as-executed ("WAE") plans, *Compliance Certificates* and evidence of suitability in accordance with Part A2.2 of the *BCA* confirming that the *works*, as executed and as detailed, comply with the requirement of this consent, the *Act*, the *Regulations*, any relevant *construction certificate*, the *BCA* and relevant *Australian Standards*. Works-as-executed ("WAE") plans, *Compliance Certificates* and evidence of suitability in accordance with Part A2.2 of the *BCA* must include but may not be limited to:

- a) Certification from the supervising professional engineer that the requirement of the Geotechnical / Hydrogeological conditions and report recommendations were implemented and satisfied during development work.
- b) All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation.
- c) All garage/car park/basement car park, driveways and access ramps comply with Australian Standard AS 2890.1 – "Off-Street car parking."
- d) All stormwater drainage and storage systems.
- e) All mechanical ventilation systems.
- f) All hydraulic systems.
- g) All structural work.
- h) All acoustic attenuation work.
- i) All waterproofing.
- j) Such further matters as the Principal Certifying Authority may require.

**Note:** This condition has been imposed to ensure that systems and works as completed meet *development standards* as defined by the *Act*, comply with the *BCA*, comply with this consent and so that a public record of works as execute is maintained.

**Note:** The *PCA* may require any number of WAE plans, certificates, or other evidence of suitability as necessary to confirm compliance with the *Act*, *Regulation*, Development Standards, *BCA*, and relevant *Australia Standards*. As a minimum WAE plans and certification is required for stormwater drainage and detention, mechanical ventilation work, hydraulic services (including but not limited to fire services).

**Note:** The *PCA* must submit to Council, with any *Occupation Certificate*, copies of works-as-executed ("WAE") plans, *Compliance Certificates* and evidence of suitability in accordance with Part A2.2 of the *BCA* upon which the *PCA* has relied in issuing any *Occupation Certificate*.

## F.3 Commissioning and Certification of Public Infrastructure Works

The Principal Contractor or Owner-builder must submit, to the satisfaction of Council, certification from a professional engineer that all public infrastructure works have been executed in compliance with this consent and with Council's *Specification for Roadworks, Drainage and Miscellaneous Works* (2012).

The certification must be supported by closed circuit television / video inspection provided on DVD of all stormwater drainage together with works-as-executed engineering plans and a survey report detailing all finished reduced levels.

## F.4 Letter Boxes

All letter boxes must be constructed and located in accordance with AS/NZS 4253:1994 *Mailboxes* and to Australia Post's satisfaction.

**Note:** This condition has been imposed to ensure that mail can be delivered to occupiers of the site.

## **F.5 Certification of Electric Vehicle Charging System**

Prior to the issue of any Occupation Certificate or occupation or use of part of the building, the Principal Contractor or Owner-builder must submit to the satisfaction of the Principal Certifier, certification by a suitably qualified person that the electric vehicle charger points and/or electric vehicle circuitry, has been installed in accordance with the construction certificate plans and specifications as required by Condition C.19.

## **F.6 Amenity Landscaping**

The *owner or principal contractor* must install all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) prior to any occupation or use of the site.

**Note:** This condition has been imposed to ensure that the environmental impacts of the development are mitigated by approved landscaping prior to any occupation of the development.

## **G. Conditions which must be satisfied prior to the issue of any subdivision certificate**

### **G.1 Strata Title Subdivision Certificate (Part 4 Strata Schemes Development Act 2015)**

In addition to the statutory requirements of the *Strata Schemes Development Act 2015* a strata certificate must not be issued which would have the effect of:

- a) transferring to any strata unit entitlement, any areas of common property shown upon the approved development application plans,
- b) transferring to any strata unit entitlement, any visitor parking spaces, or
- c) creating any unit entitlement to any car parking spaces not associated with an occupiable unit entitlement within the strata plan.

**Note:** This condition has been imposed to ensure that: (a) common property is not alienated from the strata scheme and assigned to any one or more strata lots, (b) visitor parking is not alienated from the strata scheme and assigned to any one or more strata lots such that visitors would be restricted from lawful access and use of required visitor parking, (c) parking spaces are not strata subdivided as separate strata lots which may be sold with full strata title rights as a parking space lot, reducing available parking to strata lots and visitors required to reduce demand for on-street public parking.

(Added on 15/08/2024 under DA582/2021/3 (PAN 432116))

## **H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (S6.4(c))**

### **H.1 Fulfillment of BASIX commitments – Clause 154B of the Regulation**

All BASIX commitments must be effected in accordance with the BASIX Certificate 1257195M\_02.

**Note:** Clause 154B(2) of the Environmental Planning & Assessment Regulation 2000 provides: "A *certifying authority* must not issue a final occupation certificate for a BASIX affected building to which this clause applies unless it is satisfied that each of the commitments whose fulfilment it is required to monitor has been fulfilled."

(Amended on 15/08/2024 under DA582/2021/3 (PAN 432116))

### **H.2 Removal of Ancillary Works and Structures**

The *principal contractor* or *owner* must remove from the land and any adjoining public place:

- a) The site sign;

- b) Ablutions;
- c) Hoarding;
- d) Scaffolding; and
- e) Waste materials, matter, article or thing.

**Note:** This condition has been imposed to ensure that all ancillary matter is removed prior to the issue of the *Final Occupation Certificate*.

### H.3 Landscaping

The *principal contractor* or *owner* must provide to *PCA* a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the works comply with this consent.

**Note:** This condition has been imposed to ensure that all Landscaping work is completed prior to the issue of the Final Occupation Certificate.

### H.4 Road Works (including footpaths)

The following works must be completed to the satisfaction of Council, in compliance with Council's *Specification for Roadworks, Drainage and Miscellaneous Works* (2012) unless expressly provided otherwise by these conditions at the Principal Contractor's or Owner's expense:

- a) stormwater pipes, pits and connections to public stormwater systems within the *road*,
- b) driveways and vehicular crossings within the *road*,
- c) removal of redundant driveways and vehicular crossings,
- d) new footpaths within the *road*,
- e) relocation of existing power/light pole,
- f) relocation/provision of street signs,
- g) new or replacement street trees,
- h) new footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street,
- i) new or reinstated kerb and guttering within the *road*, and
- j) new or reinstated road surface pavement within the *road*.

**Note:** Security held by Council pursuant to section 4.17(6) of the *Act* will not be release by Council until compliance has been achieved with this condition. An application for refund of security must be submitted with the Final Occupation Certificate to Council. This form can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) or obtained from Council's customer service centre.

### H.5 Dilapidation Report for Public Infrastructure Works

The Principal Contractor must submit a follow up dilapidation report, prepared by a professional engineer, on Council's infrastructure within and near the development site to Council upon completion of the work.

The Final Occupation Certificate must not be issued until Council's Civil Works Engineer is satisfied that the works have been satisfactorily completed and the Principal Certifier has been provided with correspondence from Council to this effect.

The dilapidation report must include:

- a) photographs showing any existing damage to the road pavement fronting the site,
- b) photographs showing any existing damage to the kerb and gutter fronting the site,

- c) photographs showing any existing damage to the footway including footpath pavement fronting the site,
- d) photographs showing any existing damage to retaining walls within the footway or road,
- e) closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and
- f) the full name and signature of the professional engineer.

The reports are to be supplied in both paper copy and electronic format in Word.  
Photographs are to be in colour, digital and date stamped.

The dilapidation report must specify (with supporting photographic/DVD evidence) the exact location and extent of any damaged or defective public infrastructure. If the required report is not submitted then Council will assume any damage to any infrastructure in the immediate vicinity of the site was caused by the principle contractor and Owner carrying out work under this consent.

**Note:** If the Principal Contractor fails to submit the dilapidation report required by this condition and damage is occasioned to public assets adjoining the site Council will deduct from security any costs associated with remedying, repairing or replacing damaged public infrastructure. Nothing in this condition prevents Council making any claim against security held for this purpose.

## **H.6 Positive Covenant and Works-As-Executed Certification of Stormwater Systems**

On completion of construction work, stormwater drainage works are to be certified by a *professional engineer* with Works-As-Executed drawings supplied to the *PCA* detailing:

- a) Compliance with conditions of development consent relating to stormwater;
- b) The structural adequacy of the Rainwater Tanks, Rain Gardens and the basement Pump-out System.
- c) That the works have been constructed in accordance with the approved design and will be 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.

A positive covenant pursuant to section 88E of the *Conveyancing Act 1919* must be created on the title of the subject property, providing for the indemnification of Council from any claims or actions and for the on-going maintenance of the Rainwater Tanks, Rain Gardens and the basement Pump-out System incorporated in the development. The wording of the Instrument must be in accordance with Council's standard format and the Instrument must be registered with the NSW Land Registry Services.

**Note:** The required wording of the Instrument can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au). The PC must supply a copy of the WAE plans to Council together with the Final Occupation Certificate.

**Note:** The Final Occupation Certificate must not be issued until this condition has been satisfied.

## **I. Conditions which must be satisfied during the ongoing use of the development**

### **I.1 Maintenance of BASIX commitments**

All BASIX commitments must be maintained in accordance with the BASIX Certificate 1257195M\_02.

**Note:** This condition affects successors in title with the intent that environmental sustainability measures must be maintained for the life of development under this consent.

(Amended on 15/08/2024 under DA582/2021/3 (PAN 432116))

## I.2 Noise from mechanical plant and equipment

The noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the *background noise level*. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed *background noise level* at any time. The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the  $L_{A90, 15 \text{ minute}}$  level measured by a sound level meter.

This condition has been imposed to protect the amenity of the neighbourhood.

**Note:** Words in this condition have the same meaning as in the:

*NSW Industrial Noise Policy*

([http://www.environment.nsw.gov.au/resources/ind\\_noise.pdf](http://www.environment.nsw.gov.au/resources/ind_noise.pdf))

ISBN 0 7313 2715 2, dated January 2000, and

*Noise Guide for Local Government* (<http://www.environment.nsw.gov.au/noise/nglg.htm>)

ISBN 1741370671, dated December 2004.

## I.3 Outdoor lighting – Residential

Outdoor lighting must comply with AS 4282-1997: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminaire must not exceed the level 1 control relevant under table 2.2 of AS 4282. The maximum illuminance and the threshold limits must be in accordance with Table 2.1 of AS 4282.

This condition has been imposed to protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting in public places.

**Note:** This condition has been imposed to control the obtrusive effects of outdoor lighting.

## I.4 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*.

**Note:** This condition has been imposed to protect the amenity of the neighbourhood.

**Note:** Council will generally enforce this condition in accordance with the *Noise Guide for Local Government* ([www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government](http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government)) and the *NSW Industrial Noise Policy* ([www.epa.nsw.gov.au/your-environment/noise/industrial-noise](http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise)) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the *Protection of the Environment Operations Act 1997*.

### Useful links:

**Community Justice Centres**—free mediation service provided by the NSW Government

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

**NSW Environment Protection Authority**— see “noise” section

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

**NSW Government legislation**- access to all NSW legislation, including the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Noise Control Regulation 2000* is available at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

**Australian Acoustical Society**—professional society of noise related professionals

[www.acoustics.asn.au](http://www.acoustics.asn.au).

**Association of Australian Acoustical Consultants**—professional society of noise related professionals [www.aaac.org.au](http://www.aaac.org.au).

**Liquor and Gaming NSW**—[www.liquorandgaming.nsw.gov.au](http://www.liquorandgaming.nsw.gov.au).

## **I.5 On-going Maintenance of the Rainwater Tanks, Rain Gardens and the Basement Pump-out System**

The Owner(s) must in accordance with this condition and any positive covenant:

- a) Permit stormwater to be temporarily detained by the system;
- b) Keep the system clean and free of silt rubbish and debris;
- c) If the car park is used as a retention basin, a weather resistant sign must be maintained in a prominent position in the car park warning residents that periodic inundation of the car park may occur during heavy rain;
- d) Maintain renew and repair as reasonably required from time to time the whole or part of the system so that it functions in a safe and efficient manner and in doing so complete the same within the time and in the manner reasonably specified in written notice issued by the Council;
- e) Carry out the matters referred to in paragraphs (b) and (d) at the Owners expense;
- f) Not make any alterations to the system or elements thereof without prior consent in writing of the Council and not interfere with the system or by its act or omission cause it to be interfered with so that it does not function or operate properly;
- g) Permit the Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land with regard to compliance with the requirements of this covenant;
- h) Comply with the terms of any written notice issued by Council in respect to the requirements of this clause within the time reasonably stated in the notice;
- i) Where the Owner fails to comply with the Owner's obligations under this covenant, permit the Council or its agents at all times and on reasonable notice at the Owner's cost to enter the land with equipment, machinery or otherwise to carry out the works required by those obligations;
- j) Indemnify the Council against all claims or actions and costs arising from those claims or actions which Council may suffer or incur in respect of the system and caused by an act or omission by the Owners in respect of the Owner's obligations under this condition.

**Note:** This condition has been imposed to ensure that owners are aware of require maintenance requirements for their stormwater systems.

**Note:** This condition is supplementary to the owner(s) obligations and Council's rights under any positive covenant.

## **J. Miscellaneous Conditions**

Nil

## **K. Advisings**

### **K.1 Criminal Offences – Breach of Development Consent & Environmental laws**

Failure to comply with this development consent and any condition of this consent is a **criminal offence**. Failure to comply with other environmental laws is also a criminal offence. Where there is any breach Council may without any further warning:

- a) Issue Penalty Infringement Notices (On-the-spot fines);
- b) Issue notices and orders;
- c) Prosecute any person breaching this consent; and/or
- d) Seek injunctions/orders before the courts to restrain and remedy any breach.

#### Warnings as to potential maximum penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

### Warning as to enforcement and legal costs

Should Council have to take any action to enforced compliance with this consent or other environmental laws Council's policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order. This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action.

**Note:** The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of *the Crimes (Sentencing Procedure) Act 1999*, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious. You can obtain further information from the following web sites: <http://www.theshopfront.org/documents/ConvictionsCriminalRecords.pdf> and the Attorney General's [www.agd.nsw.gov.au](http://www.agd.nsw.gov.au).

## **K.2 Dial before you dig**

The *principal contractor*, *owner builder* or any person digging may be held financially responsible by the asset owner should they damage underground pipe or cable networks. Minimise your risk and Dial 1100 Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au). When you contact Dial Before You Dig, you will be sent details of all Dial Before You Dig members who have underground assets in the vicinity of your proposed excavation.

## **K.3 Builders Licences and Owner Builders Permits**

Section 81A of the *Act* requires among other matters that the person having the benefit of the development consent, if not carrying out the work as an **owner-builder**, must appointed a *principal contractor* for residential building work who must be the holder of a contractor licence. Further information can be obtained from the NSW Office of Fair Trading website about how you obtain an owner builders permit or find a principal contractor (builder): <http://www.dft.nsw.gov.au/building.html>. The Owner(s) must appoint the PCA. The PCA must check that Home Building Act insurance is in place before the commencement of building work. The Principal Contractor (Builder) must provide the Owners with a certificate of insurance evidencing the contract of insurance under the Home Building Act 1989 for the residential building work.

## **K.4 Building Standards - Guide to Standards and Tolerances**

The PCA does not undertake detailed quality control inspections and the role of the PCA is primarily to ensure that the development proceeds in accordance with this consent, Construction Certificates and that the development is fit for occupation in accordance with its classification under the Building Code of Australia. Critical Stage Inspections do not provide the level of supervision required to ensure that the minimum standards and tolerances specified by the "Guide to Standards and Tolerances©" ISBN 0 7347 6010 8 are achieved. The quality of any development is a function of the quality of the *principal contractor's* or *owner builder's* supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role. The NSW Office of Fair Trading have published a "Guide to Standards and Tolerances©" ISBN 0 7347 6010 8. The guide can be obtained from the Office of Fair Trading by calling 13 32 20 or by Fax: 9619 8618 or by post to: Marketing Branch, PO Box 972, Parramatta NSW 2124. The Guide can be down loaded from: <http://www.fairtrading.nsw.gov.au/pdfs/corporate/publications/dft242.pdf> Council, as the PCA or otherwise, does not adjudicate building contract disputes between the *principal contractor*, contractors and the owner.



## K.5 Workcover requirements

The Occupational Health and Safety Act 2000 No 40 and subordinate regulations, codes of practice and guidelines control and regulate the development industry.

**Note:** Further information can be obtained from Workcover NSW's website:

<http://www.workcover.nsw.gov.au/Industry/Construction/default.htm> or through their head office: Location: Workcover NSW, 92-100 Donnison Street, GOSFORD 2250 Postal address: WorkCover NSW, Locked Bag 2906, LISAROW 2252, Phone (02) 4321 5000, Fax (02) 4325 4145.

## K.6 Lead Paint

It is beyond the scope of this consent to provide detailed information about dealing with lead paint. Painters working in an area containing lead-based paint should refer to Australian Standard AS 4361.1–1995, Guide to Lead Paint Management—Industrial Applications, or AS 4361.2–1998, Guide to Lead Paint Management—Residential and Commercial Buildings. Industrial paints, may contain lead. Lead is used in some specialised sign-writing and artist paints, and road marking paints, and anti-corrosive paints. Lead was a major ingredient in commercial and residential paints from the late 1800s to 1970. Most Australian commercial buildings and residential homes built before 1970 contain lead paint. These paints were used both inside and outside buildings. Lead hazards - Lead particles are released when old lead paint flakes and peels and collects as dust in ceiling, wall and floor voids. If dust is generated it must be contained. If runoff contains lead particles it must be contained. Lead is extremely hazardous, and stripping of lead-based paint and the disposal of contaminated waste must be carried out with all care. Lead is a cumulative poison and even small levels in the body can have severe effects.

## K.7 Release of Security

An application must be made to Council by the person who paid the security for release of the securities held under section 80A of the *Act*. The securities will not be released until a *Final Occupation Certificate* has lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council's requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council's requirements. Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council's satisfaction as the case may be. Council may retain a portion of the security to remedy any defects in any such public work that arise within 6 months after the work is completed. Upon completion of each section of road, drainage and landscape work to Council's satisfaction, 90% of the Bond monies held by Council for these works will be released upon application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.

**Note:** The Application for Refund of Security form can be downloaded from

<http://www.woollahra.nsw.gov.au/pdf/Forms/Planning/RefundofSecurity.pdf>

## K.8 Asbestos Removal, Repair or Disturbance

Anyone who removes, repairs or disturbs bonded or a friable asbestos material must hold a current removal licence from Workcover NSW. Before starting work, a work site-specific permit approving each asbestos project must be obtained from Workcover NSW. A permit will not be granted without a current Workcover licence. All removal, repair or disturbance of or to asbestos material must comply with:

- a) The Occupational Health and Safety Act 2000;



- b) The Occupational Health and Safety Regulation 2001;
- c) The Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (1998)];
- d) The Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)] <http://www.nohsc.gov.au/>;
- e) The Workcover NSW Guidelines for Licensed Asbestos Removal Contractors.

**Note:** The Code of Practice and Guide referred to above are known collectively as the Worksafe Code of Practice and Guidance Notes on Asbestos. They are specifically referenced in the Occupational Health and Safety Regulation 2001 under Clause 259. Under the Occupational Health and Safety Regulation 2001, the Worksafe Code of Practice and Guidance Notes on Asbestos are the minimum standards for asbestos removal work. Council does not control or regulate the Worksafe Code of Practice and Guidance Notes on Asbestos. You should make yourself aware of the requirements by visiting [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au) or one of Workcover NSW's offices for further advice.

### **K.9 Pruning or Removing a Tree Growing on Private Property**

Woollahra Municipal Development Control Plan (DCP) 2015, Chapter E.3 Tree Management may require that an application be made to Council prior to pruning or removing any tree. The aim is to secure the amenity of trees and preserve the existing landscape within our urban environment.

Before you prune or remove a tree, make sure you read all relevant conditions. You can obtain a copy of the DCP from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au) or you may contact Council on 9391-7000 for further advice.

### **K.10 Encroachments**

It is noted that there is an encroachment by the building over Council's road reserve. While in this case the encroachments are only minor, Council may at some future date require its removal or formalisation.

### **K.11 Dilapidation Report**

Please note the following in relation to the condition for a dilapidation report:

- a) The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly due to the carrying out of the development.
- b) This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.
- c) Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.
- d) Council will not become directly involved in disputes between the developer, its contractors and the owners of neighbouring buildings.
- e) 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.

### **K.12 Roads Act 1993 Application**

Works or structures over, on or under public roads or footpaths are subject to sections 138, 139 and 218 of the *Roads Act 1993* and specifically:

- Construction of driveways and/or new or alterations to footpath paving
- Alteration and/or extension to Council drainage infrastructure
- Alteration and/or addition of retaining walls

- Pumping of water to Council's below ground stormwater system
- Installation of soil/rock anchors under the roadway
- Installation of Stormwater outlet pipes across the nature strip

An "Application to Carry Out Works in a Public Road" form must be completed and lodged, with the application fee, at Council's Customer Services. Detailed plans and specifications of all works (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage etc) within existing roads, must be attached, submitted to and approved by Council under section 138 of the *Roads Act 1993*, before the issue of any Construction Certificate.

Detailed engineering plans and specifications of the works required by this condition must accompany the application form. The plans must clearly show the following:

- Engineering drawings (plan, sections and elevation views) and specifications of the footpath, driveways, kerb and gutter, new gully pit showing clearly the connection point of site outlet pipe(s). Note, the connection drainage lines must be as direct as possible and generally run perpendicular to the kerb alignment.
- Engineering drawings of the new drainage line to be constructed joining the new and existing drainage pits including services.

All driveways must include a design longitudinal surface profile for the proposed driveway for assessment. The driveway profile is to start from the road centreline and be along the worst case edge of the proposed driveway. Gradients and transitions must be in accordance with clause 2.5.3, 2.6 of AS 2890.1 – 2004, Part 1 – *Off-street car parking*. The driveway profile submitted to Council must be to (1:25) scale (for template checking purposes) and contain all relevant details: reduced levels, proposed grades and distances.

The existing footpath level and grade at the street alignment of the property must be maintained unless otherwise specified by Council. Your driveway levels are to comply with AS2890.1 and Council's Standard Drawings. There may be occasions where these requirements conflict with your development and you are required to carefully check the driveway/garage slab and footpath levels for any variations.

Note: Any adjustments required from the garage slab and the street levels are to be carried out internally on private property

Drainage design works must comply with the Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

Temporary ground anchors may be permitted, in accordance with Council's "Rock Anchor Policy".

Services: Prior to any excavation works, the location and depth of all public utility services (telephone, cable TV, electricity, gas, water, sewer, drainage, etc.) must be ascertained. The Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the development work and as required by the various public utility authorities and/or their agents.

All public domain works must comply with the latest version of Council's "*Specification for Roadworks, Drainage and Miscellaneous Works*" unless expressly provided otherwise by these conditions. This specification and the application form can be downloaded from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au).




**Note:** To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.

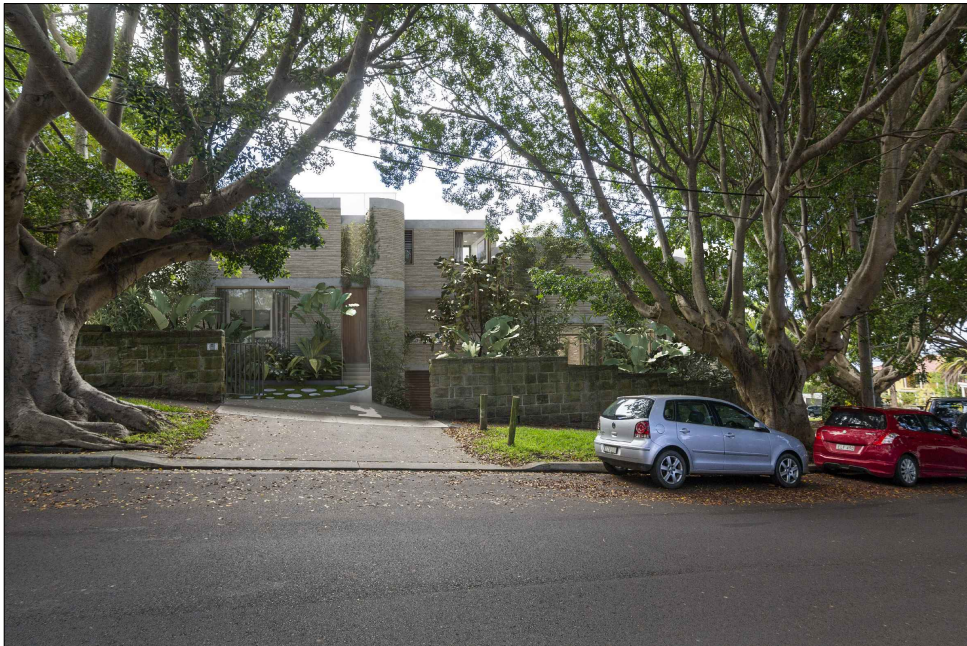
**Note:** When an application under the *Roads Act* is required, then four (4) weeks is to be allowed for assessment.

**Note:** *road* has the same meaning as in the *Roads Act 1993*.

**Note:** The intent of this condition is that the design of the road, footpaths, driveway crossings and public stormwater drainage works must be detailed and approved prior to the issue of any Construction Certificate. Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under *Road Act 1993* approvals may necessitate design and levels changes under this consent. This may in turn require the Applicant to seek to amend this consent.

## Attachments

1. Architectural drawings, control diagrams and external finishes schedule [↓](#) 
2. Plans of strata subdivision [↓](#) 
3. Approved architectural drawings [↓](#) 



**Development Application**  
**79 Drumalbyn Rd**  
Lot 25 Section C DP 3426  
31-Jul-24

Issue:  
03

Common Office respectfully acknowledges the Traditional Owners, the Gadigal and Biddjigal People of the Eora Nation. We pay our respects to elders past, present and emerging. This is, was, and always will be, Aboriginal Land.

**Common Office**

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NSW Australia  
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www.common-office.com

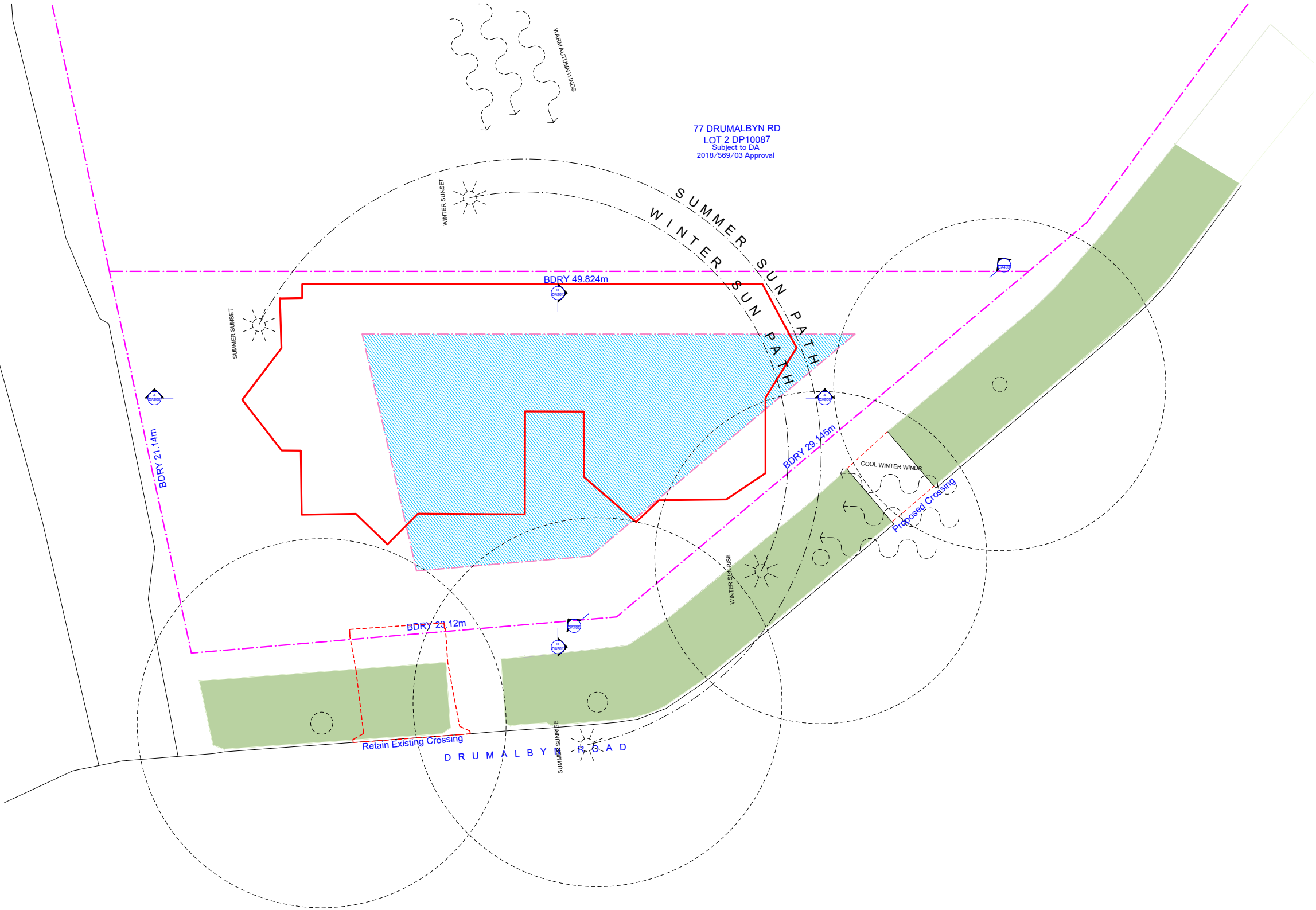
Nominated NSW  
Architect William J McKee  
NSW ARB 12651

DWG NO.	REV.	DRAWING NAME	SCALE
DA000	03	Cover Page	nts
DA100	03	Site & Analysis Plan	1:200
DA101	03	Setbacks Plan	1:1000
DA102	03	Draft Strata Subdivision Plan	1:200
DA200	03	Basement Plan	1:200
DA300	03	Ground Floor Plan	1:200
DA301	03	First Floor Plan	1:200
DA302	03	Roof Plan	1:200
DA400	03	East Elevation	1:200
DA401	03	West Elevation	1:200
DA402	03	South Elevation	1:200
DA403	03	North East Elevation	1:200
DA500	03	Section A	1:200
DA501	03	Section B	1:200
DA600	03	Area Diagrams - Floor Plate	1:300
DA601	03	Area Diagrams - Landscape	1:200
DA602	03	Tree Assessment	1:400
DA603	03	Waste Management Plan	1:200
DA700	03	Schedule of External Materials	nts
DA701	03	Photomontage	nts

SCHEDULE OF AMENDMENTS

- 2.1 Extension of basement
- 2.2 Internal amended layout, including a new lift in House B
- 2.3 New windows
- 2.4 Amended windows
- 2.5 Amended entrances to houses
- 2.6 Amended material - brick to render
- 2.7 Infill of first floor void
- 2.8 Strata subdivision
- 2.9 House A master bedroom extended north

NO CHANGE  
TO DRAWING



For DA Only:  
Not For Construction

Issue	Date	Description
02	24/1/21	Amended Plans
03	24/1/21	Amended Plans
04	24/1/21	Amended Plans

Legend:
Existing to be demolished
Line of Approved DA
Amendments

- Notes
1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
  2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED.
  3. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
  4. DESIGNER TO REVIEW ALL CONTRACTORS' DRAWINGS, SETTING OUT PRIOR TO CONSTRUCTION.
  5. CONTRACTOR TO Liaise WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION

- REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE.
  7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.

Basin:  
WATER:  
Rearwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m2 of roof area  
Landscape & Laundry connection  
Pool Top Up for House A  
Pool Size House A: 1  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathroom Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard, R4.0 Insulation where adjoins roof/external.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed; Low e glass; Aluminium Frame, U-value: 56. SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings.  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off.  
Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off.  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:  
Principal:  
Tony Moody  
Site Design:  
RTS  
Structural:  
Burgin  
Landscape:  
Martin Pascoe

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Newcastle NSW Architect  
William J. Moore  
NSW AHS 12055  
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Project:  
79 Drumalbyn Rd, Bellevue Hill  
Date:  
31-Jul-24  
Scale:  
1:200 at A3  
Drawn:  
JL, RM

Drawing:  
Site And Analysis  
Plan  
Project No:  
2111  
Drawing No:  
Rev:  
DA100[03]



NO CHANGE  
TO DRAWING

79 DRUMABLYN RD BELLEVUE HILL  
SITE AREA: 709.2m<sup>2</sup>

FRONT SETBACK:

The front setback of the building envelope is determined by averaging the 3 most typical setbacks of the four closest residential buildings.  
=3.44M FRONT SETBACK

SIDE SETBACK:

3.4M SIDE SETBACK

FIGURE 5A  
Side setback table for dwelling houses, semi-detached dwellings and dual occupancies

A. Site width measured along front setback line in metres	B. Side setback in metres
< 9.0	0.9
9.0 - < 11.0	1.1
11.0 - < 13.0	1.3
13.0 - < 15.0	1.5
15.0 - < 17.0	1.9
17.0 - < 19.0	2.3
19.0 - < 21.0	2.7
21.0 - < 23.0	3.1
23.0 +	3.4

REAR SETBACK:

The rear setback is the horizontal distance between the building envelope and the rear property boundary, measured parallel to the side boundaries. The rear setback is a consequence of the front setback, site depth, and building depth.

36.472(Site Depth) -  
20.06 [36.472x55%] (Building Depth) -  
3.44 (Front setback)

= 12.972m Rear Setback

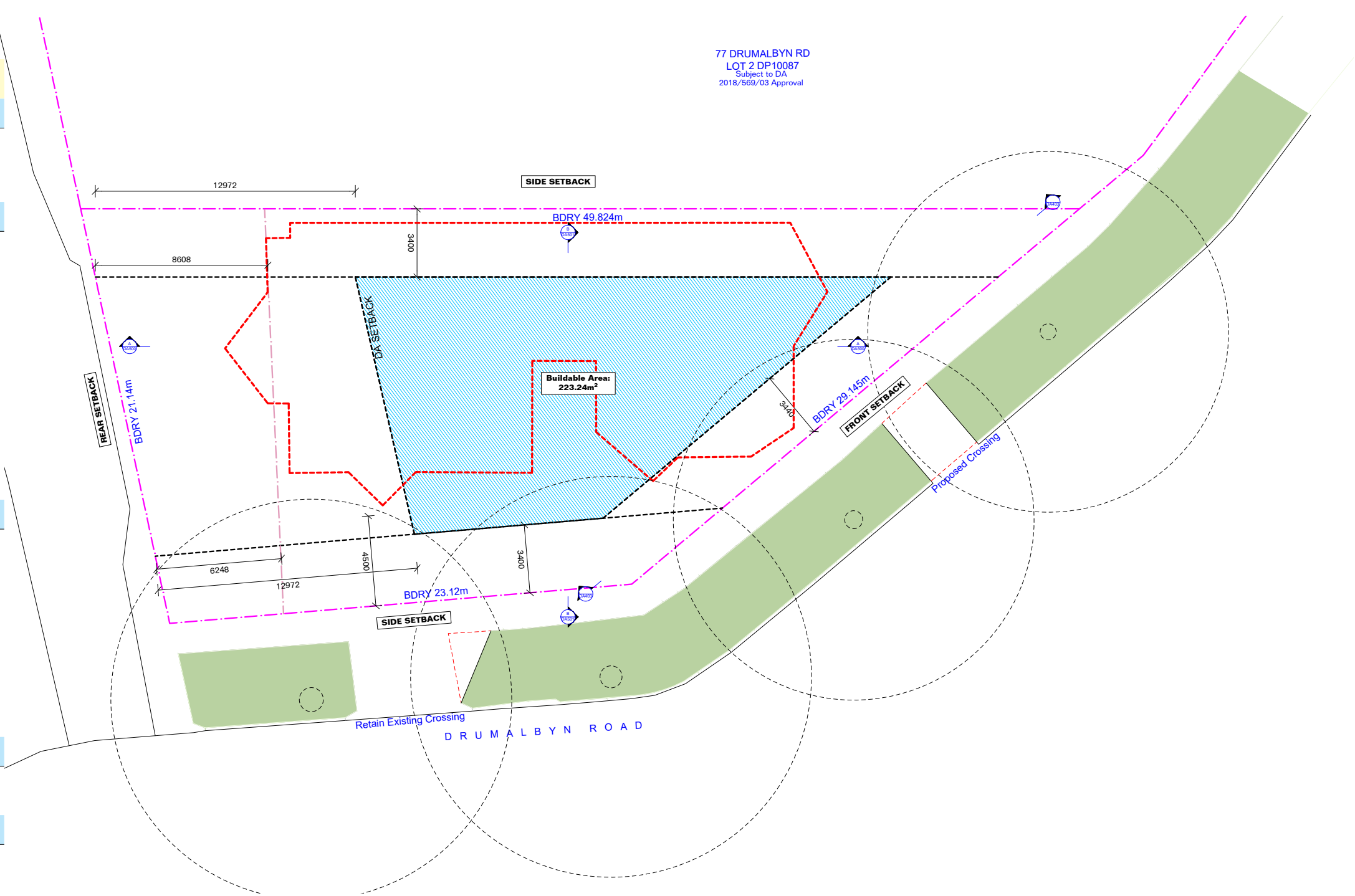
BUILDABLE AREA

= 222.34m<sup>2</sup>

FLOORPLATE

Permissible floorplate = 222.34m<sup>2</sup>(buildable area) x 1.65  
= 366.861m<sup>2</sup>

Floorplates are measured to include:  
- the area within the external face of the external walls measured at each level, and  
- the external floorplate which includes covered decks, covered balconies, entry porches, verandahs, port cochers, under crofts and the like but excludes:  
- uncovered external areas, such as terraces, decks and balconies, and  
- levels below 1m above existing ground level



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100	24/1/21	Amended Plans

Legend:  
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- Line of Approved DA  
- Amendments

Notes

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Basix:  
WATER:  
Rainwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m<sup>2</sup> of roof area.  
Landscaping & Laundry connection  
Pool Top Up for House A  
Pool/Spa House A1  
Max volume of 50L. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showersheads and Toilets 4 Star. Kitchen Taps 5 Star  
Bathrooms: Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard; R4.0 Insulation where adjoins roof/terrace.

External Walls:  
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Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed; Low e glass; Aluminium Frame, U-value: 56, SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

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Ventilation:  
Laundries: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:  
Project:  
Tony Moody  
Site Design  
RTS  
Burrup  
Martin Peacock

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www.common-office.com

Project:  
79 Drumalbyn Rd, Bellevue Hill  
Date:  
31-Jul-24  
Scale:  
1:200 at A3  
Drawn:  
JL, RM

Drawing:  
Setbacks  
Project No:  
2111  
Drawing No:  
Rev:  
DA101[03]

- SCHEDULE OF AMENDMENTS
- 2.1

Extension of basement
- 2.2

Internal amended layout, including a new lift in House B
- 2.3

New windows
- 2.4

Amended windows
- 2.5

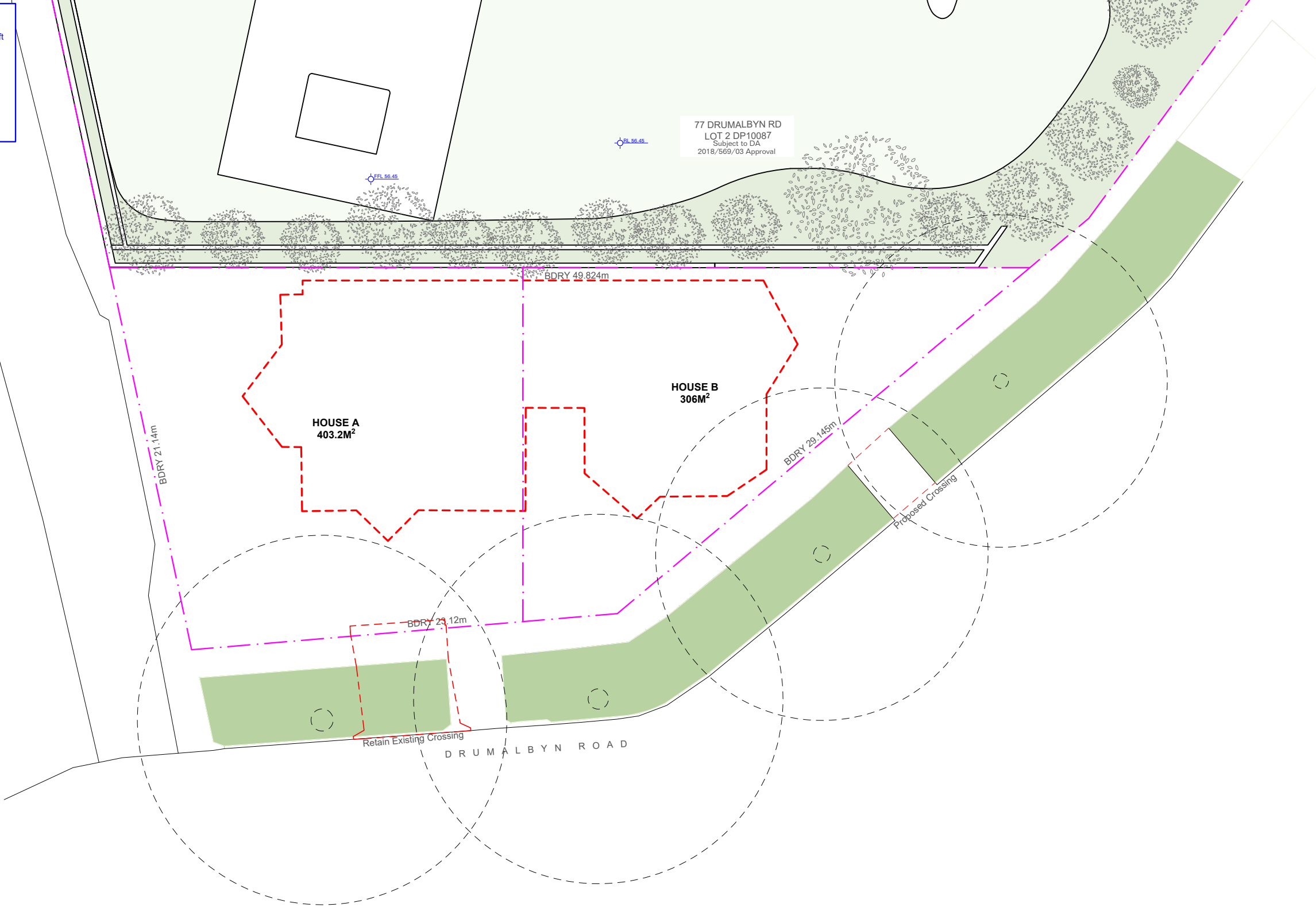
Amended entrances to houses
- 2.6

Amended material - brick to render
- 2.7

Infill of first floor void
- 2.8

Strata subdivision
- 2.9

House A master bedroom extended north



For DA Only:  
Not For Construction

Issue	Date	Description
02	24/1/21	Amended Plans
03	24/1/21	Control Diagram
04	24/1/21	Amended DA

- Legend:
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Basin:  
WATER:  
Pumpster Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m2 of roof area  
Landscape & Laundry connection  
Pool Tap Up for House A  
Pool Size House A's  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathroom Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard, R4.0 Insulation where adjoins roof/terrace.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed; Low e glass; Aluminium Frame, U-value: 56, SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:  
Principal:  
Tony Moody  
Site Design:  
RTS  
Architect:  
Sungmin  
Structural:  
Martin Paszok

Common Office

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Newcastle NSW Architect  
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Project:  
79 Drumalbyn Rd, Bellevue Hill

Date:  
31-Jul-24

Scale:  
1:200 at A3

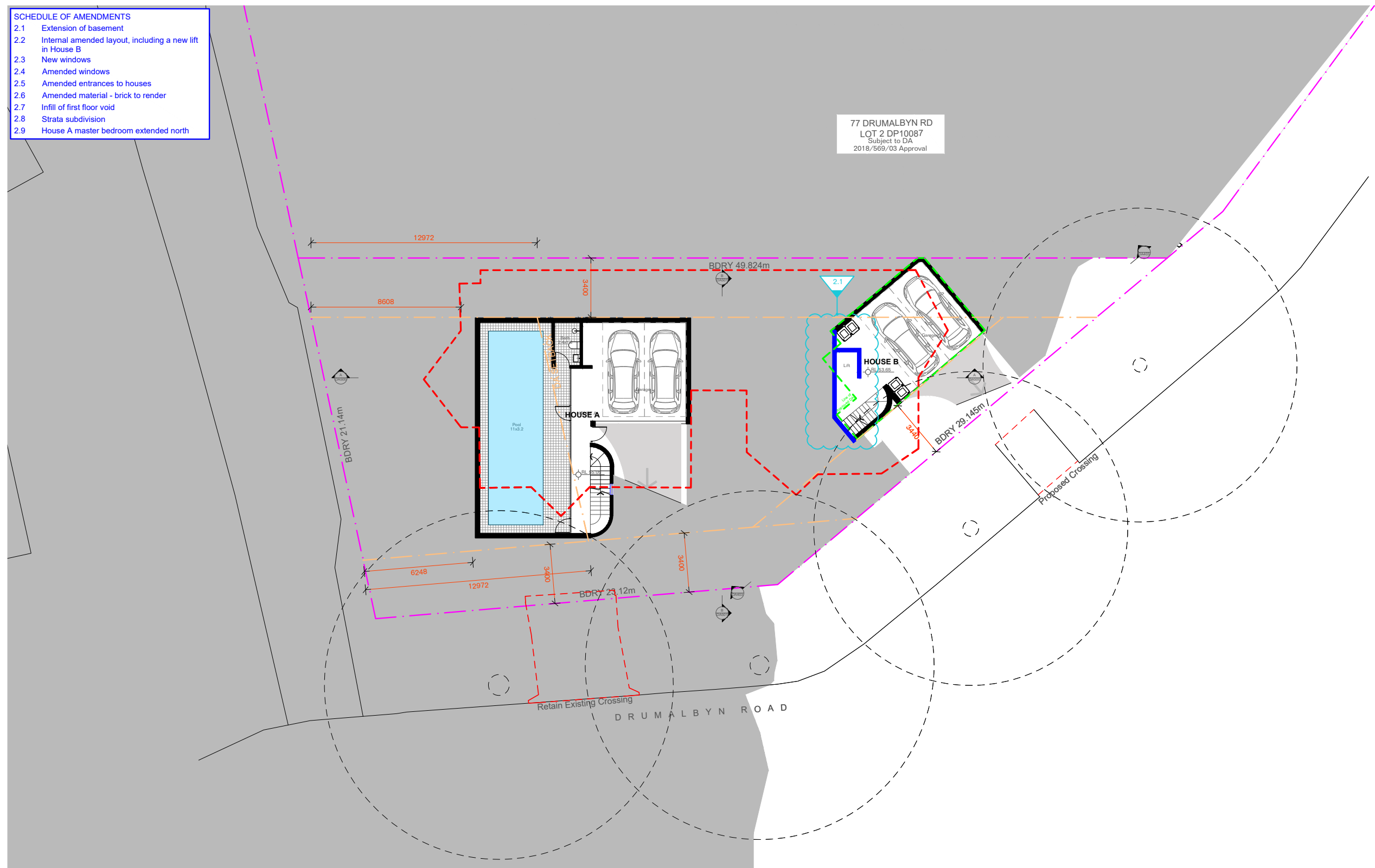
Drawn:  
JL, RM

Drawing:  
Draft Strata  
Subdivision Plan

Project No:  
2111

Drawing No:  
Rev

DA102[03]



For DA Only:  
Not For Construction

Issue	Date	Description
02	XX/05/23	Amended Plans
01	03/03/21	Amended Plans
00	24/11/21	Issued for DA

Legend:

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## Notes

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Basic:  
WATER:  
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Tank Size min 3000L, To collect run off from at least: 100  
m2 of roof area  
Landscape & Laundry connection  
Pool Top Up for House A  
Pool/Spa [House A]:  
Max volume of 56, No Pool Cover, Indoors  
Toilets/Showheads/Toilets:  
Showerheads and Toilets 4 Star, Kitchen 5 Star  
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Alternative Energy:  
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**Consultants**  
Planner  
**Tony Moody**  
Landscape  
**Site Design**  
Stormwater  
**RTS**  
Surveyor  
**Survplan**  
Arborist  
**Martin Peacock**

### Common Office

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02 9555 9261  
[www.common-office.com](http://www.common-office.com)  
Nominated NSW Architect  
William J McKee  
NSW ARB 12651  
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Project	
79 Drumalbyn Rd, Bellevue Hill	
Date	
31-Jul-24	
Scale	Drawn
1:200 at A3	JL, RM

Drawing  
**Basement Floor  
Plan**

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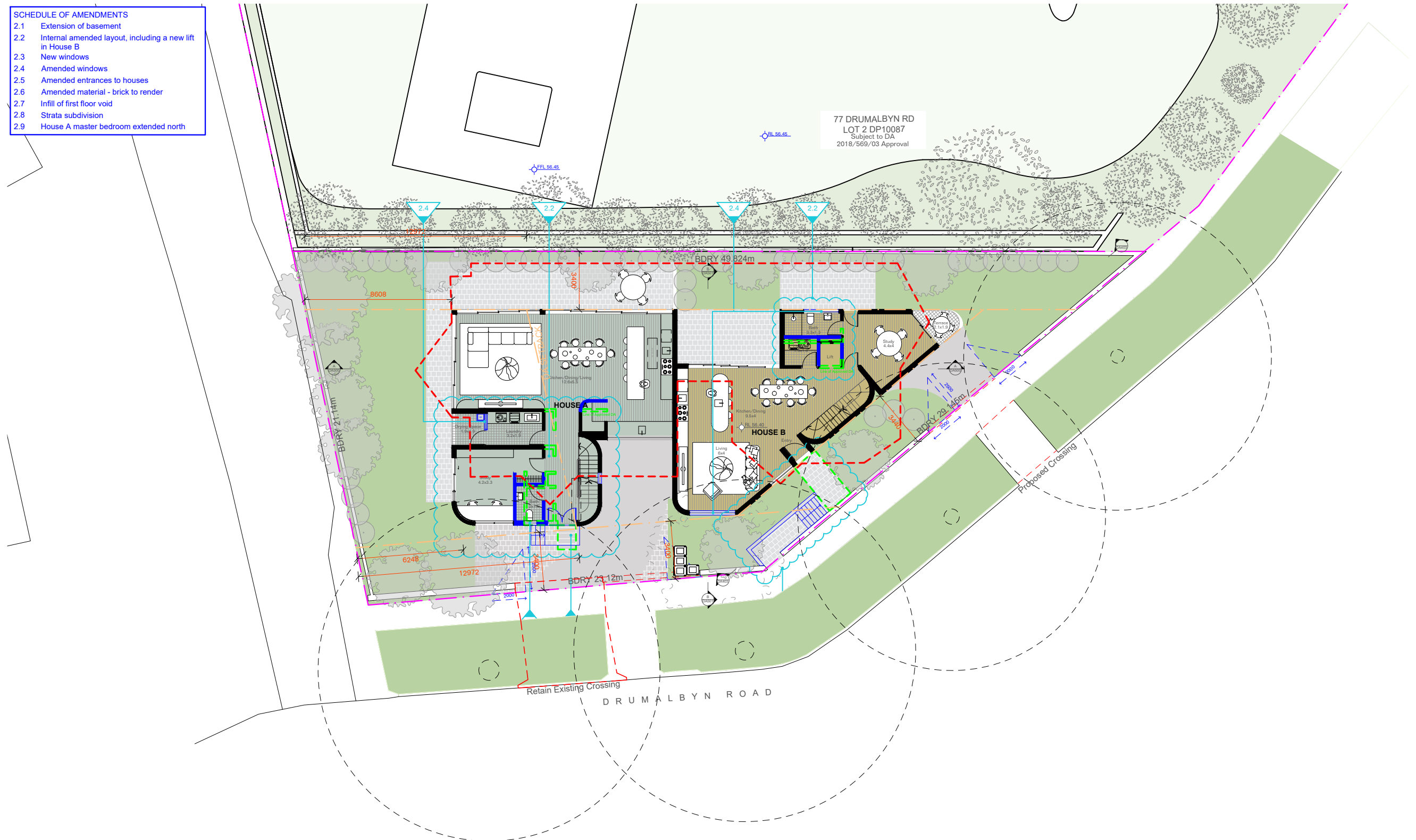
Project No  
2111

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Drawing No Rev

**DA200[03]**





For DA Only:  
Not For Construction

Issue	Date	Description
02	XX/05/23	Amended Plans
01	03/03/21	Amended Plans
00	24/11/21	Issued for DA

Legend:

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Notes

- ### NOTES
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  5. CONTRACTOR TO LICENSE WITH ELECTRICAL AUTHORITY TO ENSURE ALL POWER/TAPE/IRRI/INFORMATION.

REQUIREMENTS ARE ACCESSIBLE.

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DO NOT SCALE

7. ALL WORKS TO BE VERIFIED AGAINST  
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**BASIC:**  
WATER:  
Rainwater Tank:  
Tank Size min 3000L, To collect run off from at least: 100  
m2 of roof area  
Landscape & Laundry connection  
Pool Top Up for House A  
Pool/Spa [House A]:  
Max volume of 56, No Pool Cover, Indoors  
Toilets/Showers/No Taps:  
Showersheads and Toilets 4 Star, Kitchen Taps 5 Star  
Bathroom Taps 5 Star  
**THERMAL COMFORT:**  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Downlights, R4.0 Insulation where ceiling and/or floor

External walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed: Low e glass; ALuminium Frame, U-value  
56, SHGC 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5, to  
zone 1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
Leaking air-conditioners EER 3.0-3.5; to Living & Bed

Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings.  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
A/HA/HVAC

**Consultants:**  
Planner  
**Tony Moody**  
Landscape  
**Site Design**  
Stormwater  
**RTS**  
Surveyor  
**Survplan**  
Arborist  
**Martin Peacock**

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Project  
79 Drumalbyn Rd, Bellevue Hill

Date  
31-Jul-24

Scale  
1:200 at A3

Drawn  
JL, RM

Drawing  
**Ground Floor  
Plan**  
Project No  
2111

Drawing No      Rev  
DA300[03]

- SCHEDULE OF AMENDMENTS
- 2.1

Extension of basement
- 2.2

Internal amended layout, including a new lift in House B
- 2.3

New windows
- 2.4

Amended windows
- 2.5

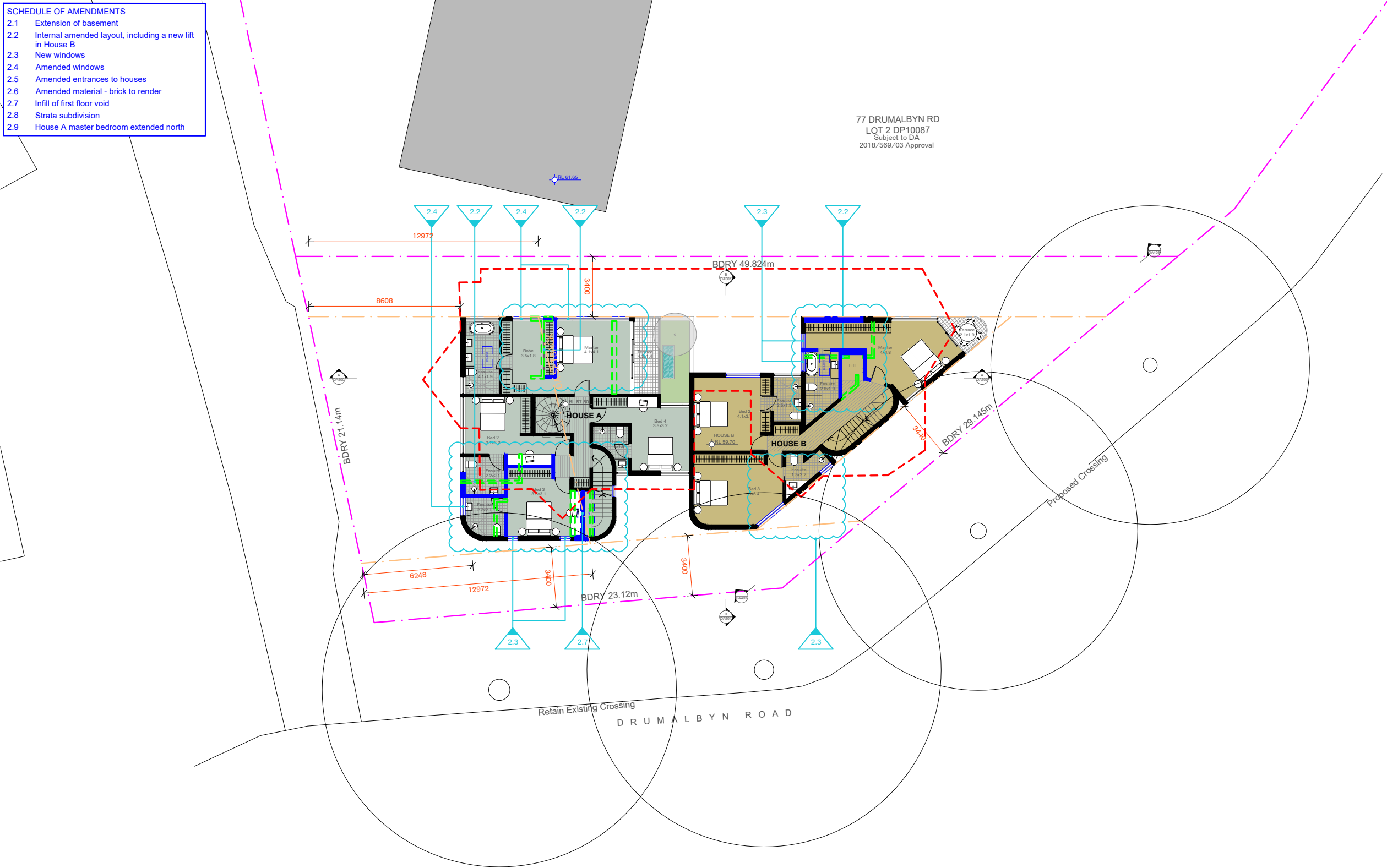
Amended entrances to houses
- 2.6

Amended material - brick to render
- 2.7

Infill of first floor void
- 2.8

Strata subdivision
- 2.9

House A master bedroom extended north



For DA Only:  
Not For Construction

Amended Plans	Issue Date	Description
X00523	24/1/21	Issue for DA
02		Issue Date

- Legend:
- Existing to be demolished
- Line of Approved DA
- Amendments

- Notes
1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. DESIGNER TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS, SETTING OUT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO Liaise WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION

- REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

Basin:  
WATER:  
Rearwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m2 of roof area  
Landscape & Laundry connection  
Pool Tap Up for House A  
Pool Size House A:1  
Max volume of 56. No Pool Cover: Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathroom Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Plasterboard: R4.0 Insulation where adjoins roof/terrace.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed: Low e glass, Aluminium Frame, U-value: 56. SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

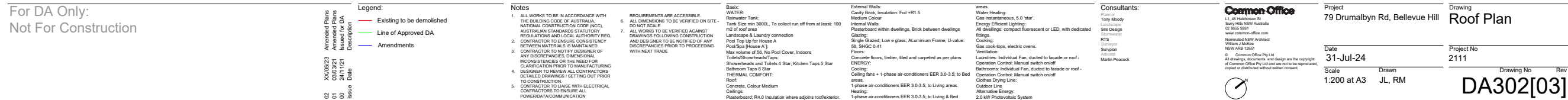
Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:  
Principal:  
Tony Moody  
Lead Designer:  
Site Design:  
RTS  
Architect:  
Burgin  
Structural:  
Martin Pascoe

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Newcastle NSW Architect  
William J Blaker  
NSW AHS 1265

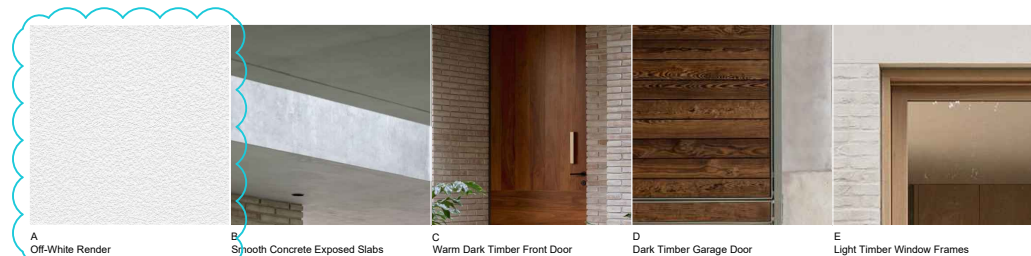
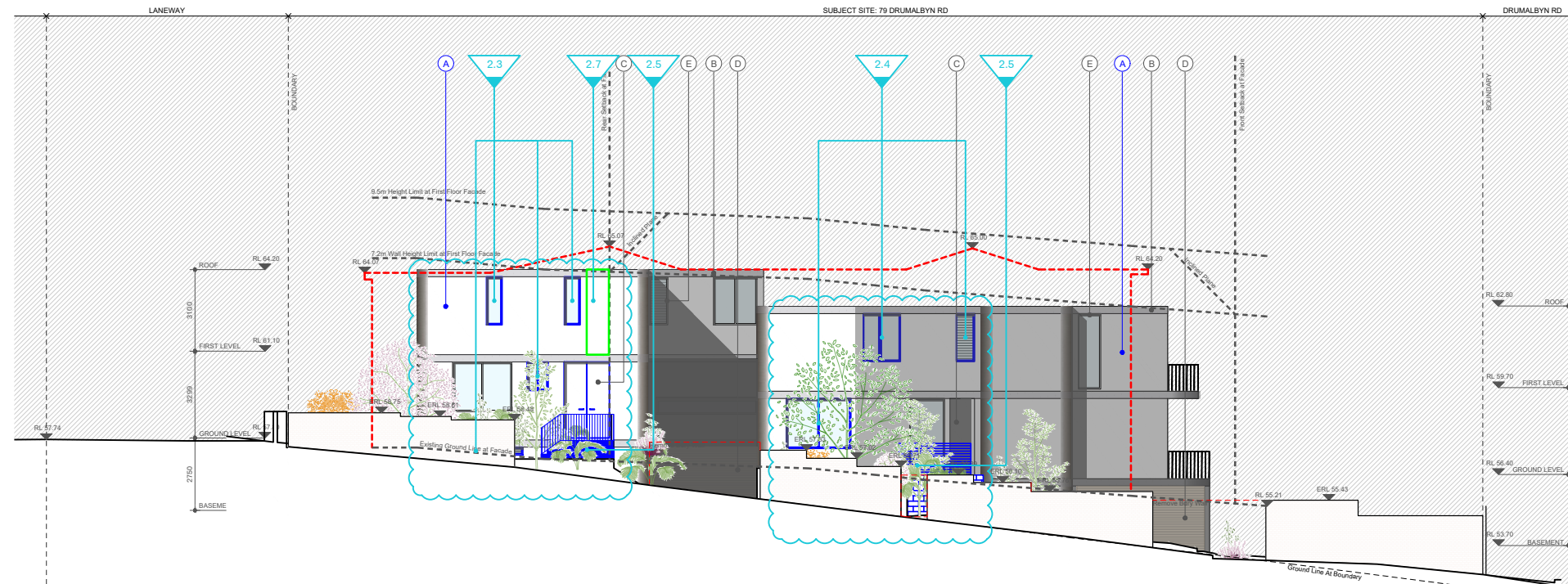
Project:  
79 Drumalbyn Rd, Bellevue Hill  
Date:  
31-Jul-24  
Scale:  
1:200 at A3  
Drawn:  
JL, RM

Drawing:  
First Floor Plan  
Project No:  
2111  
Drawing No:  
Rev  
DA301[03]



## SCHEDULE OF AMENDMENTS

- 2.1 Extension of basement
- 2.2 Internal amended layout, including a new lift in House B
- 2.3 New windows
- 2.4 Amended windows
- 2.5 Amended entrances to houses
- 2.6 Amended material - brick to render
- 2.7 Infill of first floor void
- 2.8 Strata subdivision
- 2.9 House A master bedroom extended north



For DA Only:  
Not For Construction

Legend:

- Existing to be demolished
- Line of Approved DA
- Amendments

Legend

- Existing to be demolished
- Line of Approved DA
- Amendments

## Notes

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REGULATIONS
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. CONTRACTOR TO REVIEW ALL CONTRACTORS' DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION

6. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

Basic:  
WATER:  
Reinwater Tank:  
Tank Size min 3000L, To collect run off from at least: 100  
m2 of roof area  
Landscape & Laundry connection  
Pool Top Up for House A)  
Pool/Spa [House A]:  
Max volume of 56, No Pool Cover, Indoors  
Toilets/Showers/Taps:  
Showerheads and Toilets 4 Star, Kitchen Taps 5 Star  
Bathroom Taps 6 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Blastboard: R4.0 Insulation where adjoining roof/external

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed; Low e glass; ALuminium Frame, U-value:  
56, SHGC 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to B  
1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed

areas.  
Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings.  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kWh Photovoltaic System

Consultants:

Planner  
**Tony Moody**  
Landscape  
**Site Design**  
Stormwater  
**RTS**  
Surveyor  
**Survplan**  
Arborist  
**Martin Peacock**

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Project  
79 Drimalbyn Rd, Bellevue Hill

Date 31-Jul-24

Scale	Drawn
1:200 at A3	JL, RM

Drawing  
East Elevation

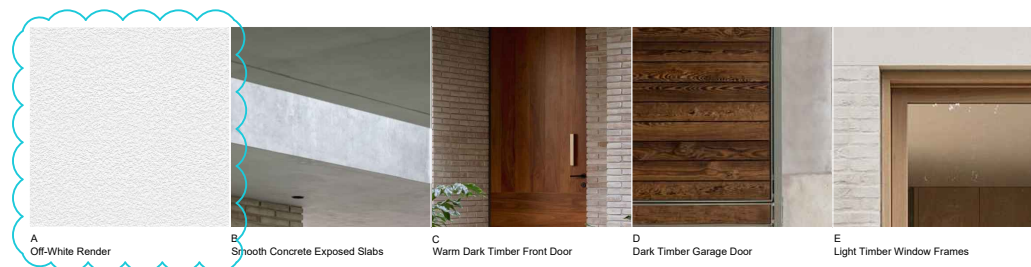
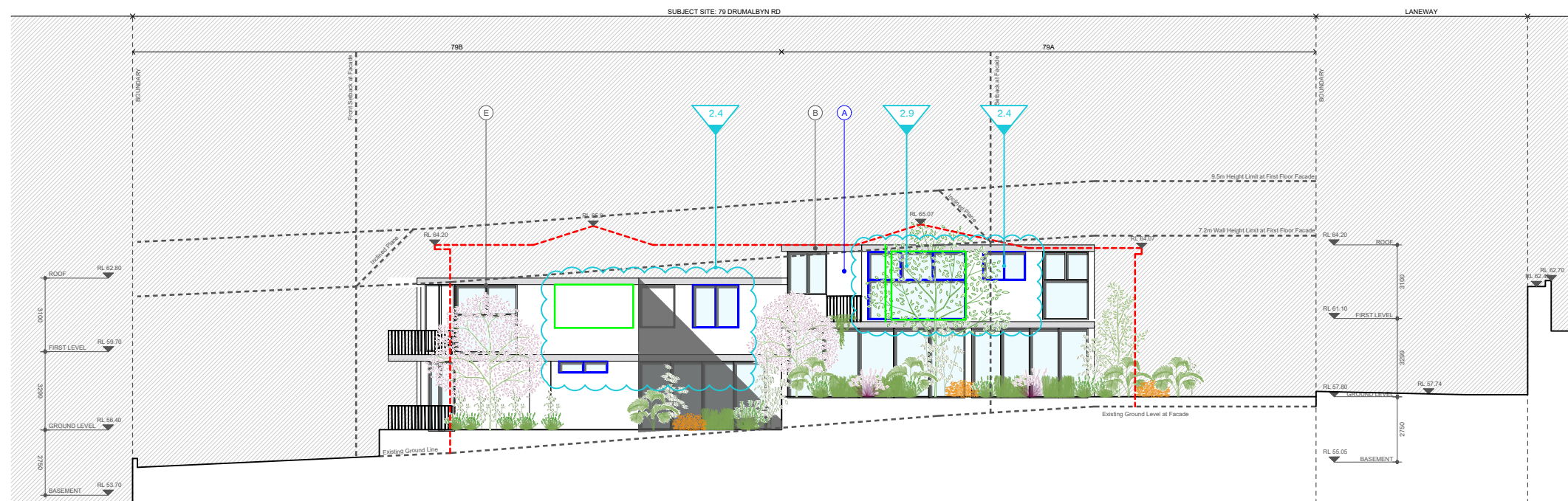
Project No  
2111

Drawing No      Rev  
DA400[03]



## SCHEDULE OF AMENDMENTS

- 2.1 Extension of basement
- 2.2 Internal amended layout, including a new lift in House B
- 2.3 New windows
- 2.4 Amended windows
- 2.5 Amended entrances to houses
- 2.6 Amended material - brick to render
- 2.7 Infill of first floor void
- 2.8 Strata subdivision
- 2.9 House A master bedroom extended north



For DA Only:  
Not For Construction

Legend:

- Existing to be demolished
- Line of Approved DA
- Amendments

## Notes

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REGULATIONS.
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5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA COMMUNICATION.

- REQUIREMENTS ARE ACCESSIBLE.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

Basic:  
WATER:  
Rainwater Tank:  
Tank Size min 3000L, To collect run off from at least: 100  
m2 of roof area  
Landscape & Laundry connection  
Pool Top Up for House A  
Pool/Spa [House A]:  
Max volume of 56, No Pool Cover, Indoors  
Toilets/Showheads/Toilets:  
Showerheads and Toilets 4 Star, Kitchen Taps 5 Star  
Bathroom Taps 6 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
R-Value min 0.9 insulation where ceiling and floor meet

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed, Low e glass; ALuminium Frame, U-value:  
56, SHGC 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to B  
areas.  
1-phase air-conditioners EER 3.0-3.5; to Living areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed

areas.

Water Heating:  
Gas instantaneous, 5.0 "star".

Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings.

Cooking:  
Gas cook-tops, electric ovens.

Ventilation:  
Laundries: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:

**Consultants:**  
Planner  
Tony Moody  
Landscape  
Site Design  
Stormwater  
RTS  
Surveyor  
Survplan  
Arborist  
Martin Peacock

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Project  
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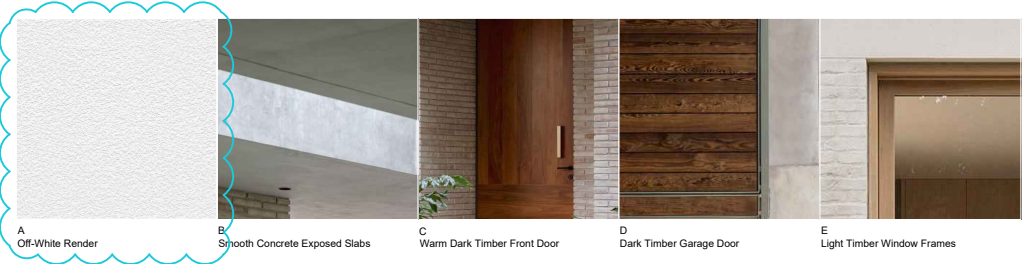
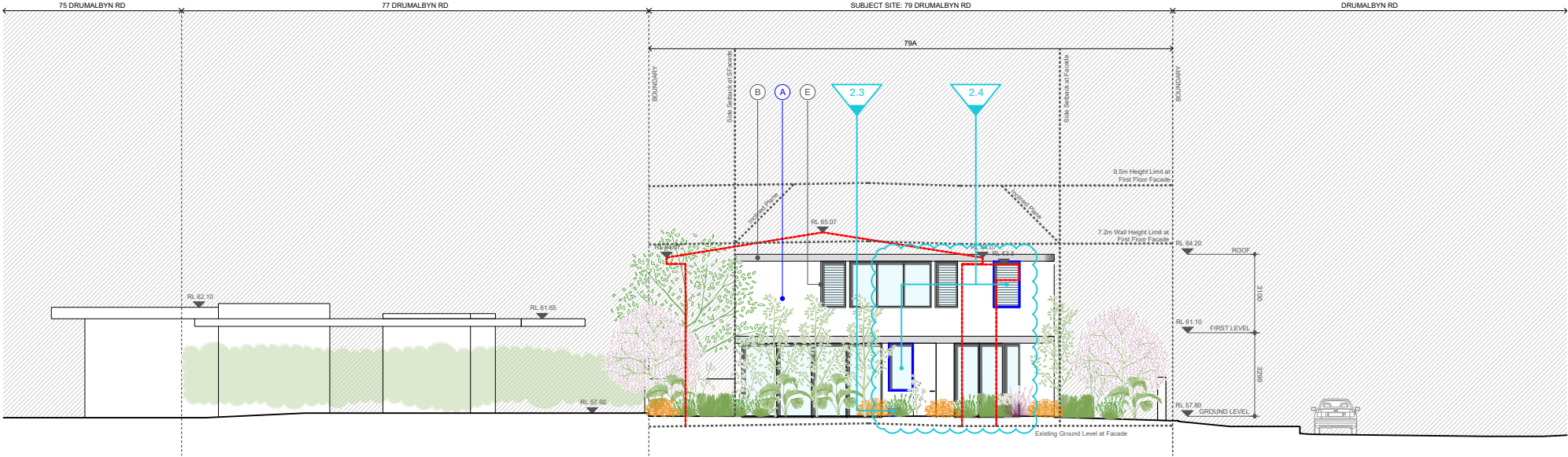
Date	31-Jul-24
Scale	1:200 at A3
Drawn	JL, RM

Drawing  
West Elevation

Project No  
2111

Drawing No Rev  
DA401[03]

SCHEDULE OF AMENDMENTS	
2.1	Extension of basement
2.2	Internal amended layout, including a new lift in House B
2.3	New windows
2.4	Amended windows
2.5	Amended entrances to houses
2.6	Amended material - brick to render
2.7	Infill of first floor void
2.8	Strata subdivision
2.9	House A master bedroom extended north



For DA Only:  
Not For Construction

Legend:	
<span style="color: red;">—</span>	Existing to be demolished
<span style="color: green;">—</span>	Line of Approved DA
<span style="color: blue;">—</span>	Amendments

Amended Plans	Issue Date	Description
X0/05/23	24/1/23	Issue for DA
02		

Notes

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
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- CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING.
- DESIGNER TO REVIEW ALL CONTRACTORS' DETAILED DRAWINGS, BETTING OUT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA COMMUNICATION

- REQUIREMENTS ARE ACCESSIBLE.
- ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE.
- ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.

Basin:  
WATER:  
Rearwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m<sup>2</sup> of roof area  
Landscape & Laundry connection  
Pool Tap Up for House A  
Pool Size House A 1)  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathroom Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard, R4.0 Insulation where adjoins roof/interior.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed; Low e glass; Aluminium Frame, U-value: 0.6, SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

areas.  
Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

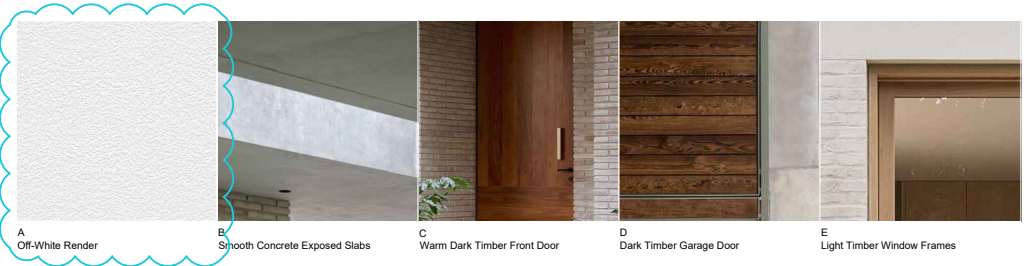
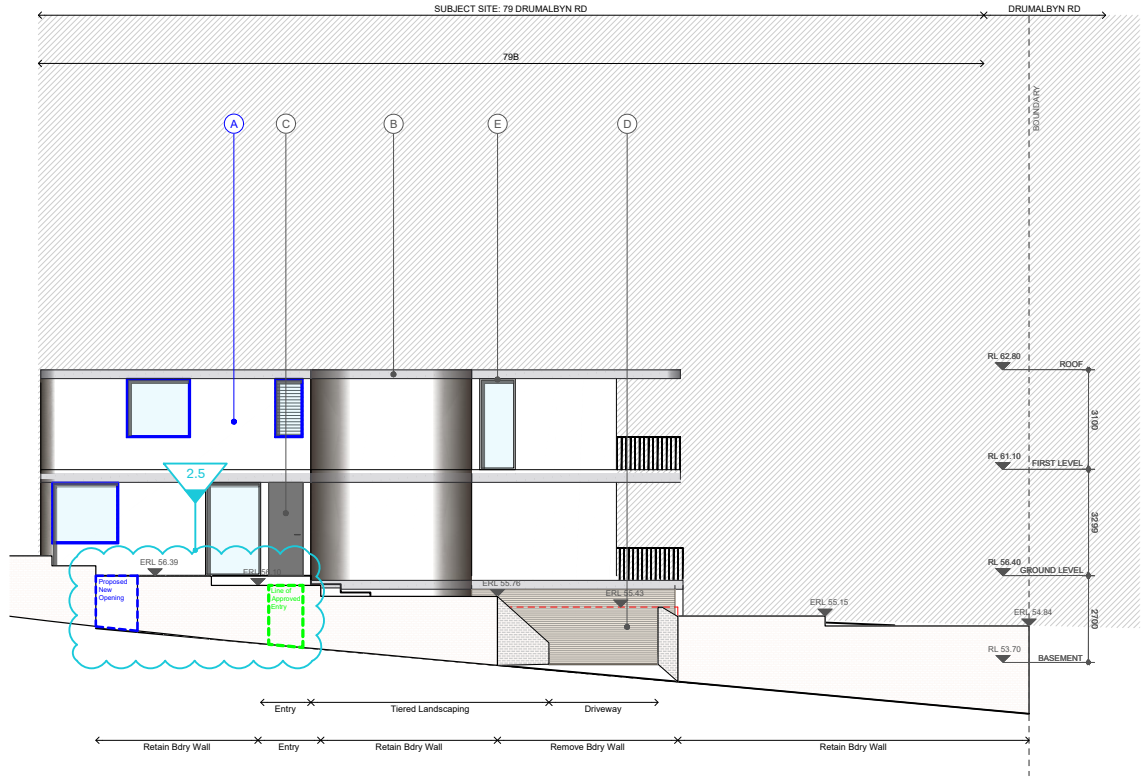
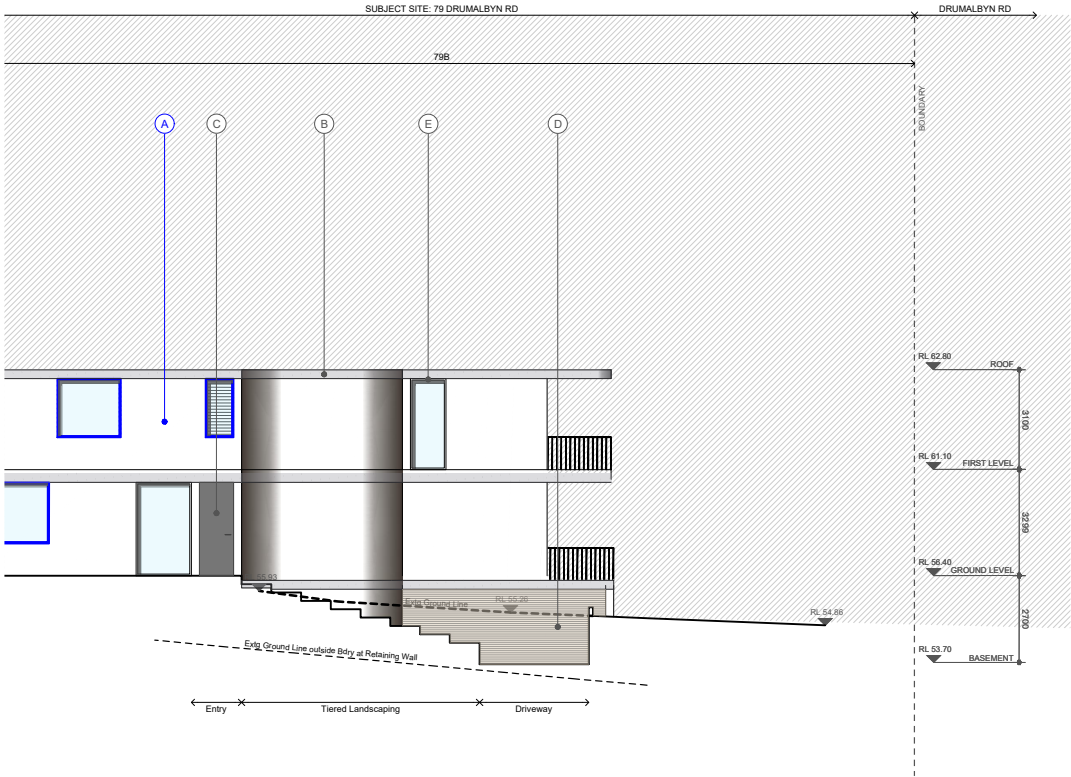
Consultants:  
Principal:  
Tony Moody  
Lead Designer:  
Site Design  
RTS  
Architect:  
Burgin  
Structural:  
Martin Peacock

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Newcastle NSW Architect  
William J Blakes  
NSW AHS 1265  
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Project:  
79 Drumalbyn Rd, Bellevue Hill  
Date:  
31-Jul-24  
Scale:  
1:200 at A3  
Drawn:  
JL, RM

Drawing:  
South Elevation  
Project No:  
2111  
Drawing No:  
Rev:  
DA402[03]

SCHEDULE OF AMENDMENTS	
2.1	Extension of basement
2.2	Internal amended layout, including a new lift in House B
2.3	New windows
2.4	Amended windows
2.5	Amended entrances to houses
2.6	Amended material - brick to render
2.7	Infill of first floor void
2.8	Strata subdivision
2.9	House A master bedroom extended north



For DA Only:  
Not For Construction

Legend:	
—	Existing to be demolished
—	Line of Approved DA
—	Amendments

Amended Plans	Issue Date	Description
X0/05/23	24/1/23	Issue for DA
02		

Notes

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ.
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5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA COMMUNICATION

6. ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE.
7. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.

Basin:  
WATER:  
Nonwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m2 of roof area  
Landscaping & Laundry connection  
Pool Top Up for House A  
Pool Size House A: 1  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathrooms: Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard, R4.0 Insulation where adjoins roof/ceiling.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed: Low e glass, Aluminium Frame, U-value: 56, SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5, to Bed areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5, to Living & Bed areas.

Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

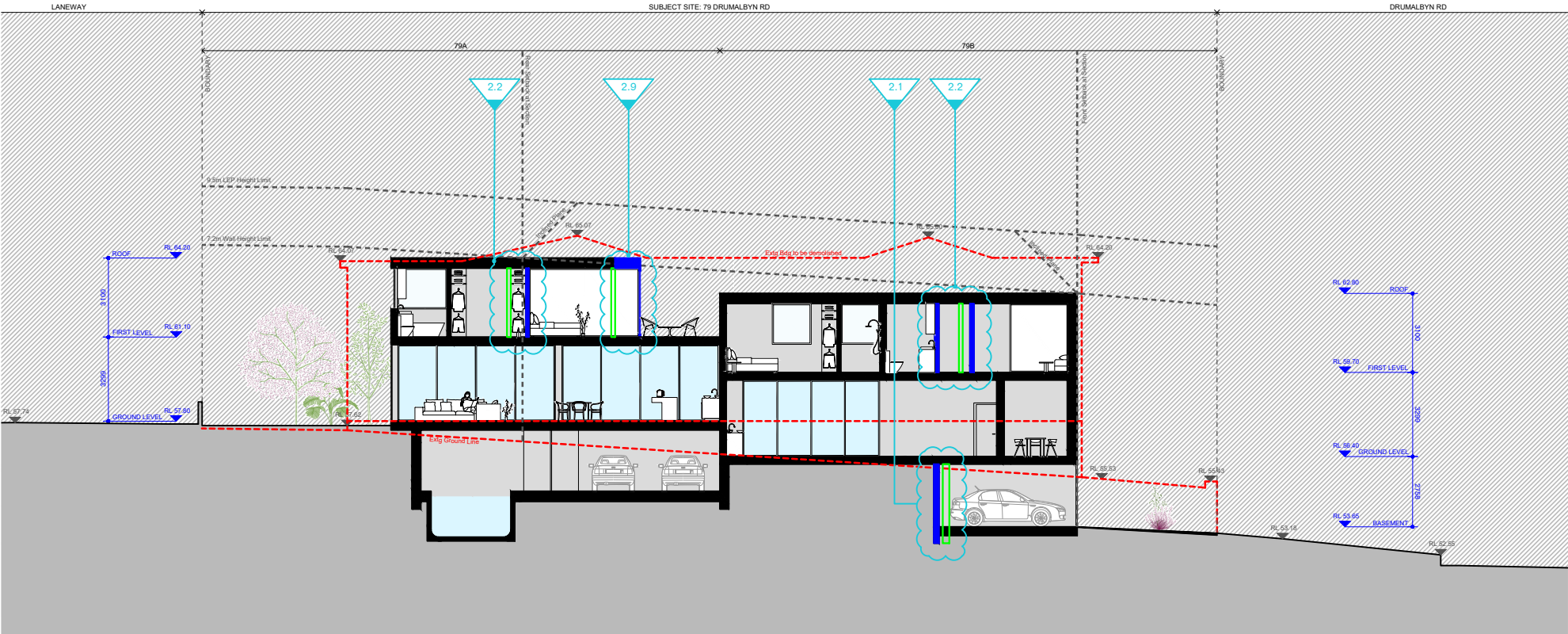
Consultants:  
Designer:  
Tony Moody  
Site Design:  
RTS  
Builder:  
Bungay  
Structural:  
Martin Peacock



Project:  
79 Drumalbyn Rd, Bellevue Hill  
Date:  
31-Jul-24  
Scale:  
1:100 at A3  
Drawn:  
JL, RM

Drawing:  
North East  
Elevation  
Project No:  
2111  
Drawing No:  
Rev:  
DA403[03]

SCHEDULE OF AMENDMENTS	
2.1	Extension of basement
2.2	Internal amended layout, including a new lift in House B
2.3	New windows
2.4	Amended windows
2.5	Amended entrances to houses
2.6	Amended material - brick to render
2.7	Infill of first floor void
2.8	Strata subdivision
2.9	House A master bedroom extended north



For DA Only:  
Not For Construction

Amended Plans	Issue	Date	Description
02	01	24/1/21	Issue for DA

Legend:
Existing to be demolished
Line of Approved DA
Amendments

Notes

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Basin:  
WATER:  
Rearwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m2 of roof area.  
Landscape & Laundry connection  
Pool Top Up for House A  
Pool Size House A: 1  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathrooms: Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Plasterboard: R4.0 Insulation where adjoins roof/ceiling.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed: Low e glass, Aluminium Frame, U-value: 0.6, SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings.  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off.  
Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off.  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:

Principal:  
Tony Moody  
Site Design  
RTS  
Surgeon  
Surgeon  
Martin Peacock

Common Office

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Newcastle NSW Australia  
William J Blakes  
NSW AFB 1265

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Project:  
79 Drumalbyn Rd, Bellevue Hill

Date:  
31-Jul-24  
Scale:  
1:200 at A3

Drawn:  
JL, RM

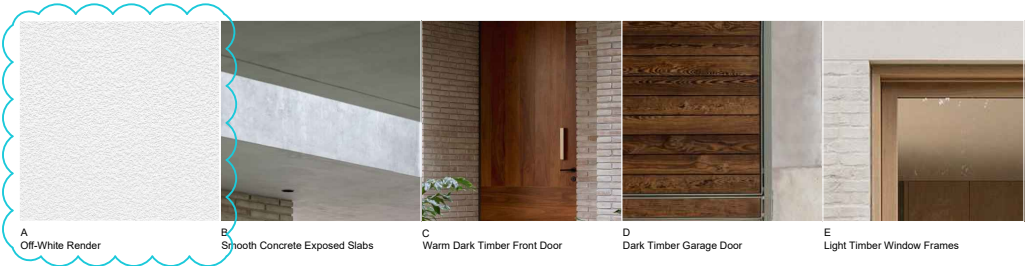
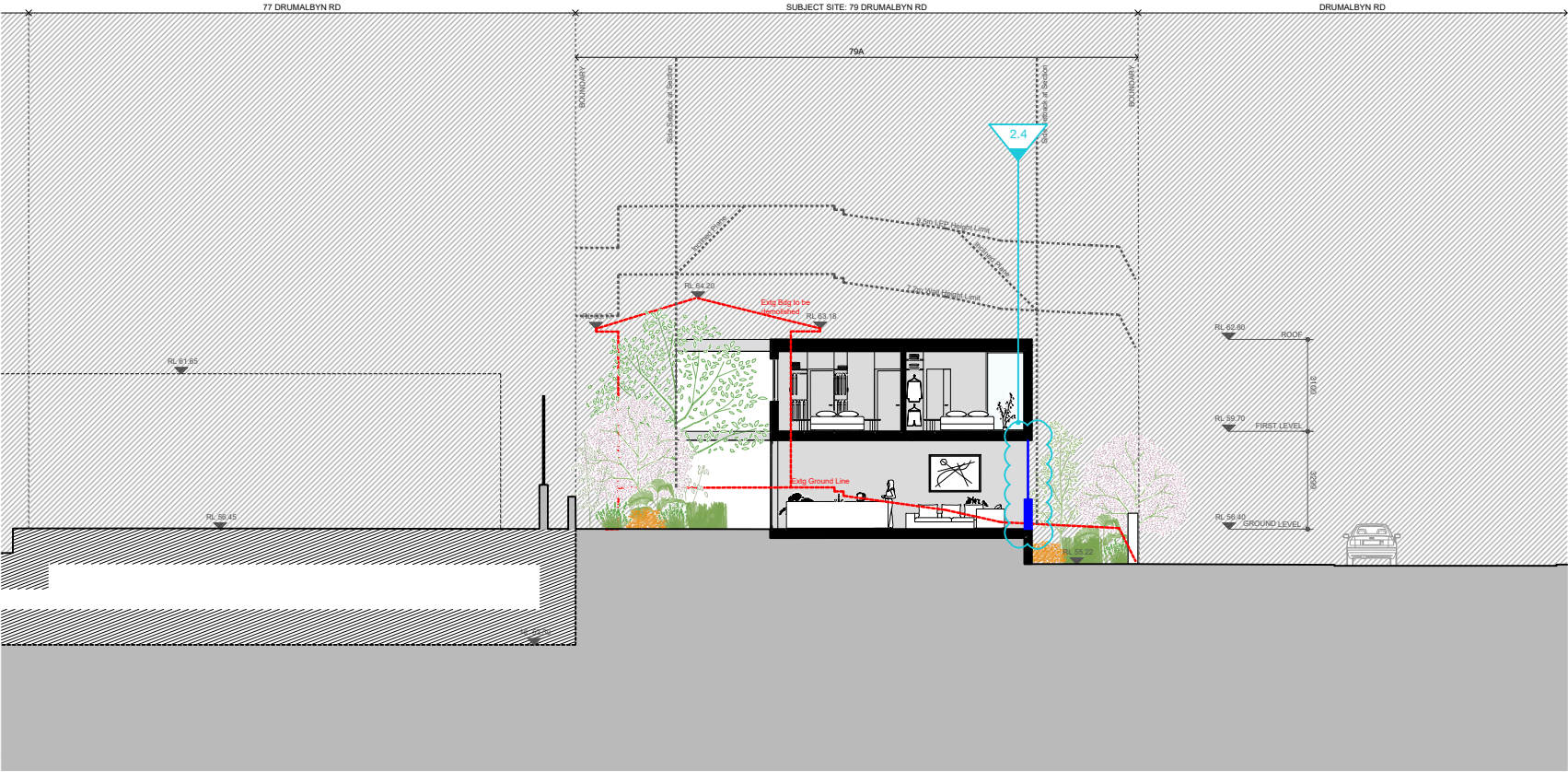
Drawing:  
Section A

Project No:  
2111

Drawing No:  
Rev  
DA500[03]



SCHEDULE OF AMENDMENTS	
2.1	Extension of basement
2.2	Internal amended layout, including a new lift in House B
2.3	New windows
2.4	Amended windows
2.5	Amended entrances to houses
2.6	Amended material - brick to render
2.7	Infill of first floor void
2.8	Strata subdivision
2.9	House A master bedroom extended north



For DA Only:  
Not For Construction

Legend:	
—	Existing to be demolished
—	Line of Approved DA
—	Amendments

Notes

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6. REQUIREMENTS ARE ACCESSIBLE.
7. ALL DIMENSIONS TO BE VERIFIED ON SITE. DO NOT SCALE.
8. ALL WORKS TO BE VERIFIED AGAINST DRAWINGS FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE.

Basin:  
WATER:  
Nonwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m2 of roof area  
Landscape & Laundry connection  
Pool Tap Up for House A  
Pool Size House A 1)  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathrooms: Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard, R4.0 Insulation where adjoins roof/ceiling.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed; Low e glass; Aluminium Frame, U-value: 0.6, SHGC: 0.41  
Floors:  
Concrete floors, timber, tiled and carpeted as per plans  
ENERGY:  
Cooling:  
Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.  
Heating:  
1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

Water Heating:  
Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings  
Cooking:  
Gas cook-tops, electric ovens.  
Ventilation:  
Laundries: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Bathrooms: Individual Fan, ducted to facade or roof -  
Operation Control: Manual switch on/off  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:

Project:  
Tony Moody  
Site Design  
RTS  
Bungay  
Martin Peacock

Common Office

L1, 46 Hartman St  
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02 9555 5291  
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Newcastle NSW Architect  
William J. McKee  
NSW AHS 1205

Project:  
79 Drumalbyn Rd, Bellevue Hill

Date:  
31-Jul-24

Scale:  
1:200 at A3

Drawn:  
JL, RM

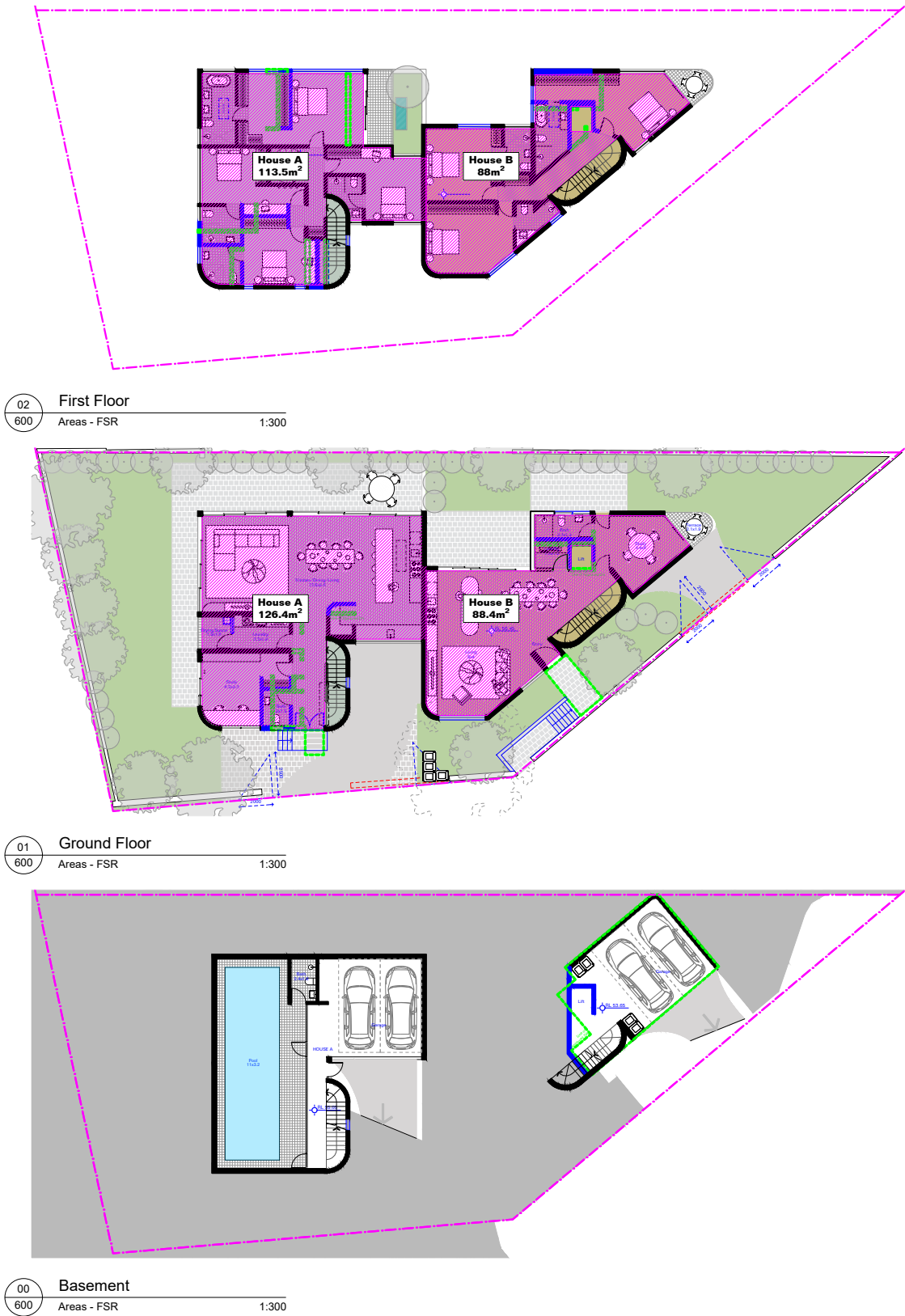
Drawing

Section B

Project No:  
2111

Drawing No:  
Rev

DA501[03]



FLOOR PLATE SUMMARY		
SITE AREA: 709.2m <sup>2</sup>		
Allowable Floor plate: 366.861m <sup>2</sup> + 40m <sup>2</sup>		
	Approved Rev 01	Proposed Rev 02
First Floor	231m <sup>2</sup>	239.1m <sup>2</sup>
Ground Floor	253m <sup>2</sup>	253m <sup>2</sup>
Basement	n/a	2.7m <sup>2</sup>
Total	484m <sup>2</sup>	494.8m <sup>2</sup>

FSR SUMMARY		
SITE AREA: 709.2m <sup>2</sup>		
FSR: 0.5:1		
Allowable GFA: 354.6m <sup>2</sup>		
	Approved Rev 01	Proposed Rev 02
First Floor	200m <sup>2</sup>	205.8m <sup>2</sup>
Ground Floor	216.6m <sup>2</sup>	214.8m <sup>2</sup>
Basement	n/a	n/a
Total	416.6m <sup>2</sup>	420.6m <sup>2</sup>

For DA Only:  
Not For Construction

Revised Plans  
24/1/21  
Issue Date

Legend:

- Existing to be demolished
- Line of Approved DA
- Amendments

Notes

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REQUIREMENTS ARE ACCESSIBLE.

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Basin:  
WATER:  
Rearwater Tank:  
Tank Size min 3000L. To collect run off from at least: 100 m<sup>2</sup> of roof area.  
Landscape & Laundry connection  
Pool Size House A: 1.5m x 3.0m x 1.5m  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathrooms Taps 5 Star  
THERMAL COMFORT:  
Roof:  
Concrete, Colour Medium  
Ceilings:  
Plasterboard, R4.0 Insulation where adjoins roof/interior.

External Walls:  
Cavity Brick, Insulation: Foil +R1.5  
Medium Colour  
Internal Walls:  
Plasterboard within dwellings, Brick between dwellings  
Glazing:  
Single Glazed: Low e glass, Aluminium Frame, U-value: 0.6, SHGC 0.41  
Max volume of 56. No Pool Cover. Indoors  
Toilets/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
Bathrooms Taps 5 Star  
THERMAL COMFORT:  
Roof:  
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Ceilings:  
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Gas instantaneous, 5.0 'star'.  
Energy Efficient Lighting:  
All dwellings: compact fluorescent or LED, with dedicated fittings.  
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Ventilation:  
Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off.  
Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off.  
Clothes Drying Line:  
Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:

Project:  
Tony Moody  
Lead Architect  
Site Design  
Architect  
RTS  
Architect  
Burgin  
Architect  
Martin Pascoe

Common Office

L1, 40 Hartman St  
Surry Hills NSW Australia  
02 9555 5241  
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Notwithstanding to the Architect  
William J. Moller  
NSW AHS 1265

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Project:  
79 Drumalbyn Rd, Bellevue Hill

Date:  
31-Jul-24

Scale:  
1:300 at A3

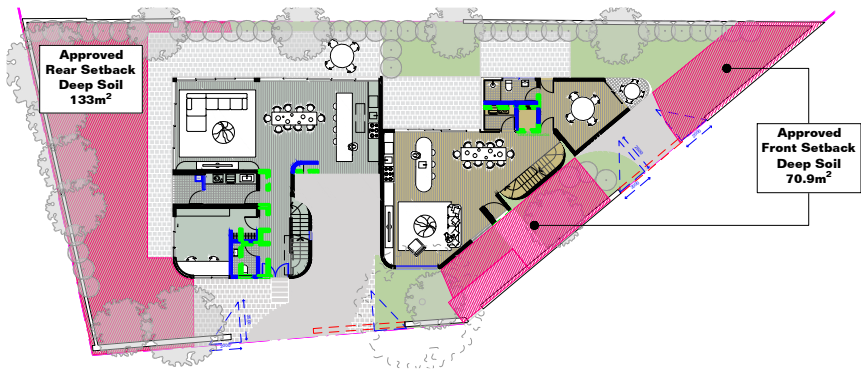
Drawn:  
JL, RM

Drawing:  
Area GFA

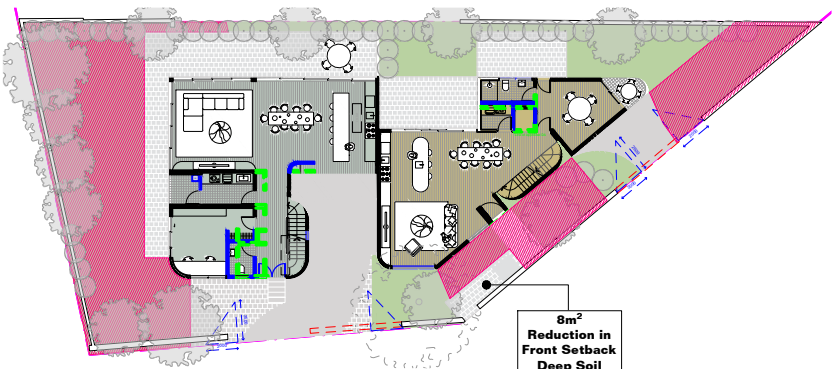
Project No:  
2111

Drawing No:  
Rev

DA600[03]



05 Approved Setbacks Calculations  
601 Areas - Landscape 1:400

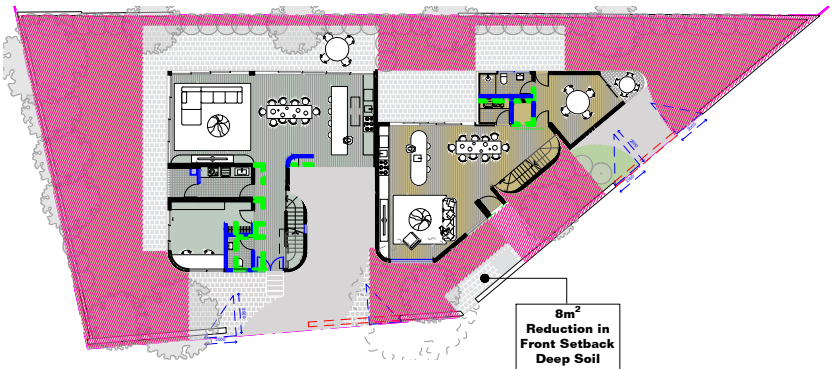


04 Proposed Setbacks Calculations  
601 Areas - Landscape 1:400

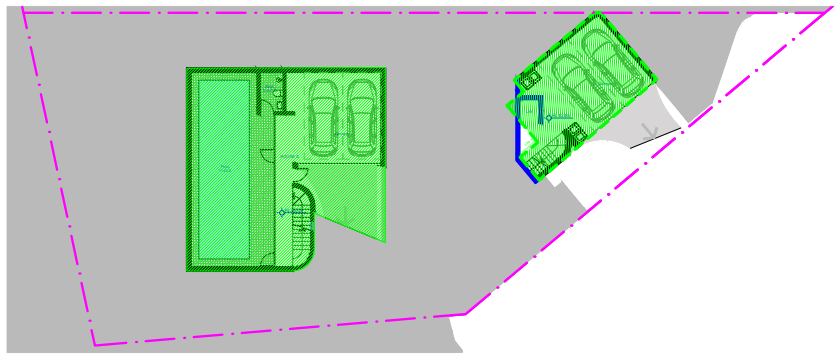
LANDSCAPE CONTROLS SITE AREA: 709.2m <sup>2</sup>				
	Control		Approved Rev 01	Proposed Rev 03
Primary Open Space	At least 35m <sup>2</sup> per dwelling			
Deep Soil	35% of site area	35% of 709.2 = <b>248.22m<sup>2</sup></b>	301m <sup>2</sup>	<b>293m<sup>2</sup></b> (8m <sup>2</sup> reduction)
Front Setback	40% of front setback to be deep soil	40% of 90.8 = <b>36.32m<sup>2</sup></b>	70.9m <sup>2</sup>	<b>62.9m<sup>2</sup></b> (8m <sup>2</sup> reduction)
Rear Setback	50% of 263 = 131.5m <sup>2</sup>	50% of 263 = <b>131.5m<sup>2</sup></b>	133m <sup>2</sup>	<b>133m<sup>2</sup></b> No Change
Excavation	190m <sup>3</sup>		480m <sup>3</sup>	<b>497m<sup>3</sup></b> (17m <sup>3</sup> Increase)



03 Approved Deep Soil  
601 Areas - Landscape 1:400

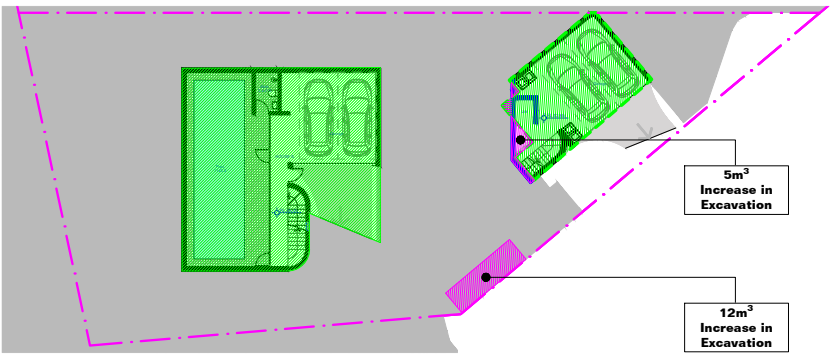


02 Proposed Deep Soil  
601 Areas - Landscape 1:400



Approved Excavation  
Proposed Increased Excavation

01 Approved Excavation  
601 Areas - Landscape 1:400



00 Proposed Excavation  
601 Areas - Landscape 1:400

For DA Only:  
Not For Construction

Legend:	
	Existing to be demolished
	Line of Approved DA
	Amendments

Amended Plans	Issue Date	Description
X005/23	20/1/23	Issue for DA
02	20/1/23	Issue for DA

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Pump/Tank:  
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Pool Size House A: 1  
Max volume of 56. No Pool Cover. Indoors  
Toilet/Showers/Taps  
Showers and Toilets 4 Star. Kitchen Taps 5 Star  
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Roof:  
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Ceilings:  
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Floors:  
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Cooling:  
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1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.

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Outdoor Line  
Alternative Energy:  
2.0 kW Photovoltaic System

Consultants:

Principal:  
Tony Moody  
Site Design:  
RTS  
Design:  
Sungmin  
Martin Pascoe

Common Office

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Newcastle NSW Architect  
William J. McKee  
NSW AHB 12055  
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79 Drumalbyn Rd, Bellevue Hill

Date:  
31-Jul-24

Scale:  
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Drawn:  
JL, RM

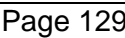
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Area Landscape

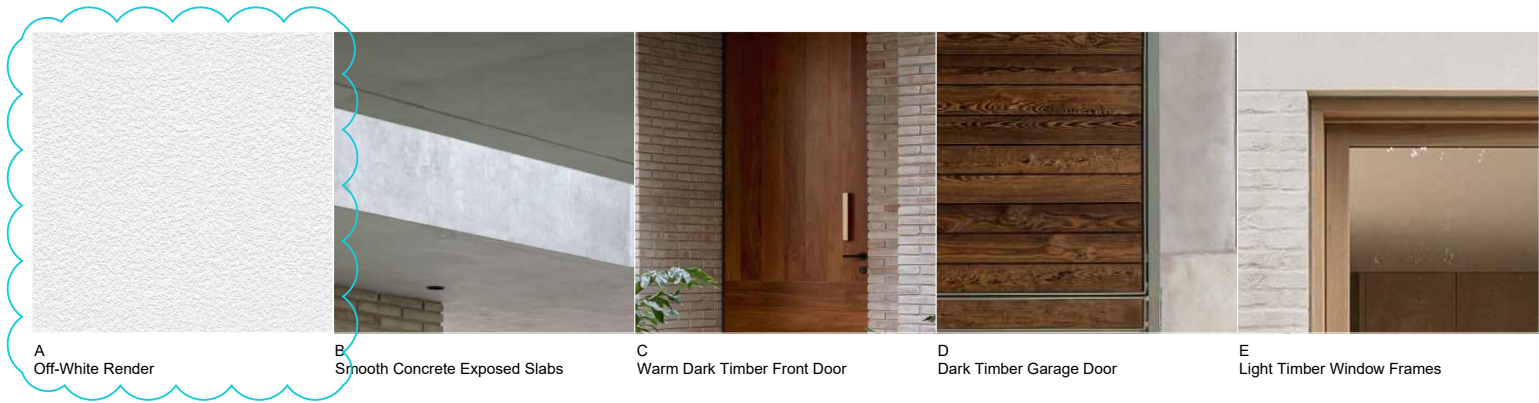
Project No:  
2111

Drawing No:  
Rev

DA601[03]







For DA Only:  
Not For Construction

X00523 Amended Plans 24/1/21 Issue Date	<b>Legend:</b> <div>Existing to be demolished</div> <div>Line of Approved DA</div> <div>Amendments</div>	<b>Notes</b> 1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQ. 2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED 3. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING 4. DESIGNER TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS, BETTING OUT PRIOR TO CONSTRUCTION. 5. CONTRACTOR TO Liaise WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER DATA COMMUNICATION	<b>Basix:</b> WATER: Rainwater Tank: Tank Size min 3000L, To collect run off from at least: 100 m2 of roof area Landscaping & Laundry connection Pool Tap Up for House A Pool Spa House A.1 Max volume of 56, No Pool Cover, Indoors Toilets/Showers/Taps Showersheads and Toilets 4 Star, Kitchen Taps 5 Star Bathroom Taps 5 Star THERMAL COMFORT: Roof: Concrete, Colour Medium Ceilings: Plasterboard, R4.0 Insulation where adjoins roof/external.	<b>External Walls:</b> Cavity Brick, Insulation: Foil +R1.5 Medium Colour Internal Walls: Plasterboard within dwellings, Brick between dwellings Glazing: Single Glazed; Low e glass; Aluminium Frame, U-value: 56, SHGC: 0.41 Floors: Concrete floors, timber, tiled and carpeted as per plans ENERGY: Cooling: Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas. 1-phase air-conditioners EER 3.0-3.5; to Living areas. Heating: 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.	<b>areas.</b> Water Heating: Gas instantaneous, 5.0 'star'. Energy Efficient Lighting: All dwellings: compact fluorescent or LED, with dedicated fittings Cooking: Gas cook-tops, electric ovens. Ventilation: Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off Clothes Drying Line: Outdoor Line Alternative Energy: 2.0 kW Photovoltaic System	<b>Consultants:</b> <div>Principal: Tony Moody Landscape Site Design RTS Barrington Barrington Martin Peacock</div> <div><b>Common Office</b> L1, 46 Hume Street Surry Hills NSW Australia 02 9555 0341 www.common-office.com Newcastle NSW Architect William J. McKee NSW AHS 1265 © - Common Office Pty Ltd All drawings, documents, and designs are the copyright of Common Office Pty Ltd and are not to be reproduced, copied or distributed without written consent.</div>	<b>Project:</b> 79 Drumalbyn Rd, Bellevue Hill  <b>Date:</b> 31-Jul-24 <b>Scale:</b> nts at A3  <b>Drawn:</b> JL, RM	<b>Drawing:</b> <b>Schedule Of External Materials</b> <div>Project No 2111</div> <div>Drawing No Rev</div> <div>DA700[03]</div>



## A photograph of a modern house with a stone wall and large trees, with a silver car and a red car parked on the street in front. The house features a mix of stone and light-colored siding, with large windows and a curved architectural element. The scene is framed by large, mature trees with thick trunks and dense foliage. A paved road is in the foreground, and a sidewalk leads to the house's entrance. Two cars, a silver hatchback and a red hatchback, are parked on the street to the right.

A photograph of a two-story house with a large blue gate, partially obscured by large trees. A silver car and a red car are parked on the street in front of the property.

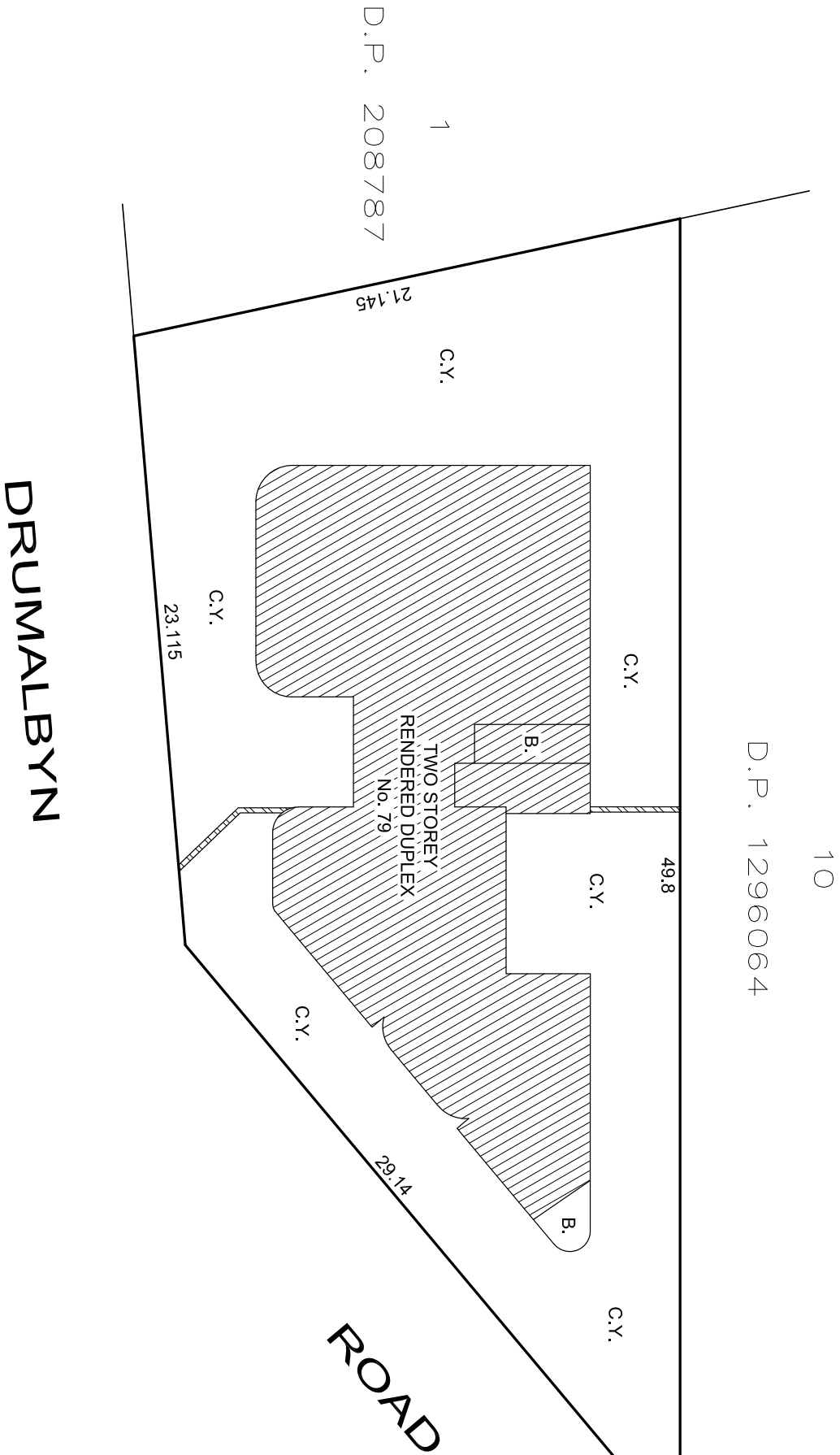
Page 131

STRATA PLAN FORM 2 (A3)

WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 2 Sheets

LOCATION PLAN



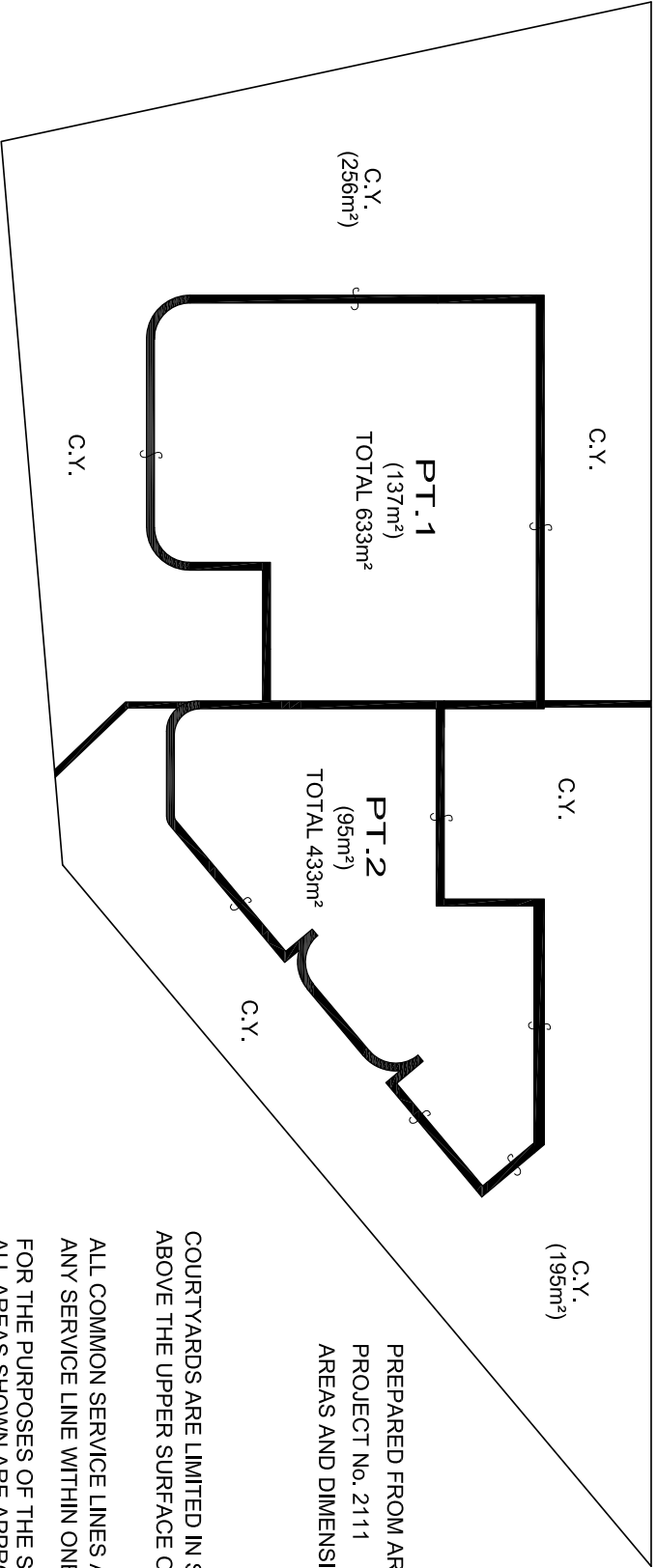
C.Y. DENOTES COURTYARD.  
B. DENOTES BALCONY.  
LOT BOUNDARIES ARE COINCIDENT WITH PARCEL BOUNDARIES

PREPARED FROM ARCHITECTURAL PLANS BY COMMON OFFICE.  
PROJECT No. 2111 DRAWING No's DA200, DA300 & DA301 REV. 2  
AREAS AND DIMENSIONS MAY VARY UPON COMPLETION OF DEVELOPMENT

SURVEYOR Name: JOHN ROBERT HOLT Date: 19 JULY 2024 Reference: 25,662		PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1305969		L.G.A.: WOOLLAHRA Locality: BELLEVUE HILL Reduction Ratio: 1:200 Lengths are in metres.	Registered	SP PRELIMINARY
---	--	--	--	--	------------	-------------------

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150
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GROUND FLOOR

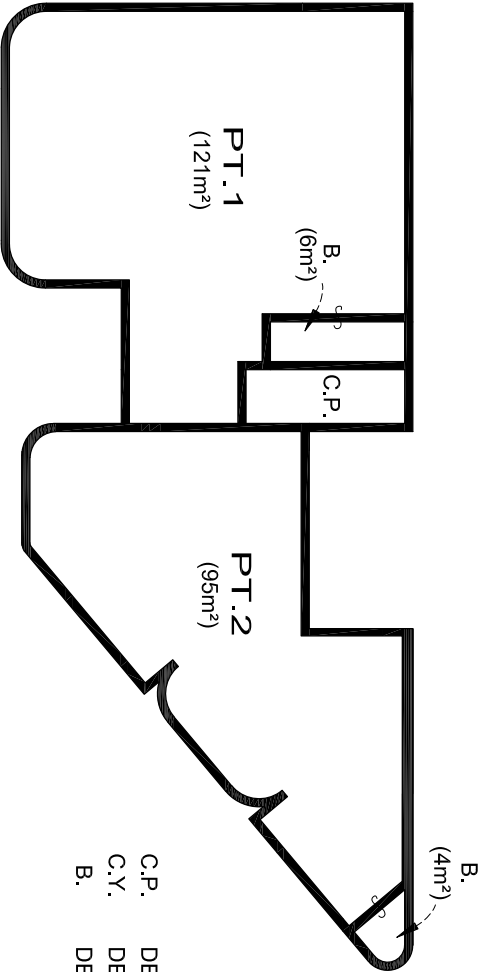


PREPARED FROM ARCHITECTURAL PLANS BY COMMON OFFICE.  
PROJECT No. 2111 DRAWING No's DA200, DA300 & DA301 REV. 2  
AREAS AND DIMENSIONS MAY VARY UPON COMPLETION OF DEVELOPMENT

COURTYARDS ARE LIMITED IN STRATUM FROM 15 METRES BELOW AND 30 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE UNITS GROUND FLOOR LEVEL.

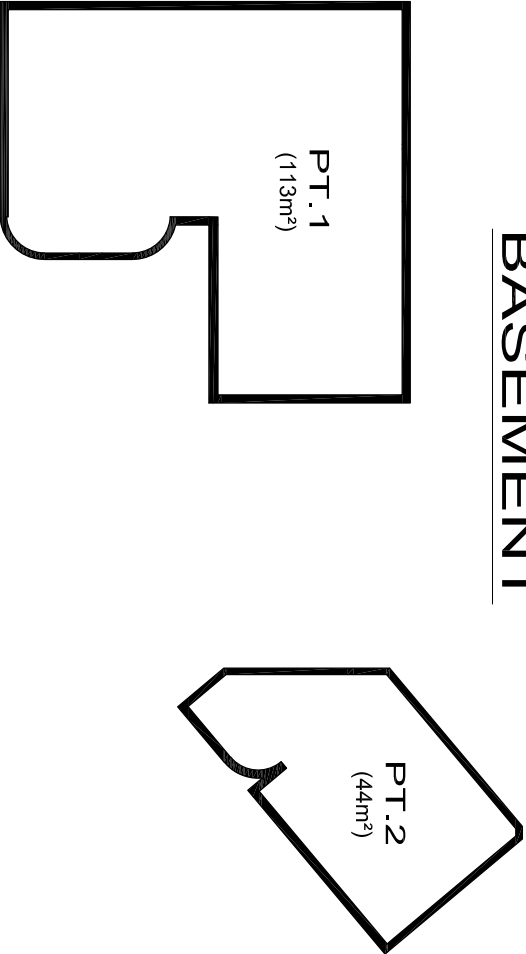
ALL COMMON SERVICE LINES ARE COMMON PROPERTY.  
ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.  
FOR THE PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015,  
ALL AREAS SHOWN ARE APPROXIMATE.

FIRST FLOOR



C.P. DENOTES COMMON PROPERTY.  
C.Y. DENOTES COURTYARD.  
B. DENOTES BALCONY.

BASEMENT



SURVEYOR Name: JOHN ROBERT HOLT Date: 19 JULY 2024 Reference: 25,662		PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1305969		L.G.A.: WOOLLAHRA Locality: BELLEVUE HILL Reduction Ratio: 1:200 Lengths are in metres.	Registered	SP PRELIMINARY
---	--	--	--	--	------------	-------------------

10	20	30	40	50	60	Table of mm	100	110	120	130	140	150
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**5.5**  
NATIONALLY  
ACCREDITED  
HOUSE  
OF STUDENTS  
57.9  
M

[www.nathers.gov.au](http://www.nathers.gov.au)

**0006807192-01 24 Nov 2021**

**Assessor** Damian O'Toole  
**Accreditation No.** 20420  
**Address**  
79 DRUMALBYN RD,  
BELLEVUE HILL, NSW, 2023





**ABSA**  
Australian Business  
Security Association  
Assessments conducted against this accreditation  
period are part of the ABSA quality seal system.

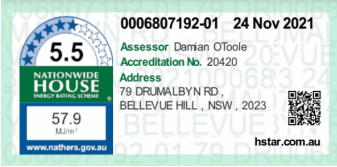
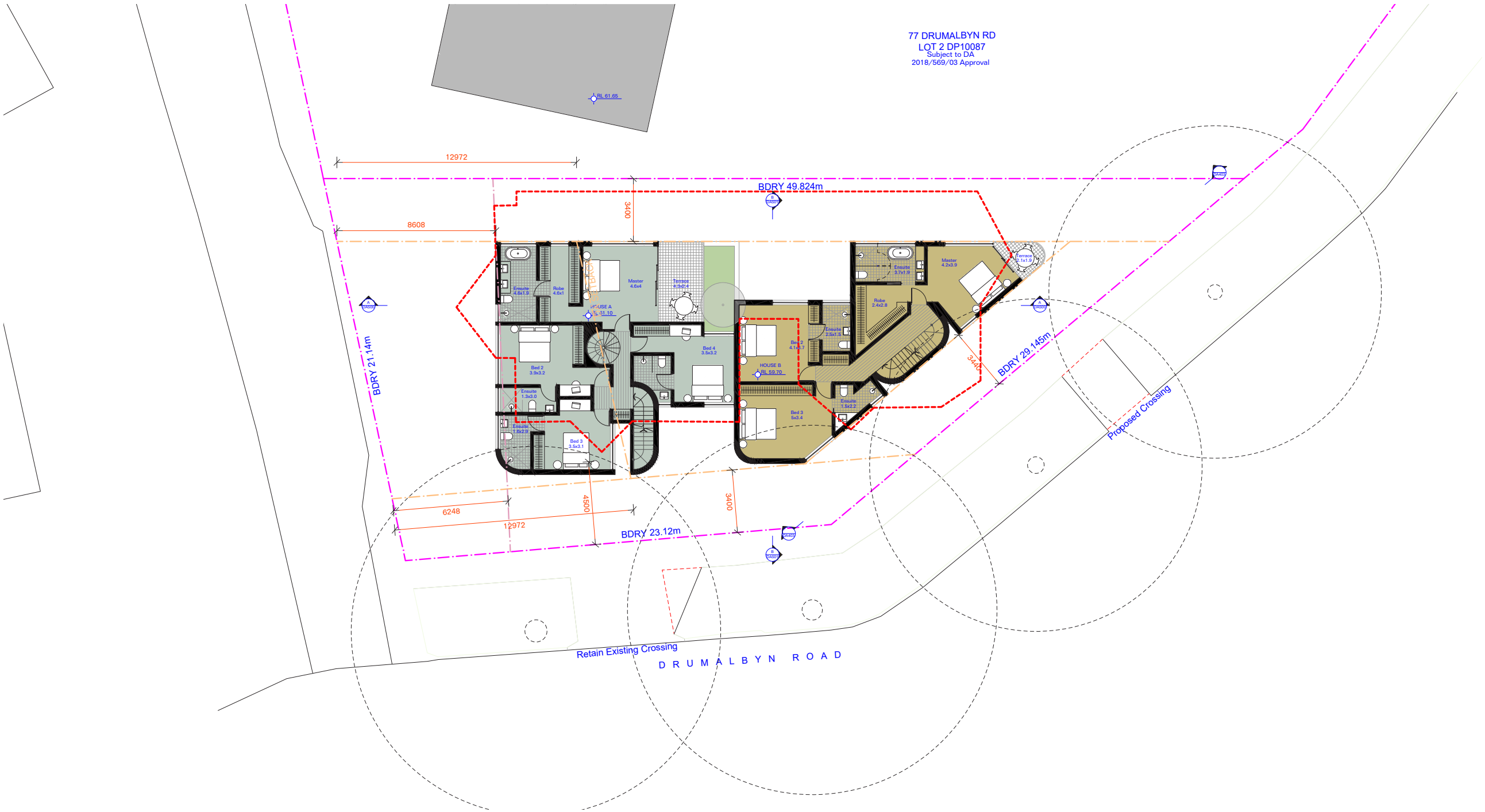
**Accreditation Period:** 01/04/2021 - 31/03/2022  
**Assessor Name:** Damian O'Toole  
**Assessor Number:** 20420  
**Assessor Signature:** 

This Accredited Assessor  
has been approved by the  
National Accredited  
House of Students  
and the Australian  
Business Security  
Association  
Council of Australia

**hstar.com.au**

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Rev	Date	Description
01	03.03.21	Amended Plans
02	24.11.21	Issued For DA

General Notes

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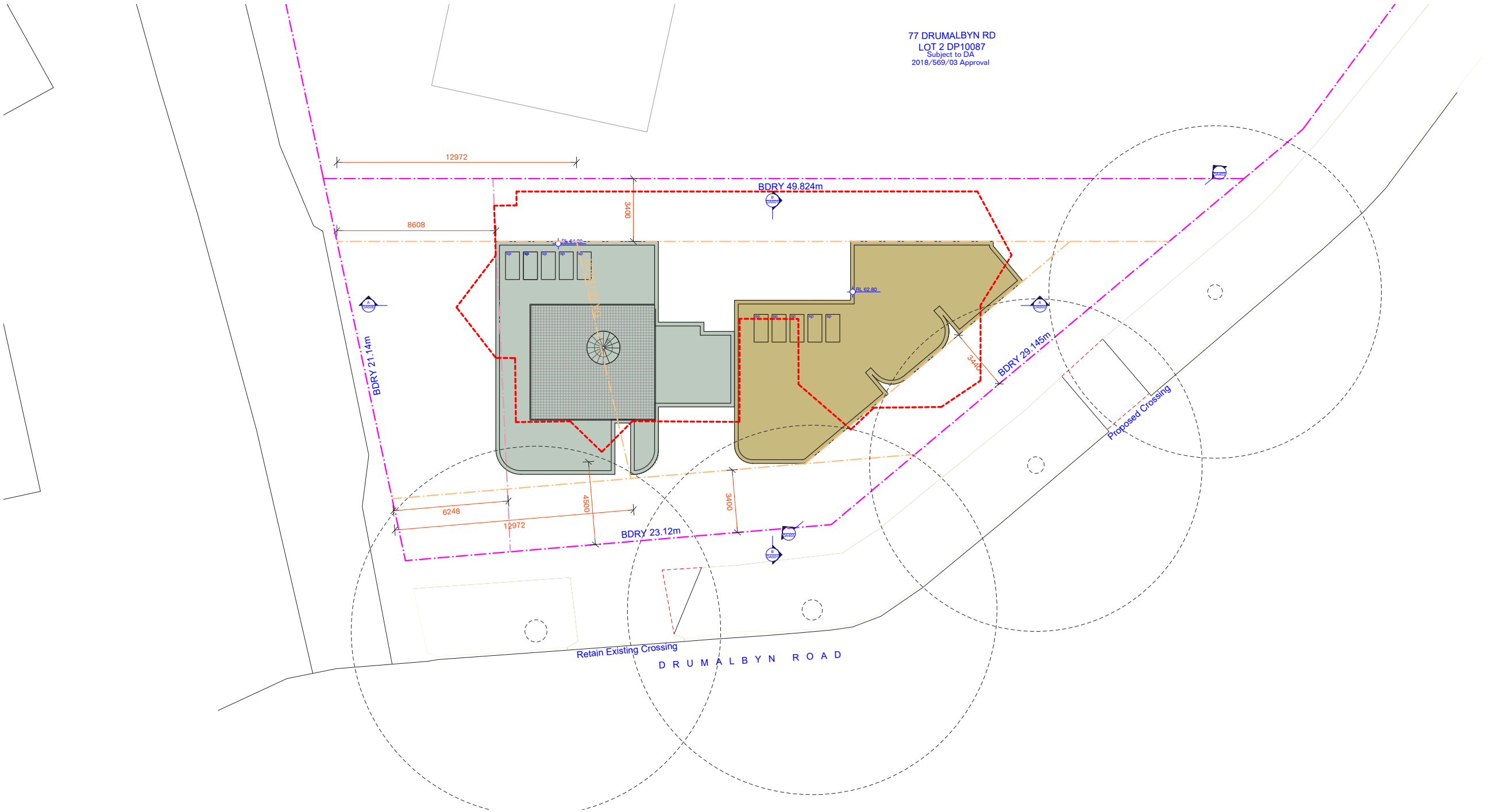
Basix: All other requirements as per certificates												
<b>WATER:</b> <b>Watermeter:</b> <ul style="list-style-type: none"><li>• Tank Size min 3000L</li><li>• To collect run off from at least: 100 m<sup>2</sup> of roof area</li><li>• Showersheads 4 Star</li><li>• Toilets 4 Star</li><li>• Kitchen Taps 5 Star</li><li>• Bathroom Taps 6 Star</li><li>• Laundry connection</li><li>• Pool Top Up for House A</li></ul>	<b>THermal:</b> <b>Max Volume (House A):</b> <ul style="list-style-type: none"><li>• No Pool Cover</li><li>• Indoors</li><li>• Concrete, Colour Medium</li><li>• Plasterboard within dwellings</li><li>• Brick between dwellings</li><li>• Plasterboard; R4.0</li><li>• Insulation where adjoins roof/external</li><li>• Single Glazed; Low e glass; Aluminium Frame</li><li>• Cavity Brick; Insulation: Foli +R1.5</li><li>• Medium Colour Internal Walls:</li><li>• Timber, tiled and carpeted as per plan</li></ul>	<b>ENERGY:</b> <ul style="list-style-type: none"><li>• 3.0-3.5; to Living areas</li><li>• Heating: 1-phase air-conditioners EER 3.0-3.5; to Living &amp; Bed areas</li><li>• Water Heating: Gas instantaneous, 5.0 star</li><li>• Energy Efficient Lighting: All dwellings: compact fluorescent or LED, with dedicated fittings</li><li>• Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off</li></ul>										

Consultants	Planner	Tony Moody	Landscaper	Site Design	Stormwater, Civil Engineer	RTS	Surveyor	Surplan	Arborist	Marion Peacock
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Project	79 DRUMALBYN DUAL OCC	Site	79 DRUMALBYN RD, BELLEVUE HILL	Client	ZULMAN	Scale	1:200 at A3
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Common Office	35 RICHARDS LANE, SURRY HILLS SYDNEY NSW 2010 T +61 413 555 547 www.common-office.com office@common-office.com Common Office Pty Ltd. ABN 47 631 337 472
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Drawing	FIRST FLOOR PLAN	Date	24 NOVEMBER 2021	Revision	[01]
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Rev	Date	Description	By
01	03.03.21	Amended Plans	
00	24.11.21	Issued For DA	

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Basic: All other requirements as per certificates									
<b>WATER:</b>		• No Pool Cover		• Concrete, Colour Medium		• Plasterboard within dwellings		Timber, tiled and carpeted as per plans	
• Rainwater Tank:		• Indoors		• Brick between dwellings		• Glazing:		3.0-3.5; to Living areas.	
• Tank Size min 3000L		• Toilets/Showheads/Taps:		• Plasterboard; R4.0		• Insulation where adjoins roof/external.		• Heating:	
• To collect run off from at least: 100 m <sup>2</sup> of roof area		• Toilets 4 Star		• Kitchen Taps 5 Star		• Cavity Brick, Insulation: Foli +R1.5		• 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.	
• Landscape & Laundry connection		• Bathroom Taps 6 Star		• Pool Top Up for House A		• External Walls:		• Water Heating:	
• Pool/Spa [House A]:		• THERMAL COMFORT:		• Roof:		• Medium Colour Internal Walls:		• Gas instantaneous, 5.0 'star' Energy Efficient Lighting:	
• Max volume of 55								• All dwellings: compact fluorescent or LED, with dedicated fittings.	
								• Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off	
								• Gas cook-tops, electric ovens.	
								• Laundries: Individual Fan, ducted to facade or roof - Operation Control:	
								• 2.0 kW Photovoltaic System	

Planner	Tony Moody
Site Design	Stormwater, Civil Engineer
RTS	Surveyor
Surveyplan	Arborist
Arborist	Martin Peacock

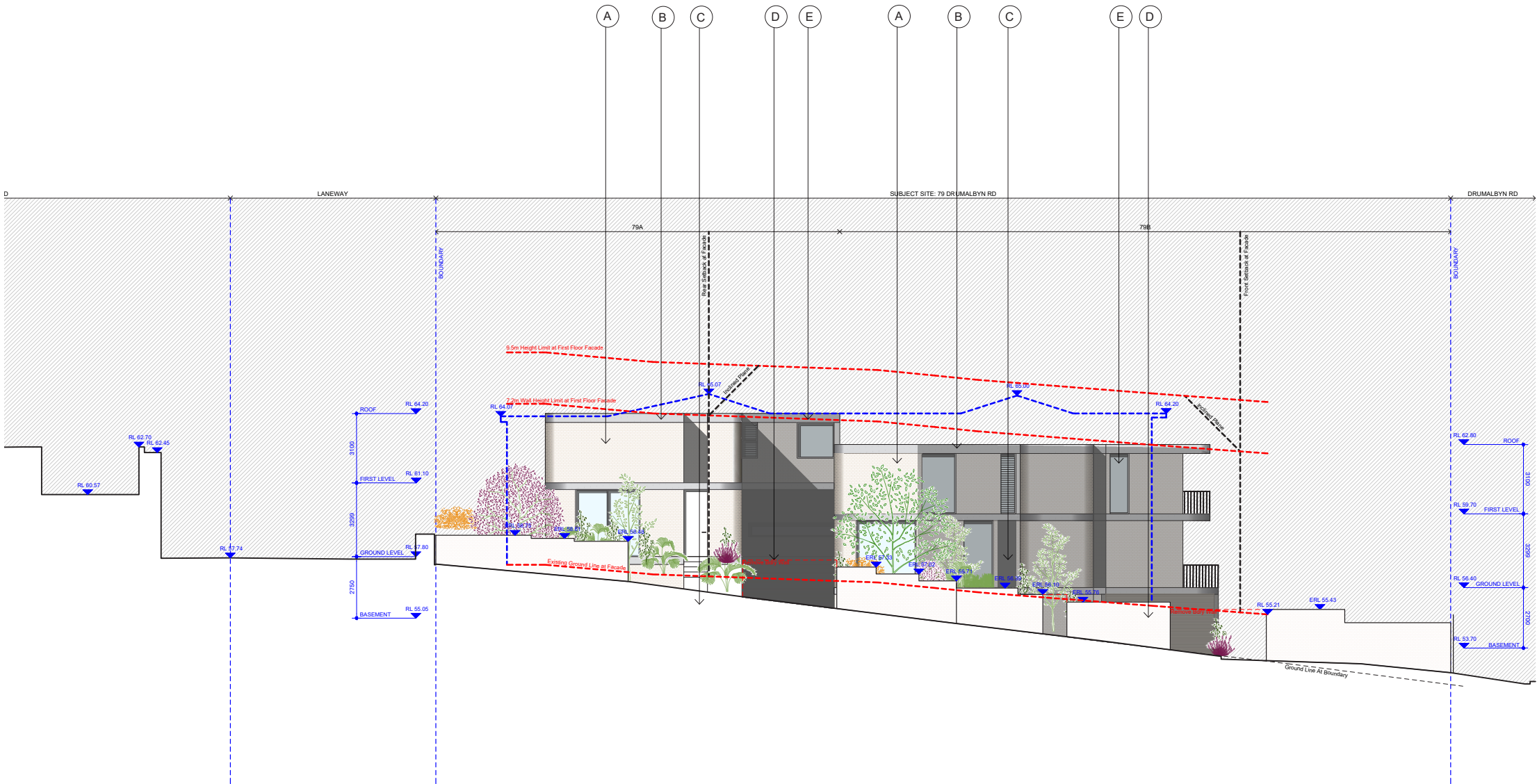
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Drawing	ROOF PLAN
Date	24 NOVEMBER 2021
Revision	[01]







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• To collect run off from at least 100 m<sup>2</sup> of roof area  
• Landscape & Laundry connection  
• Pool Top Up for House A

**TOILETS/SHOWHEADS/TAPS:**  
• Showersheads 4 Star  
• Toilets 4 Star  
• Kitchen Taps 5 Star  
• Bathroom Taps 6 Star

**EXTERNAL WALLS:**  
• Cavity Brick, Insulation: Foli +R1.5  
• Medium Colour

**INTERNAL WALLS:**  
• Concrete, Colour Medium  
• Brick between dwellings  
• Plasterboard; R4.0  
• Insulation where adjoins roof/external.

**GLAZING:**  
• Single Glazed; Low e glass; Aluminium Frame  
• U-value: 56  
• SHGC 0.41

**FLOORS:**  
• Concrete floors,

**CEILING:**  
• Plasterboard within dwellings  
• Brick between dwellings

**ENERGY:**  
Cooling:  
• Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.  
Heating:  
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**WATER HEATING:**  
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Drawing  
EAST ELEVATION

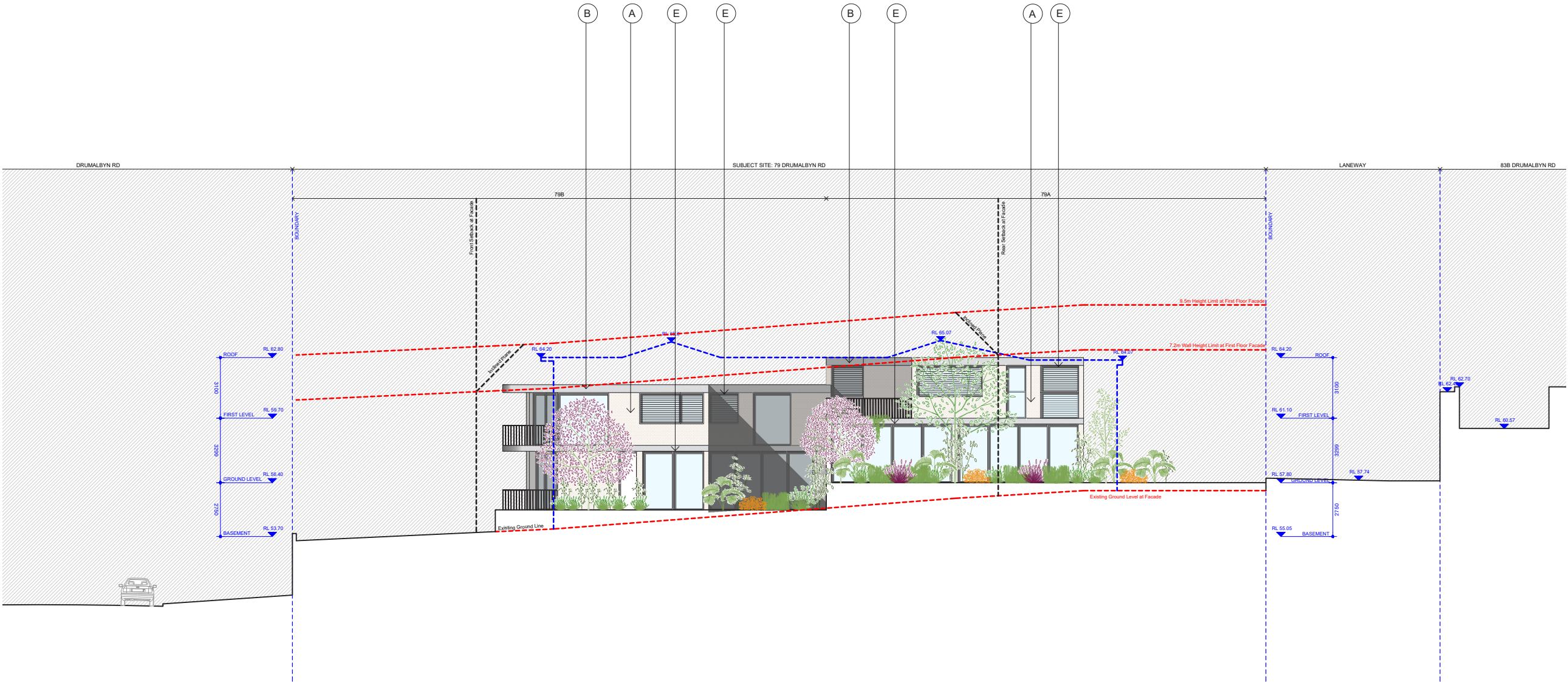
Date  
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Drawing No  
400

Revision  
[01]

Scale  
1:200 at A3





Issue	Date	Description
01	03.03.21	Amended Plans
02	24.11.21	Issued For DVA

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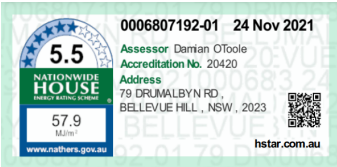
<b>WATER:</b> Rainwater Tank: <ul style="list-style-type: none"><li>• Tank Size min 3000L</li><li>• To collect run off from at least: 100 m<sup>2</sup> of roof area</li><li>• Landscape &amp; Laundry connection</li><li>• Pool Top Up for House A</li></ul> <b>Pool/Spa (House A):</b> <ul style="list-style-type: none"><li>• Max volume of 55</li></ul>	<ul style="list-style-type: none"><li>• No Pool Cover</li><li>• Indoors</li></ul> <b>Toilets/Showheads/Taps:</b> <ul style="list-style-type: none"><li>• Showerheads 4 Star</li><li>• Toilets 4 Star</li><li>• Kitchen Taps 5 Star</li><li>• Bathroom Taps 6 Star</li></ul> <b>THERMAL COMFORT:</b> Roof: <ul style="list-style-type: none"><li>• Concrete, Colour Medium</li><li>• Brick between dwellings</li></ul> <b>Ceilings:</b> <ul style="list-style-type: none"><li>• Plasterboard; R4.0</li><li>• Insulation where adjoins roof/external</li></ul> <b>External Walls:</b> <ul style="list-style-type: none"><li>• Cavity Brick, Insulation: Foil +R1.5</li><li>• Medium Colour</li></ul> <b>Internal Walls:</b> <ul style="list-style-type: none"><li>• Concrete floors,</li></ul>	<ul style="list-style-type: none"><li>• Plasterboard within dwellings</li><li>• Brick between dwellings</li></ul> <b>Glazing:</b> <ul style="list-style-type: none"><li>• Single Glazed; Low e glass; Aluminium Frame</li><li>• U-value: 56</li><li>• SHGC 0.41</li></ul> <b>Floors:</b> <ul style="list-style-type: none"><li>• Concrete floors,</li></ul>	<ul style="list-style-type: none"><li>• Timber, tiled and carpeted as per plans</li></ul> <b>ENERGY:</b> Cooling: <ul style="list-style-type: none"><li>• Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.</li><li>• 1-phase air-conditioners EER</li></ul>	<ul style="list-style-type: none"><li>• 3.0-3.5; to Living areas.</li></ul> <b>Heating:</b> <ul style="list-style-type: none"><li>• 1-phase air-conditioners EER 3.0-3.5; to Living &amp; Bed areas.</li></ul> <b>Water Heating:</b> <ul style="list-style-type: none"><li>• Gas instantaneous, 5.0 'star'</li></ul> <b>Energy Efficient Lighting:</b> <ul style="list-style-type: none"><li>• All dwellings: compact fluorescent or LED, with dedicated fittings.</li></ul> <b>Cooking:</b> <ul style="list-style-type: none"><li>• Gas cook-tops, electric ovens.</li></ul> <b>Ventilation:</b> <ul style="list-style-type: none"><li>• Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off</li></ul> <b>Clothes Drying Line:</b> <ul style="list-style-type: none"><li>• Outdoor Line</li></ul> <b>Alternative Energy:</b> <ul style="list-style-type: none"><li>• 2.0 kW Photovoltaic System</li></ul>
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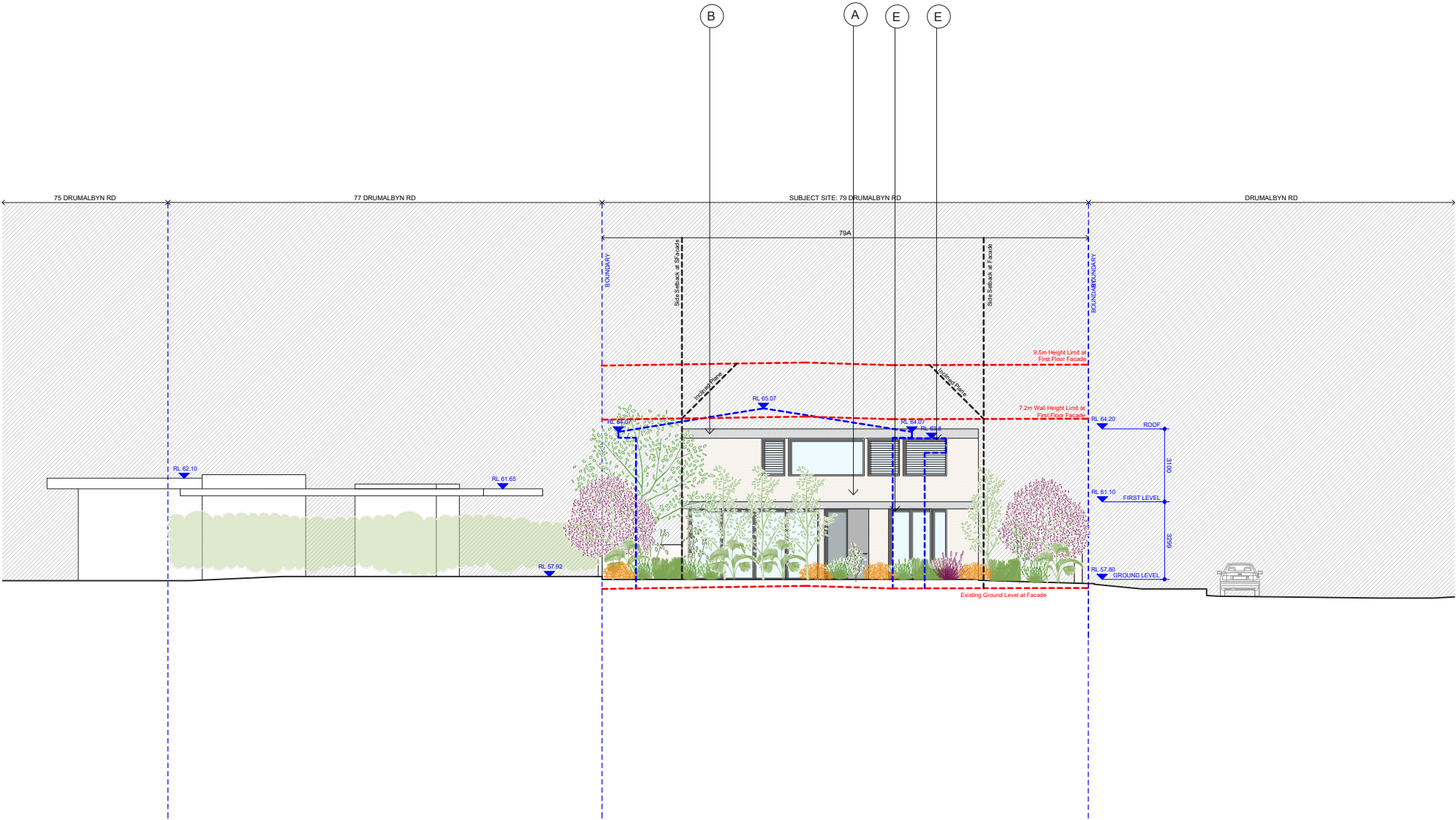
<b>Planner</b> Tony Moody	<b>Site Design</b> Stormwater, Civil Engineer
<b>Landscaper</b> RTS	<b>Surveyor</b> Sunplan
<b>Arborist</b> Martin Peacock	

Project  
79 DRUMALBYN DUAL OCC  
Site  
79 DRUMALBYN RD, BELLEVUE HILL  
Client  
ZULMAN  
Scale  
1:200 at A3

**Common Office**  
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ABN 47 631 337 472

Drawing  
**WEST ELEVATION**  
Date  
24 NOVEMBER 2021  
Revision  
[01]





Issue	Date	Description
01	03.03.21	Amended Plans
02	24.11.21	Issued For DVA

General Notes

FOR DEVELOPMENT APPLICATION PURPOSES ONLY

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQS.

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Basic: All other requirements as per certificates

**WATER:**  
**Rainwater Tank:**  
• Tank Size min 3000L  
• To collect run off from at least 100 m<sup>2</sup> of roof area  
• Landscape & Laundry connection  
• Pool Top Up for House A  
**Pool/Spa [House A]:**  
• Max volume of 55

**Toilets/Showheads/Taps:**  
• Showerheads 4 Star  
• Toilets 4 Star  
• Kitchen Taps 5 Star  
• Bathroom Taps 6 Star  
**THERMAL COMFORT:**  
**Roof:**

• Concrete, Colour Medium  
• Brick between dwellings  
**Ceilings:**  
• Plasterboard; R4.0  
• Insulation where adjoins roof/external  
**External Walls:**  
• Cavity Brick, Insulation: Foli +R1.5  
• Medium Colour  
**Internal Walls:**

• Plasterboard within dwellings  
• Brick between dwellings  
**Glazing:**  
• Single Glazed; Low e glass; Aluminium Frame  
• U-value: 56  
• SHGC 0.41  
**Floors:**  
• Concrete floors,

timber, tiled and carpeted as per plans  
**ENERGY:**  
**Cooling:**  
• Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.  
• 1-phase air-conditioners EER

3.0-3.5; to Living areas.  
**Heating:**  
• 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.  
**Water Heating:**  
• Gas instantaneous, 5.0 star  
**Energy Efficient Lighting:**

• All dwellings: compact fluorescent or LED, with dedicated fittings.  
**Cooking:**  
• Gas cook-tops, electric ovens.  
**Ventilation:**  
• Laundries: Individual Fan, ducted to facade or roof - Operation Control Manual switch on/off  
**Clothes Drying Line:**  
• Outdoor Line  
**Alternative Energy:**  
• 2.0 kW Photovoltaic System

Manual switch on/off  
• Bathrooms: Individual Fan, ducted to facade or roof - Operation Control Manual switch on/off  
**Alternative Energy:**  
• 2.0 kW Photovoltaic System

Consultants

**Planner**  
Tony Moody  
**Landscaping**  
Site Design  
**Stormwater, Civil Engineer**  
RTS  
**Surveyor**  
Sunplan  
**Arborist**  
Martin Peacock

Project

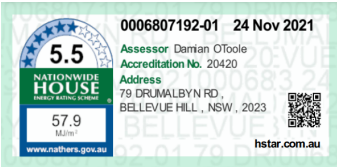
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Common Office

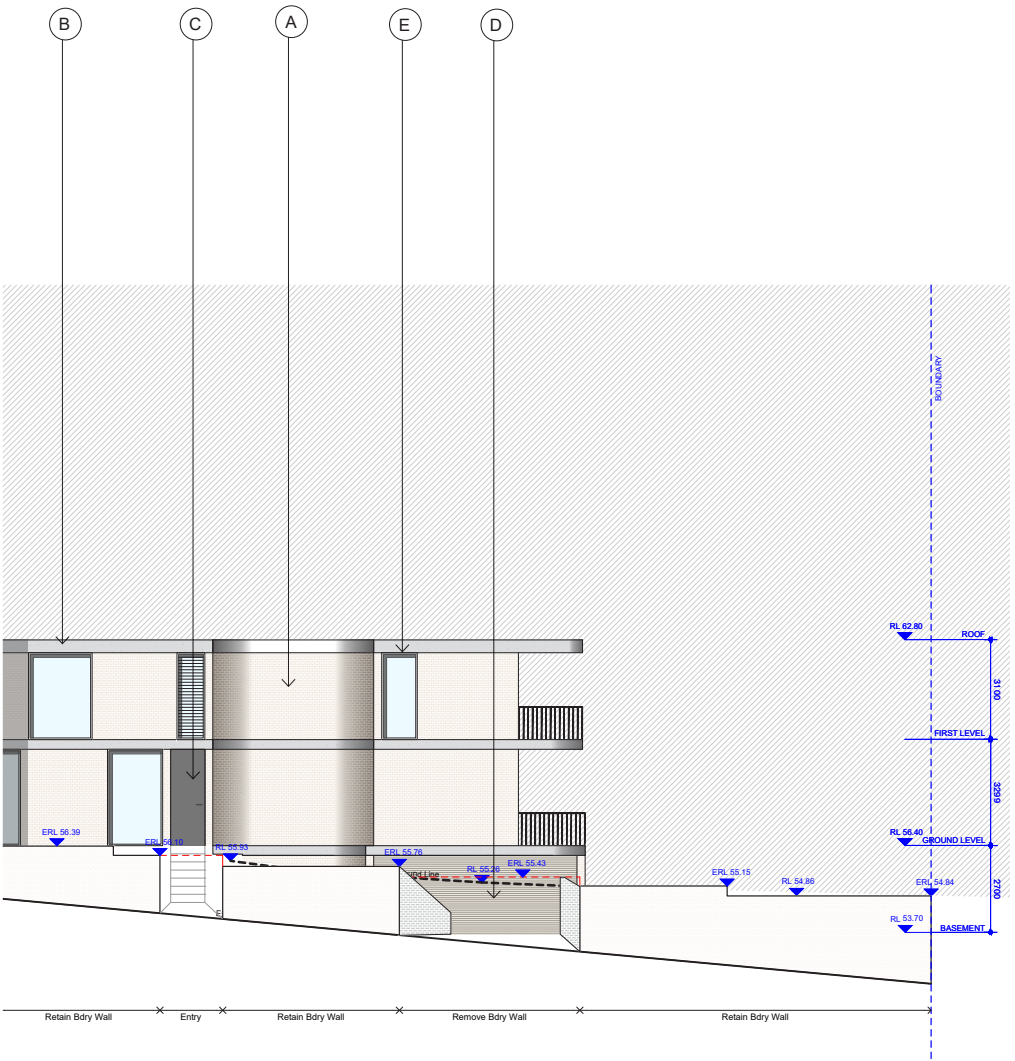
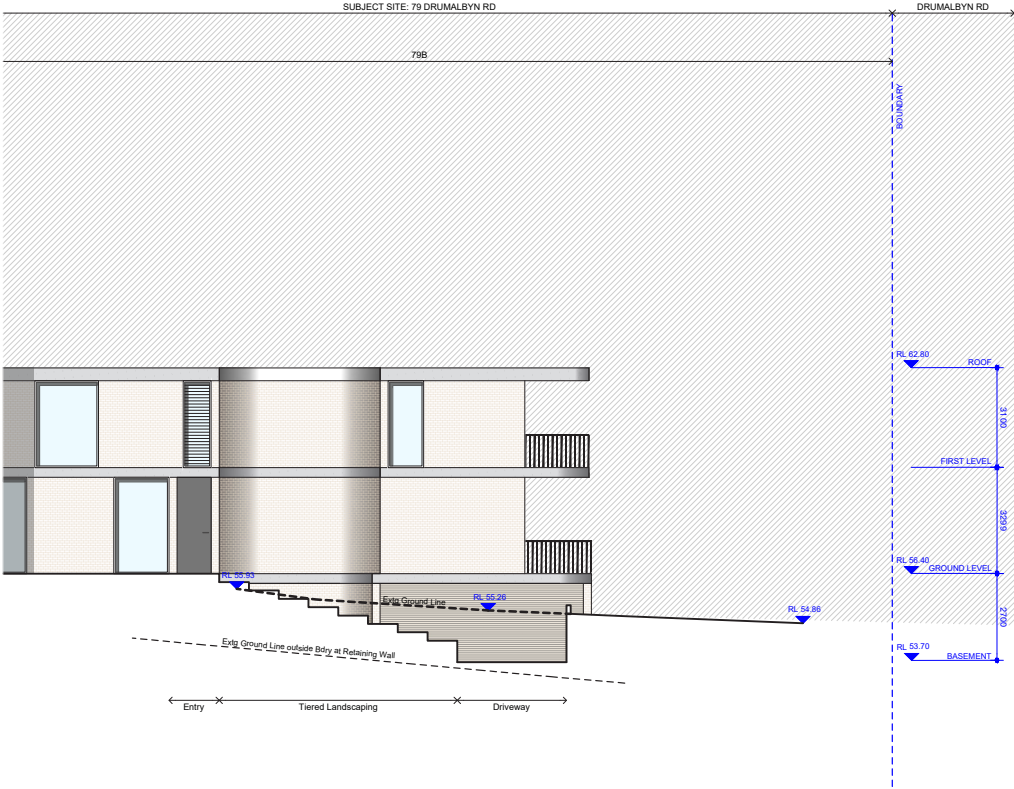
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Drawing

SOUTH ELEVATION  
Date  
24 NOVEMBER 2021  
Drawing No  
402  
Revision  
[01]







Issue	Date	Description
01	03.03.21	Amended Plans
02	24.11.21	Issued For DVA

General Notes

FOR DEVELOPMENT APPLICATION PURPOSES ONLY

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REQS.

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Basic: All other requirements as per certificates

**WATER:**

- Rainwater Tank:
- Tank Size min 3000L
- To collect run off from at least: 100 m<sup>2</sup> of roof area
- Landscape & Laundry connection
- Pool Top Up for House A
- Pool/Spa [House A]:
- Max volume of 50

**TOILETS/SHOWHEADS/TAPS:**

- Showers: 4 Star
- Toilets: 4 Star
- Kitchen Taps: 5 Star
- Bathroom Taps: 6 Star

**CEILING:**

- Plasterboard; R4.0
- Insulation where adjoins roof/external

**EXTERNAL WALLS:**

- Cavity Brick, Insulation: Foil + R1.5
- Medium Colour

**INTERNAL WALLS:**

- Concrete, Colour Medium
- Brick between dwellings
- Glazing: Single Glazed; Low e glass; Aluminium Frame
- U-value: 56
- SHGC 0.41
- Floors: Concrete floors,

**ENERGY:**

- Cooling: Ceiling fans + 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.
- Heating: 3.0-3.5; to Living & Bed areas.
- Water Heating: Gas instantaneous, 5.0 'star' Energy Efficient Lighting:

**GLAZING:**

- All dwellings: compact fluorescent or LED, with dedicated fittings.
- Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off
- Closets Drying Line: Outdoor Line
- Alternative Energy: 2.0 kW Photovoltaic System

**MANUAL SWITCH ON/OFF:**

- Bathrooms: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off
- Closets Drying Line: Outdoor Line
- Alternative Energy: 2.0 kW Photovoltaic System

Consultants

**Planner**  
Tony Moody

**Landscaper**  
Site Design  
Stormwater, Civil Engineer  
RTS

**Surveyor**  
Surplan

**Arborist**  
Martin Peacock

Project

79 DRUMALBYN DUAL OCC

Site

79 DRUMALBYN RD, BELLEVUE HILL

Client

ZULMAN

Scale

1:200 at A3

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Drawing

NORTH EAST ELEVATION

Date

24 NOVEMBER 2021

Drawing No

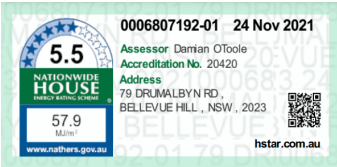
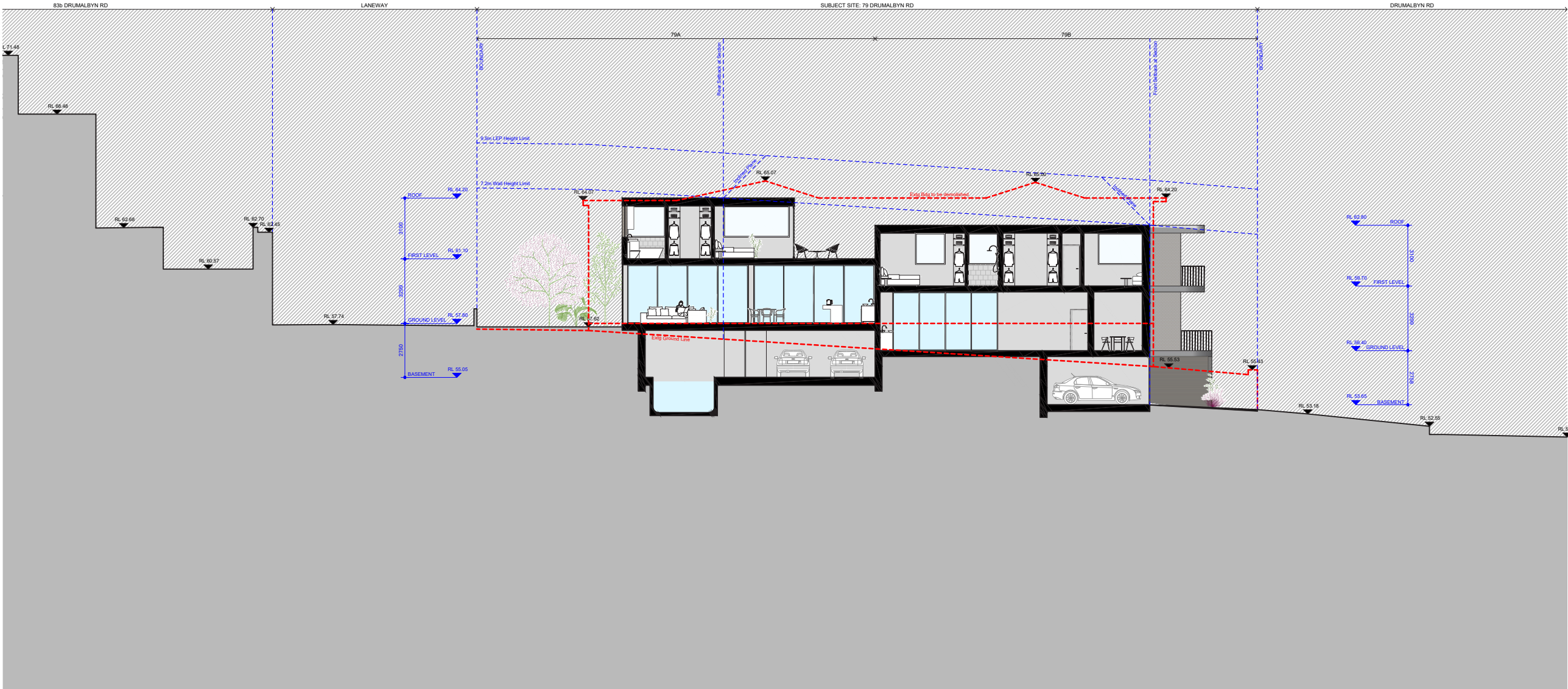
403

Revision

[01]







Issue	Date	Description
01	03.03.21	Amended Plans
02	24.11.21	Issued For DVA

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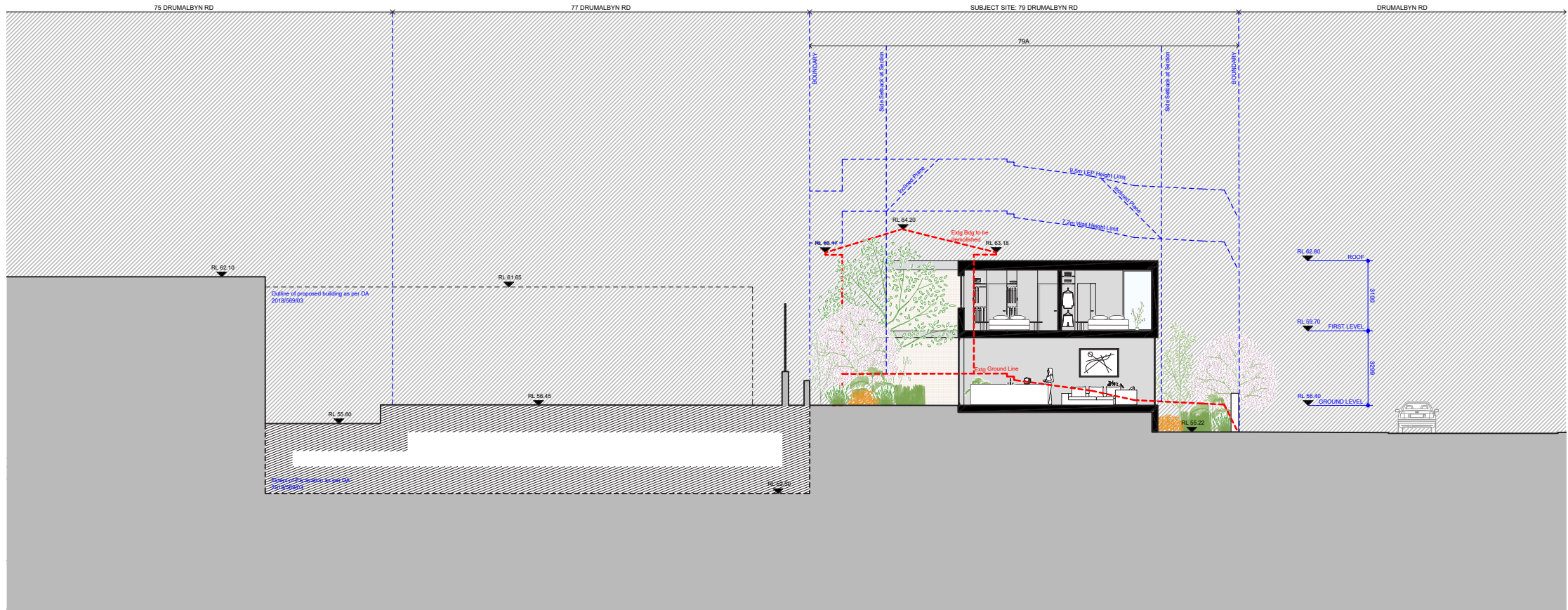
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Consultants
<b>Planner</b> Tony Moody <b>Landscaper</b> Site Design <b>Stormwater, Civil Engineer</b> RTS <b>Surveyor</b> Sunplan <b>Arborist</b> Martin Peacock

Project
<b>79 DRUMALBYN DUAL OCC</b> Site <b>79 DRUMALBYN RD, BELLEVUE HILL</b> Client <b>ZULMAN</b> Scale <b>1:200 at A3</b>

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ABN 47 631 337 472

Drawing
<b>SECTION A</b> Date <b>24 NOVEMBER 2021</b> Drawing No <b>500</b> Revision <b>[01]</b>






0006807192-01 24 Nov 2021

Assessor Damian O'Toole

Accreditation No. 20420

Address

79 DRUMALBYN RD,  
BELLEVUE HILL, NSW, 2023



hstar.com.au



	Issue	Date	Description
01	03.03.21	Amended Plans	
01	24.11.21	Issued For DA	

**General Notes**

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CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURE/INSTALLATION OF MATERIALS.

DESIGNER TO RE-VALUATE CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION.

CONTRACTOR TO COMPLY WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATA/COMMUNICATION REQUIREMENTS ARE ACCESSIBLE.

ALL DIMENSIONS TO BE VERIFIED ON SITE - DO NOT SCALE

ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH FOLLOWING CONSTRUCTION AND DESIGNER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH NEXT TRADE

[illegible]

Consultants

---

**Planner**  
Tony Moody

**Landscape**  
Site Design

**Stormwater, Civil Engineer**  
RTS

**Surveyor**  
Survplan

**Arborist**  
Martin Peacock

Project

---

79 DRUMALBYN DUAL OCC  
Site

79 DRUMALBYN RD, BELLEVUE HILL  
Client

ZULMAN  
Scale

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Drawing

**SECTION B**

---

Date

**24 NOVEMBER 2021**

	Drawing No	Revision
<b>DA</b>	<b>501</b>	<b>[01]</b>





Rev	Date	Description
01	03.03.21	Amended Plans
02	24.11.21	Issued For DVA

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- Landscape & Laundry connection
- Pool Top Up for House A
- Pool/Spa [House A]:
- Max volume of 56

**Toilets/Showheads/Taps:**

- Showerheads 4 Star
- Toilets 4 Star
- Kitchen Taps 5 Star
- Bathroom Taps 6 Star

**THERMAL COMFORT:**

- Roof:

**Concrete, Colour Medium**

- Brick between dwellings
- Plasterboard; R4.0
- Insulation where adjoins roof/external
- External Walls:
- Cavity Brick, Insulation: Foli +R1.5
- Medium Colour
- Internal Walls:

**Plasterboard within dwellings**

- Brick between dwellings
- Glazing:
- Single Glazed; Low e glass; Aluminium Frame
- U-value: 56
- SHGC 0.41
- Floors:
- Concrete floors,

**timber, tiled and carpeted as per plans**

**ENERGY:**

- Cooling fans + 1-phase air-conditioners EER 3.0-3.5; to Bed areas.
- 1-phase air-conditioners EER

**3.0-3.5; to Living areas.**

**Heating:**

- 1-phase air-conditioners EER 3.0-3.5; to Living & Bed areas.
- Gas cook-tops, electric ovens.
- Ventilation:
- Laundries: Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off
- Clothes Drying Line: Outdoor Line
- Alternative Energy:
- 2.0 kW Photovoltaic System

**All dwellings:**

- compact fluorescent or LED, with dedicated fittings.
- Cooking:
- Gas cook-tops, electric ovens.
- Ventilation:
- Laundries: Individual Fan, ducted to facade or roof - Operation Control:

**Manual switch on/off**

- Bathroom:
- Individual Fan, ducted to facade or roof - Operation Control: Manual switch on/off
- Clothes Drying Line: Outdoor Line
- Alternative Energy:
- 2.0 kW Photovoltaic System

Consultants

**Planner**

Tony Moody

**Landscaper**

Site Design

**Stormwater, Civil Engineer**

RTS

**Surveyor**

Surplan

**Arborist**

Marin Peacock

Project

79 DRUMALBYN DUAL OCC

Site

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Drawing

SCHEDULE OF EXTERNAL MATERIALS

Date

24 NOVEMBER 2021

Drawing No

700

Revision

[01]



## **LOCAL PLANNING PANEL DEVELOPMENT APPLICATION ASSESSMENT REPORT**

<b>ITEM No.</b>	D3
<b>FILE No.</b>	DA383/2023/1
<b>ADDRESS</b>	50 O'Sullivan Road ROSE BAY - Easts Rugby Club
<b>COUNCIL WARD</b>	Bellevue Hill
<b>SITE AREA</b>	137,873m <sup>2</sup>
<b>ZONING</b>	RE1 Public Recreation
<b>PROPOSAL</b>	Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.
<b>TYPE OF CONSENT</b>	Local development
<b>COST OF WORKS</b>	\$4,153,338.00
<b>DATE LODGED</b>	18/10/2023
<b>APPLICANT</b>	D Allen
<b>OWNER</b>	Woollahra Golf Club & Woollahra Municipal Council
<b>AUTHOR</b>	Mr S Grevler-Sacks
<b>TEAM LEADER</b>	Mr M Moratelli
<b>SUBMISSIONS</b>	2
<b>RECOMMENDATION</b>	Deferred Commencement Approval

### **1. REASON FOR REPORT TO LOCAL PLANNING PANEL (LPP)**

The application is to be determined by the Woollahra Local Planning Panel (LPP) as it falls under the category of:

- Conflict of interest  
Development for which the land owner is:
  - a) the council

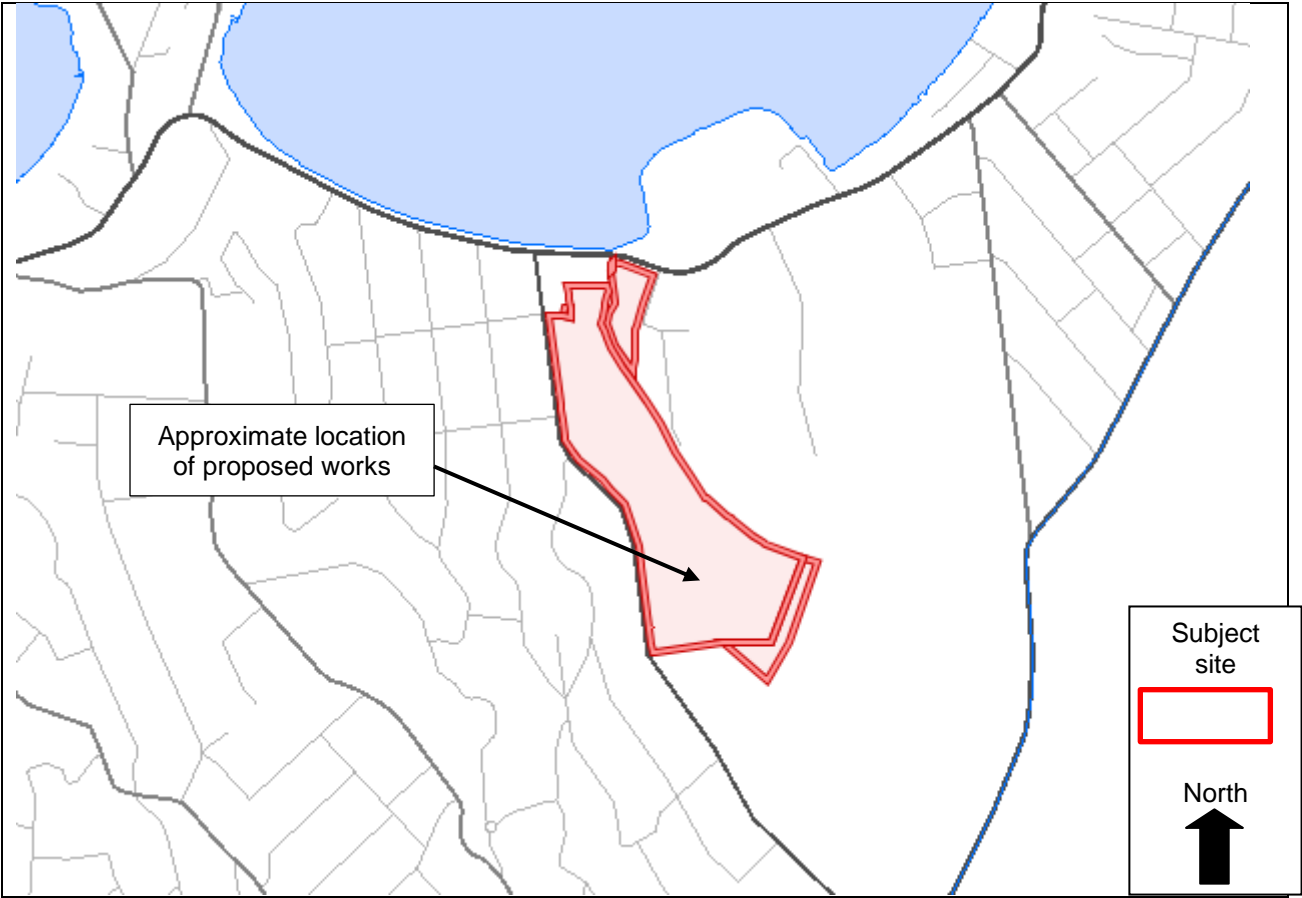
### **2. REASONS FOR RECOMMENDATION**

The application has been assessed within the framework of the matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 and is recommended for approval because:

- It is considered to be satisfactory with all relevant planning policies including the objectives of WLEP 2014 and WDCP 2015;
- It will not have adverse effects on the local built and natural environment nor any adverse social and economic impacts in the locality;
- All likely impacts to adjoining properties including any submissions made have been addressed in the report, and are considered to be satisfactory;
- The site is suitable for the proposed development; and
- The proposal is in the public interest



3. LOCALITY PLAN



Aerial showing area of proposed works

#### 4. PROPOSAL

The proposal involves construction of a new single-storey change room building with associated alterations to the parking area and landscaping works. The proposal will provide new accessible male and female change rooms along with associated management facilities, accessible toilet, change room, anti-doping room and first aid room.

The changes to the parking area involve replacement of the 28 existing parking bays with 12 new parking spaces, including two (2) accessible parking spaces, and 7 pick-up/drop-off spaces. The proposal also includes an undercover waiting/drop-off area.

The landscaping changes includes removal of seven (7) trees and hedges, removal of two dead trees, and provision of eight (8) new trees across the site.

#### 5. ISSUES

##### 5.1 Exceptions to Development Standards in Woollahra Local Environmental Plan 2014

None.

##### 5.2 Primary Issues

Issue	Conclusion	Section
Site parking	Satisfactory, subject to conditions including deferred commencement conditions.	13.2

##### 5.3 Summary of Submissions

Issue	Conclusion	Section
Reduction of parking spaces and impact on residents	The proposal includes recommendation from Council's Traffic Engineer that the proposed ride-share and drop-off/pick-up spaces are converted to standard car parking spaces.  Additionally, the <b>Condition A.1: Deferred Commencement</b> has been recommended requiring that the 12 existing parking spaces that are reserved for dedicated club official/staff are to have any signage to that effect removed, and that the parking spaces be converted to unreserved car parking spaces.	13.2
Vehicular access and egress from the site	No changes are proposed to vehicular access and egress from the site.	N/A
Loss of areas of public green areas	There will be no loss of public green areas as a result of the proposed works.	N/A

### PROPERTY DETAILS AND REFERRALS

#### 6. SITE AND LOCALITY

Physical features
The area of the proposed works is contained within the boundaries of Lot 1319 of DP 1222163. This lot does not possess a street address and contains the Woollahra Golf Course site, Eastern Suburbs Rugby Union Club and Andrew Petrie Oval. Specifically the area of the proposed works is contained to the south-western corner of the site. Overall, the site has a total area of approximately 13.787ha.  Vehicle access to the site is accommodated via O'Sullivan Road and is in proximity of where the new works are proposed.
Topography
The area of the proposed works is generally flat.

**Existing buildings and structures**

The subject site primarily comprises the grounds of the Woollahra Golf Course along with Andrew Petrie Oval. There are also a number of buildings associated with the various clubs which operate from the subject site. Of notable mention are the George S. Grimley Pavilion, Sydney Croquet Club buildings and the clubhouse for the Eastern Suburbs Rugby Club and Woollahra Golf club.

**Surrounding Environment**

The subject site adjoins the Royal Sydney Golf Club and is located adjacent to Lyne Park, Rose Bay Harbour, a residential suburb and a neighbourhood centre consisting of several restaurants/cafes and shops.

The area of the proposed works will be surrounded by Andrew Petrie Oval to the east, the Eastern Suburbs Rugby clubhouse to the north, George S. Grimley Pavilion to the south-west along with the Woollahra Golf Club House to the south.



*Area of the proposed works as viewed from the existing carpark*



*Area of the proposed works as viewed from the existing carpark*



## 7. RELEVANT PROPERTY HISTORY

<b>Current use</b>
Recreational Facility Indoor, Recreational Facility Outdoor along with ancillary aspects of these primary uses.
<b>Relevant Application History</b>
DA 224/2020 was submitted to Council for the demolition of the existing change room facilities and the construction of a substantial two storey addition to the George Grimley Pavilion including a grand stand, new change rooms, team facilities, public bathrooms and a new first floor gym, function room and roof terrace and balcony. This application was subsequently withdrawn as confirmed via a letter dated 18 November 2020.
DA 177/2021 was submitted to Council for the demolition of the existing change room facilities and construction of a new building including new change rooms, public toilets and storage; new community centre, gym and roof terrace; construction of a new grandstand to the north of the proposed building; demolition of existing sheds; removal of trees and new landscaping. The application was approved by the Woollahra Local Planning Panel on 13 December 2022, subject to conditions. If approved, the subject application would supersede DA 177/2021. <b>Condition D.1</b> has been recommended requiring the surrender of this consent as it would become redundant.
<b>Requests for Additional Information and Replacement Applications</b>
A Stop the Clock letter dated 31 October 2023 was issued by Council requesting the following documentation: <ul style="list-style-type: none"> <li>Sample board of materials and colours</li> <li>Detailed Traffic/Parking report</li> </ul> <p>The sample board was provided to Council on 28 November 2023. The Traffic/Parking report was provided to Council on 3 January 2024.</p> <p>A subsequent request was sent to the applicant on 21 May 2024 requesting additional traffic and parking information. A letter was submitted in response on 19 June 2024.</p>

## 8. REFERRALS

Referral	Summary of Referral Response	Attachment
Environment and Sustainability	Satisfactory, subject to conditions.	2
Environmental Health	Satisfactory, subject to conditions.	3
Heritage	Satisfactory, subject to conditions.	4
Parks and Open Space	Satisfactory, subject to conditions.	5
Drainage	Satisfactory, subject to conditions.	6
Traffic	Satisfactory, subject to deferred commencement conditions.	7
Trees and Landscaping	Satisfactory, subject to conditions.	8

## ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 include the following:

- The provisions of any environmental planning instrument
- The provisions of any proposed instrument that is/has been the subject of public consultation
- The provisions of any development control plan
- Any planning agreement that has been entered into
- Any draft planning agreement that a developer has offered to enter into
- The regulations
- The likely impacts of that development:
  - Environmental impacts on the natural and built environments
  - Social and economic impacts
- The suitability of the site

9. Any submissions
10. The public interest

## **9. ADVERTISING AND NOTIFICATION**

### **9.1 Submissions**

The application was advertised and notified from 8/11/2023 to 23/11/2023 in accordance with Chapter 6 of the Woollahra Community Participation Plan 2019. Two submissions were received from:

1. Jamie Fox – 137 O'Sullivan Road, Bellevue Hill
2. Hyacinth Jones – 2/2 Simpson Street, North Bondi

The submissions raised issues as outlined in Section 5.3.

### **9.2 Statutory Declaration**

The applicant has completed the statutory declaration dated 23/07/2024 declaring that the site notice for DA383/2023/1 was erected and maintained during the notification period in accordance with Schedule 1 of the Woollahra Community Participation Plan 2019.

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

### **10.1 Chapter 4 – Remediation of Land**

Under Clause 4.6(1)(a) of SEPP (Resilience and Hazards) 2021, consideration has been given as to whether the subject site on which the development is occurring is contaminated.

Although the site is identified as being potentially contaminated by Council's mapping system, based on the comments provided by Council's Environmental Health Officer in relation to a previous Development Application (DA308/2002 for upgrading work including the installation of drainage and irrigation, returfing of the playing fields and (two) 2 new synthetic cricket pitches) remediation work is not required. The same conclusion is applied to the subject proposal.

Council's Environmental Health Officer has not raised any concern with regards to site contamination.

Accordingly, it is considered that the land does not require further consideration under Chapter 4 of SEPP (Resilience and Hazards) 2021.

### **10.2 Chapter 2 – Coastal Management**

The provisions of this planning instrument that are relevant to the subject application involve managing development in the coastal zone and protecting the environmental assets of the coast.

It is considered that the proposal, as conditioned, will not have any significant adverse environmental impact upon the harbour coastal locality and therefore satisfactory with regard to the relevant provisions of the planning instrument.

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

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

Council's Tree and Landscaping Officer has raised no objections to the proposal subject to the recommended conditions of consent. The proposal is considered to be acceptable having regard to Chapter 2 of the SEPP.

### **11.2 Chapter 6 – Water Catchments**

Chapter 6 (Water Catchments) of the SEPP applies to the subject land which is located within a regulated catchment being the Sydney Harbour Catchment.

The land is within the Sydney Harbour Catchment but is outside the Foreshores and Waterways Area and therefore only the provisions in Part 6.2 of the SEPP applies.

In deciding whether to grant development consent to development on land in a regulated catchment, matters relating to water quality and quantity, aquatic ecology, flooding, recreation and public access and total catchment management must be considered.

The proposal will have no significantly adverse impacts on the Sydney Harbour Catchment, subject to standard conditions including erosion and sedimentation, stormwater and flood risk management control.

The proposal therefore satisfies the relevant criteria prescribed by Chapter 6 – Water Catchments of the Biodiversity and Conservation SEPP 2021.

## **12. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014**

### **12.1 Part 1.2: Aims of Plan**

The proposal is consistent with the aims in Part 1.2(2) of the Woollahra LEP 2014.

### **12.2 Land Use Table**

The subject site is zoned RE1 Public Recreation.

The proposed areas which include change rooms along with associated management facilities, accessible toilet, change room, anti-doping room and first aid room are considered to be ancillary to one of the primary land uses at the site, that being for a recreational facility (outdoor).

The proposal is permitted and is consistent with the objectives of the RE1 Public Recreation zone.

### **12.3 Part 4.3: Height of Buildings**

There is no maximum height development standard prescribed for the site in accordance with Part 4.3 of the Woollahra LEP 2014.

### **12.4 Part 4.4: Floor Space Ratio**

There is no maximum floor space ratio development standard prescribed for the site in accordance with Part 4.4 of the Woollahra LEP 2014.

## 12.5 Part 5.10: Heritage Conservation

Parts 5.10(2) and 5.10(4) require Council to consider the effect of works proposed to a heritage item, building, work, relic or tree, within a heritage conservation area or new buildings or subdivision in a conservation area or where a heritage item is located.

The subject site and proposed development is not located within a heritage conservation area, however, comprises the following heritage items:

- 'George S. Grimley Pavilion – 1926 building and interiors, 1930 single storey extension on east side of building and interiors, forecourt on south side of building' at O'Sullivan Road (within Woollahra Park) (Item No. 697)

*The proposal entails a new change room facility, attached to the club house, within the grounds of the 'George S. Grimley Pavilion' building.*

*In 2021, a DA was approved for demolition of the existing change room facilities of the Grimley Pavilion, construction of a new building, and construction of a new grandstand to the north of the proposed building. The current DA does not entail any works to the Grimley Pavilion itself, and there is a separation between the new building and the pavilion.*

*A Heritage Impact Statement (HIS) by John Oultram Heritage & Design considers potential heritage impacts to the 'George S. Grimley Pavilion' heritage item. The conclusion of the HIS is generally concurred with.*

*In addition, the following recommended management for the heritage item has been sourced from the inventory sheet for the item in the Heritage Significance Assessment by Weir Phillips, dated September 2020:*

*The following management policies are recommended:*

- *The overall form of the south-western half of the building, including the roof forms and columns supporting the tiled roof at first floor level, should be retained and remain clearly legible.*
- *The south-western elevation should be retained. The reinstatement of the original window openings at first floor level and the removal of the security awnings is to be encouraged.*
- *Alterations within the ground floor of the south-western half of the building (outlined in red and yellow in Figure 90) can occur but must take into consideration the surviving original fabric, including ceilings and joinery. There is greater scope for alteration in the area outlined in yellow, an early addition to the original building.*
- *The bathrooms within the ground floor of the south-western half of the building can be updated as required.*
- *The north-western half of the building (outlined in green in Figure 90) can undergo further alteration and addition, particularly with regard to the 1978 flat roofed addition. This later addition can be removed if required. Any remnants of the grandstand tiers that survive beneath the existing gym and the sloping Colorbond roof immediately below it are to be considered significant fabric. It is desirable to retain existing concealed tiering of the original grandstand which may provide an outlook towards the playing field if reinstated.*
- *It is desirable that an outlook beyond the curtilage defined by Figure 90 above towards the playing field be maintained for as long as the playing field is retained, particularly if concealed tiered seating has survived in the upper part of the grandstand and is reinstated.*

*The following consideration is provided in this regard:*

**Setting**

- *The proposed new structure is separated completely from the Grimley Pavilion, but would be attached to the existing clubhouse instead. This would ensure that the visual setting of the heritage item is retained and is a much more considered approach compared to the previous DA(DA2021/177/1). It is therefore supported from a heritage perspective.*
- *The proposed new structure is separated completely from the Grimley Pavilion, but would be attached to the existing clubhouse instead. This would ensure that the visual setting of the heritage item is retained and is a much more considered approach compared to the previous DA(DA2021/177/1). It is therefore supported from a heritage perspective.*
- *The proposed new structure will partially block views from the building to the oval. It is noted however, that the existing oval is not original, and the original relationship between the pavilion and the original oval has since been lost as a result of the changes to the oval, as well as to the pavilion itself. As a result, partially obstructing views to the oval is supported based on this merit.*

**Significant fabric of the ‘Grimley Pavillion’**

- *The proposal does not entail any works to the heritage item. As a result, the significant external and internal fabric of the heritage item would be retained, which is supported from a heritage perspective.*
- *The proposal does not entail any works to the heritage item. As a result, the significant external and internal fabric of the heritage item would be retained, which is supported from a heritage perspective.*

**Views**

- *Due to the location of the proposed works, it is noted that they would not be highly visible from the public domain. Therefore, views to the site from the O’Sullivan Road streetscape will not be highly impacted, which is supported.*
- *Views to the front elevation of the pavilion will not be affected by the works, which is supported.*
- *Views between the pavilion and the oval will be partially impacted by the proposal. However, as discussed above, this is supported in this instance, as the original relationship between the oval and pavilion has been lost.*

**Design**

- *The new structure will be a single storey structure, which is supported from a heritage perspective. As discussed above, the structure would be separated from the heritage item, which is also supported.*
- *The materiality of the new built form would be a combination of traditional and contemporary materials. Given the separation of the new structure from the heritage-listed item, its location towards the rear of the item, and the sympathetic scale and form of the proposal, the contemporary materiality of the works is supported in this instance.*
- *The proposed solid to void ratios of the new structure are appropriate given the context of the new addition to the clubhouse instead of the pavilion.*

**Landscape**

- *The proposed landscaping works to the grounds are supported as they will not impact any fabric of heritage significance. I will refer to Council’s Tree Management Officer regarding the removal of any trees within the subject site.*

### **Archaeology**

- *Although it appears that the subject site and the landform has undergone changes and the potential for archaeological finds is not high, an 'Unexpected finds' condition of consent will be provided below to ensure that any potential archaeological deposits are protected.*

### **Significance of items in the vicinity**

*The following heritage items are located in proximity of the proposed work areas:*

- *'Sydney Croquet Club – clubhouse and interiors, moveable heritage items (including rustic benches, timber lockets, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters, surrounding trees (3 Hill's Weeping Figs, 3 Norfolk Island Pines, 1 Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp and 2 Brush Box Trees)' at O'Sullivan Road (within Woollahra Park) ADDRESS (Item No. 696)*
- *'Royal Sydney Golf Club – Clubhouse and interiors, grove of approx. 20 Broad – Leafed Paperbarks along Norwich Road' at Kent Road (Item No. 318)*

*The proposed new works will not have any adverse impacts on the views to the heritage items in the vicinity or on their setting and fabric of significance. This is due to their location and distance from the heritage items in the vicinity.*

Considering the comments provided by Council's Heritage Officer above, the proposal is acceptable with regard to the requirements of Part 5.10 of the Woollahra LEP 2014.

## **12.6 Part 5.21: Flood Planning**

The objectives of Part 5.21 are:

- a) to minimise the flood risk to life and property associated with the use of land,*
- b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

Council's Drainage Engineer has reviewed the proposal and advised that it is acceptable, subject to conditions.

The proposal is acceptable with regard to Part 5.21 of Woollahra LEP 2014, subject to conditions.

## **12.7 Part 6.1: Acid Sulfate Soils**

Part 6.1 requires Council to consider any potential acid sulfate soil affectation so that it does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The proposed works include the excavation to accommodate new footings and external works. The previously approved Development Application (DA) No. 177/2021 included an Acid Sulfate Assessment & Management Plan prepared by JK Environments. This report assessed and provided recommendations for the entire site, which are sufficient to cover the proposed works for the new application.



Council's Environmental Health Officer has advised that the proposal is acceptable subject to the recommendations of the *Acid Sulfate Soils Management Plan* prepared by JK Environments dated 24 September 2020 being implemented throughout the construction phase of the proposed development.

The proposal is acceptable with regard to Part 6.1 of the Woollahra LEP 2014.

### **12.8 Part 6.2: Earthworks**

Part 6.2(1) requires Council to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

The proposal involves excavation to accommodate new footings and new landscaping.

Council's Development Engineer has no objection to the proposed excavation on technical grounds, subject to the recommended conditions of consent.

The proposed extent of excavation is minor, and the proposal is consistent with both the relevant objective set out under Part 6.2(1) of the Woollahra LEP 2014, and the matters of consideration set out under Part 6.2(3) of the Woollahra LEP 2014.

The proposal is therefore acceptable with regard to Part 6.2 of the Woollahra LEP 2014.

## **13. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015**

### **13.1 Chapter B3: General Development Controls**

In accordance with Map 1 of Section B3.1.1, the provisions of Section B.3 do not apply to the subject site.

### **13.2 Chapter E1: Parking and Access**

Council's Traffic Engineer reviewed the application and provided the following comments in regard to parking and access:

*The proposal does not include change or intensification of the current use and is not anticipated to generate additional parking demand. It is noted that in response to traffic comments on 19 May 2024, the original proposal of replacing the current 28 parking spaces with 12 standard parking spaces and 7 rideshare spaces have been modified such that the 7 rideshare spaces have been reduced to 3 spaces and are proposed as pick-up/drop-off spaces to accommodate taxi/Uber services and the remaining 4 spaces will be utilised as standard parking. The total removal of on-site parking remains 9 spaces.*

*Whilst it is acknowledged short-term parking demand for pick-up/drop-offs exists, such parking is anticipated to occur on the street. The parking survey also indicates that only 2% of patrons were dropped off and did not park on-site or nearby. The proposed provision of pick-up/drop-off spaces therefore fails to justify the reduction of 9 parking spaces and is anticipated to further reduce parking opportunities for patrons and visitors to this area.*

*It is however noted that the traffic statement recommends that:*

- 1) A total of 12 existing dedicated parking (club officials and staff members) be released to allow general parking to better utilise these spaces; and*
- 2) Transport Access Guidance (TAG) be developed to promote hire-car travel and non-car travel and provided to anyone booking a function or sporting event.*

*These measures are anticipated to offset loss of on-site parking and are considered acceptable. It is however recommended that all proposed on-site pick-off/drop-off parking spaces be removed and converted to standard parking to minimise loss of parking. It is also recommended that a Green Travel Plan (GTP) be developed and implemented during the on-going use to further facilitate alternative transport modes for staff and decrease on-site parking demand, particularly during functions, events and gaming season. The TAG and GTP should be developed to the satisfaction of Council's Engineering Services Department and should be reviewed on a yearly basis.*

A deferred commencement condition has been recommended including the following requirements:

- a) Signage be updated for the existing 12 dedicated club official/staff member parking to allow parking of the general public, as per Traffic Letter of Response prepared by TEF Consulting and dated 17 June 2024;
- b) Transport Access Guidance (TAG) be developed and incorporated in the Plan of Management (POM), to the satisfaction of Council's Engineering Services Department, to promote car-hire travel and non-car travel and provided to anyone booking a function and/or sporting event;
- c) Green Travel Plan (GTP) be developed, to the satisfaction of Council's Engineering Services Department, to facilitate alternative transport modes of club officials and staff members and incorporated in the Plan of Management. The GTP is to be reviewed annually to monitor the parking conditions and updated accordingly.

Additionally, **Condition D.10** has been recommended requiring that all proposed rideshare/pick-up and drop-off parking spaces be changed to standard parking spaces.

The proposal is acceptable with regard to Chapter E1 of the Woollahra DCP 2015, subject to conditions.

### **13.3 Chapter E2: Stormwater and Flood Risk Management**

The proposal is acceptable with regard to Chapter E2 of the Woollahra DCP 2015.

### **13.4 Chapter E3: Tree Management**

Council's Tree and Landscape Officer has reviewed the application and advised that it is satisfactory in terms of tree preservation and landscaping, subject to compliance with the recommended conditions of consent.

One condition recommended by Council's Tree and Landscape Officer reads as follows:

- a) *An amended Landscape Plan shall be prepared in accordance with Council's DA Guide and submitted to Council's Tree Officer for approval. The amended landscape plan must include the following:*
  - iii) *the garden area where trees 1 – 4 are to be planted in the middle of the carpark shall be increased in length. The trees shall be positioned at least 7 metres apart to allow the trees to establish without their canopies competing.*

It would not be feasible to accommodate the four trees with at least 7 metres between them without significant redesign of the car parking area.

As such, the condition has been modified such that one of those trees can be removed from the plans, with only three trees required to be planted in the planter, with at least 7 metres between each tree to allow for substantial canopy growth. Refer to **Condition D.1 (a)**.

The proposal is acceptable with regard to Chapter E3 of the Woollahra DCP 2015, subject to conditions.

### **13.5 Chapter E4: Contaminated Land**

Council's Environmental Health Officer has reviewed the application and has not raised any concern with regards to site contamination.

The proposal is acceptable with regard to Chapter E4 of the Woollahra DCP 2015.

### **13.6 Chapter E5: Waste Management**

The applicant provided a SWMMP with the development application and it was found to be satisfactory.

#### **Part E5.2: Demolition and Construction Phase**

The proposal is acceptable with regard to Part E5.2 of the Woollahra DCP 2015.

#### **Part E5.3: On-Site Waste and Recycling Controls for all Development**

The SWMMP notes that all waste and recycling will be services in accordance with existing arrangements. Servicing will take place from the existing loading bay located in the driveway of the site.

The proposal is acceptable with regard to Part E5.3 of the Woollahra DCP 2015.

## **14. CONTRIBUTION PLANS**

Contributions plans allow funds to be raised from approved development applications. The funds are used for the intended provision, extension or augmentation of public facilities, or towards recouping the cost of facilities that have been provided, extended or augmented. These contributions relate to sections 7.11 and 7.12 of the EP&A Act, formerly known as section 94 and section 94A.

### **14.1 Section 7.12 Contributions Plan**

A 1% levy applies with the monies being used for a variety of works as outlined in Schedule 1 of the Section 7.12 Contributions Plan 2022.

Refer to **Condition D.6**.

### **14.2 Application of Contributions**

The consent authority cannot impose conditions under both Section 7.11 and Section 7.12 on the same development consent.

In this instance, Section 7.12 contributions have been applied. Accordingly, Section 7.11 contributions are not applicable.

## **15. APPLICABLE ACTS/REGULATIONS**

### **15.1 Environmental Planning and Assessment Regulation 2021**

#### **Clause 61(1) Additional matters that consent authority must consider**

Clause 61(1) of the EPA Regulation 2021 requires Council to take into consideration Australian Standard AS 2601-2001: The demolition of structures. This requirement is addressed by Council's standard condition.

## **16. THE LIKELY IMPACTS OF THE PROPOSAL**

All likely impacts have been addressed elsewhere in the report, or are considered to be satisfactory and not warrant further consideration.

## **17. THE SUITABILITY OF THE SITE**

The site is suitable for the proposed development.

## **18. THE PUBLIC INTEREST**

The proposal is considered to be in the public interest.

## **19. CONCLUSION**

The proposal is acceptable against the relevant considerations under Section 4.15.

## **20. DISCLOSURE STATEMENTS**

There have been no disclosure statements regarding political donations or gifts made to any Councillor or to any council employee associated with this development application by the applicant or any person who made a submission.

## **21. RECOMMENDATION: PURSUANT TO SECTION 4.16 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

THAT the Woollahra Local Planning Panel, exercising the functions of Council, grant development consent to Development Application No. 383/2023/1 for construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works on land at 50 O'Sullivan Road Rose Bay, subject to the following conditions:

### **A. GENERAL CONDITIONS**

<b>A. 1.</b>	<b>Deferred Commencement - (section 4.16(3) of the Act, clause 76 of the Regulation)</b>
	<p>Development consent is granted subject that this consent is not to operate until the Applicant satisfies the Council, in accordance with the Regulations, as to all matters specified in this condition:</p> <p>a) Amended plans must show that the existing 12 dedicated club official/staff member are removed and these parking spaces are now provided for the general public, as per Traffic Letter of Response prepared by TEF Consulting and dated 17 June 2024.</p>

	<p>b) Transport Access Guidance (TAG) must be developed and incorporated in the Plan of Management (POM), to the satisfaction of Council's Engineering Services Department, to promote car-hire travel and non-car travel and provided to anyone booking a function and/or sporting event.</p> <p>c) A Green Travel Plan (GTP) must be developed, to the satisfaction of Council's Engineering Services Department, to facilitate alternative transport modes of club officials and staff members and incorporated in the Plan of Management. The GTP is to be reviewed annually to monitor the parking conditions and updated accordingly.</p> <p>The Applicant must produce evidence to Council sufficient enough to enable it to be satisfied as to those matters above within two (2) years) of the date of determination.</p> <p>Clause 76(3) of the Regulation:</p> <p>"A consent authority may specify the period within which the applicant must produce sufficient evidence to the consent authority to enable it to be satisfied about the relevant matters".</p> <p>If the evidence is not produced with within two (2) years of the date of determination this deferred commencement consent is of no effect, the consent does not operate and no Construction Certificate can be issued. No development can lawfully occur under this consent unless it operates.</p> <p>This consent does not operate until Council has acknowledged compliance with this condition in writing.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Nothing in the Act prevents a person from doing such things as may be necessary to comply with this condition. (See section 4.16(3) of the Act).</li> <li>• Implementing the development prior to written confirmation of compliance may result in legal proceedings. If such proceedings are required Council will seek all costs associated with such proceedings as well as any penalty or order that the Court may impose. No Construction Certificate can be issued until all conditions including this condition required to be satisfied prior to the issue of any Construction Certificate have been satisfied.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware this consent does not operate until the Council is satisfied all relevant matters specified in this condition are addressed.</p>
<p><b>A. 2.</b></p>	<p><b>Conditions</b></p> <p>Consent is granted subject to the following conditions imposed under section 4.16 of the Environmental Planning and Assessment Act 1979 ("the Act"), and the provisions of the Environmental Planning and Assessment Regulation 2021 ("the Regulations") and the provisions of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 ("the Development Certification and Fire Safety Regulations"), such conditions being reasonable and relevant to the development as assessed under section 4.15 of the Act.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Failure to comply with this development consent and any condition of this consent is a criminal offence. Failure to comply with other environmental laws is also a criminal offence.</li> <li>• Where there is any breach Council may without any further warning: <ul style="list-style-type: none"> <li>a) Issue Penalty Infringement Notices (On-the-spot fines);</li> <li>b) Issue notices and orders;</li> <li>c) Prosecute any person breaching this consent; and/or</li> </ul> </li> </ul>

	<p>d) Seek injunctions/orders before the courts to restrain and remedy any breach.</p> <ul style="list-style-type: none"> <li>• Maximum penalties under NSW environmental laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.</li> <li>• Should Council have to take any action to enforced compliance with this consent or other environmental laws Council's policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order.</li> <li>• This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action.</li> <li>• The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of the Crimes (Sentencing Procedure) Act 1999, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious.</li> </ul> <p><b>Condition Reason:</b> To ensure all parties are aware of the relevant legislation that applies to the development.</p>
<p><b>A. 3.</b></p>	<p><b>Definitions</b></p> <p>Unless specified otherwise, words have the same meaning as defined by the <i>Act</i>, the <i>Regulations</i>, the <i>Development Certification and Fire Safety Regulations</i> and the <i>Interpretation Act 1987</i> as in force at the date of consent.</p> <p><b>Applicant</b> means the applicant for this consent.</p> <p><b>Approved Plans</b> mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.</p> <p><b>Local native plants</b> means species of native plant endemic to Sydney's eastern suburbs.</p> <p><b>Owner-builder</b> has the same meaning as in the <i>Home Building Act 1989</i>.</p> <p><b>PC</b> means the Principal Certifier under the <i>Act</i>.</p> <p><b>Principal Contractor</b> has the same meaning as in the <i>Act</i>, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.</p> <p><b>Professional engineer</b> has the same meaning as in the <i>BCA</i>.</p> <p><b>Public place</b> has the same meaning as in the <i>Local Government Act 1993</i>.</p> <p><b>Road</b> has the same meaning as in the <i>Roads Act 1993</i>.</p> <p><b>SEE</b> means the final version of the Statement of Environmental Effects lodged by the Applicant.</p> <p><b>Site</b> means the land being developed subject to this consent.</p> <p><b>Site work</b> means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.</p> <p><b>Woollahra LEP</b> means <i>Woollahra Local Environmental Plan 2014</i></p>



**Woollahra DCP means Woollahra Development Control Plan 2015**

**Work** for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an occupation certificate.

**Condition Reason:** To ensure all parties are aware of the relevant definitions.

**A. 4. Approved Plans and Supporting Documents**

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
150 Rev A	Prop. GF Plan	Sam Crawford Architects	11/10/2023
151 Rev A	Prop. 1F Plan		
200 Rev A	Prop. Elevations		
300 Rev A	Prop. Sections		
Dwg No. CV-101	Swept Path Analysis	Stellen Civil Engineering	22/09/2023
Unreferenced	Additional Traffic Statement	TEF Consulting	22/12/2023
Unreferenced	Traffic Letter of Response	TEF Consulting	17/06/2024
E33473PDlet	Acid Sulphate Soil Management Plan	JK Environments	24/09/2020
DR-101-1	Stormwater Management Plan and WSUD Report	Stellen	27/09/2023
22030	Site Waste Minimisation and Management Plan	Dickens Solutions	Oct 2023

**Notes:**

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

**Condition Reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

A. 5.	<p><b>Ancillary Aspects of Development (section 4.17(2) of the Act)</b></p> <p>The Owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to Council's satisfaction in accordance with Council's Specification for Roadworks, Drainage and Miscellaneous Works (2012) unless expressly provided otherwise by these conditions at the Owner's expense.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>This condition does not affect the Principal Contractor's or any sub-contractors obligations to protect and preserve public infrastructure from damage or affect their liability for any damage that occurs.</li></ul> <p><b>Condition Reason:</b> To ensure all parties are aware of works required to public infrastructure and to ensure payment for works.</p>																								
A. 6.	<p><b>Tree Preservation and Landscaping Works</b></p> <p>While site work is being carried out, all landscape works must be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.</p> <p>a) The following trees may be removed:</p> <table><tr><th>Council Ref No</th><th>Species</th><th>Location</th><th>Dimension (metres)</th></tr><tr><td>Group 1</td><td>10x <i>Syzygium leuhmannii</i></td><td>Eastern boundary of carpark</td><td>8 x 3 (each tree)</td></tr><tr><td>T2</td><td><i>Melaleuca quinquenervia</i></td><td>Eastern boundary of carpark</td><td>8 x 8</td></tr><tr><td>Group 3</td><td>7x <i>Syzygium leuhmannii</i></td><td>Eastern boundary of carpark</td><td>8 x 3 (each tree)</td></tr><tr><td>T5</td><td><i>Cupressus</i> spp.</td><td>Southern side of carpark</td><td>8 x 6</td></tr><tr><td>T6, T7, T8, T9</td><td><i>Ulmus parvifolia</i></td><td>Centre and southern side of carpark</td><td>8 x 8 (av)</td></tr></table> <p>The tree/s that may be removed must appear coloured red on the Construction Certificate plans.</p> <p>The species marked (*) is exempt from the WMC DCP 2015 and can be removed without requiring consent from Council.</p> <p><b>Condition Reason:</b> To ensure all landscape works are undertaken in accordance with the approved plans and documents.</p>	Council Ref No	Species	Location	Dimension (metres)	Group 1	10x <i>Syzygium leuhmannii</i>	Eastern boundary of carpark	8 x 3 (each tree)	T2	<i>Melaleuca quinquenervia</i>	Eastern boundary of carpark	8 x 8	Group 3	7x <i>Syzygium leuhmannii</i>	Eastern boundary of carpark	8 x 3 (each tree)	T5	<i>Cupressus</i> spp.	Southern side of carpark	8 x 6	T6, T7, T8, T9	<i>Ulmus parvifolia</i>	Centre and southern side of carpark	8 x 8 (av)
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A. 7.	<p><b>Wildlife Protection Measures</b></p> <p>Vegetation to be removed must be inspected for nests or hollows prior to removal. If either are present, these must be checked for wildlife. If nesting wildlife is present, WIRES or other wildlife rescue organisation must be contacted for advice.</p> <p>If any wildlife is disoriented or injured during clearing works, works must stop immediately, and WIRES or other wildlife rescue organisation is to be called to rescue the animal(s).</p> <p><b>Condition Reason:</b> To protect native fauna.</p>																								

## DEMOLITION WORK

### B. BEFORE DEMOLITION WORK COMMENCES

<p><b>B. 1.</b></p>	<p><b>Construction Certificate Required Prior to Any Demolition</b></p> <p>Where demolition is associated with an altered portion of, or an extension to an existing building the demolition of any part of a building is "commencement of erection of building" under section 6.6 of the Act.</p> <p>In such circumstance all conditions included at the following development stages of this consent must be satisfied prior to any demolition work:</p> <ul style="list-style-type: none"> <li>• Before issue of a construction certificate</li> <li>• Before building work commences</li> </ul> <p>This includes, but is not limited to, the issue of a Construction Certificate, appointment of a Principal Certifier, and Notice of Commencement under the Act.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• See Over our Dead Body Society Inc v Byron Bay Community Association Inc [2001] NSWLEC 125.</li> </ul> <p><b>Condition Reason:</b> To ensure appropriate conditions are complied with for development for the alteration and extension of an existing building.</p>
<p><b>B. 2.</b></p>	<p><b>Erosion and Sediment Controls – Installation</b></p> <p>Before any site work commences, water pollution, erosion and sedimentation controls must be installed and maintained in accordance with:</p> <ol style="list-style-type: none"> <li>a) “Do it Right On Site, Soil and Water Management for the Construction Industry” and accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</li> <li>b) “Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>• A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>• Section 257 of the Protection of the Environment Operations Act 1997 provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>• Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being developed.</li> </ul>

	<b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.
<b>B. 3.</b>	<b>Identification of Hazardous Material</b>  <p>Prior to any site works, and in accordance with Australian Standard AS2601: The Demolition of Structures, all hazardous substances located on the site must be identified, including asbestos, polychlorinated biphenyls (PCBs), lead paint, underground storage tanks, chemicals, etc.</p> <p>In this regard, prior to any site works, Council must be provided with a written report prepared by a suitably qualified competent person detailing:</p> <ul style="list-style-type: none"> <li>• all hazardous materials identified on the site,</li> <li>• the specific location of all hazardous materials identified,</li> <li>• whether the hazardous materials are to be removed from the site as part of the works to be undertaken, and</li> <li>• safety measures to be put in place.</li> </ul> <p><b>Condition Reason:</b> To protect the health and safety of all persons while works are being undertaken and to ensure all safety measures have been identified and are in place to protect all parties in the immediate vicinity of the site.</p>
<b>B. 4.</b>	<b>Public Road Assets Prior to Any Work/Demolition</b>  <p>Prior to any site works, a full record of the condition of the public infrastructure on public land adjacent to the development site must be submitted to Council.</p> <p>The report must include photographs and/or CCTV footage showing the current condition and any existing damage fronting and adjoining the site to the:</p> <ul style="list-style-type: none"> <li>• road pavement,</li> <li>• street signage including street lights,</li> <li>• kerb and gutter,</li> <li>• footway including pedestrian crossings, footpath, and driveways,</li> <li>• retaining walls, or other significant structures,</li> <li>• Heritage Items, including street name inlays,</li> <li>• utility service items including historical utility covers, and</li> <li>• drainage structures/pits/pipes (CCTV footage).</li> </ul> <p>The reports are to be supplied in electronic format in Word and if applicable accompanied by CCTV footage. Photographs are to be in colour, digital and date stamped.</p> <p>If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any site works under this consent.</p> <p><b>Condition Reason:</b> To clarify the condition of the existing public infrastructure prior to the commencement of any site works.</p>
<b>B. 5.</b>	<b>Archaeological Features – Unexpected Findings</b>  <p>While site work is being carried out, if a person reasonably suspects archaeological features are discovered, work must cease immediately in the affected area(s) and the Heritage Council must be notified.</p>

	<p>Site work may recommence at a time confirmed in writing by the Heritage Council or its delegate.</p> <p>Additional assessment and approval under the Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Definition of archaeological feature as per the NSW Heritage Manual: Any physical evidence of past human activity.</li> <li>• Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks.</li> <li>• During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).</li> </ul> <p><b>Condition Reason:</b> To protect archaeological features.</p>
<b>B. 6.</b>	<p><b>Aboriginal Objects – Unexpected Findings</b></p> <p>While site work is being carried out, if unexpected Aboriginal objects or bones are found, you must:</p> <ol style="list-style-type: none"> <li>Not further disturb or move these objects or bones.</li> <li>Immediately cease all work at the particular location.</li> <li>In the case of suspected human remains, notify NSW Police.</li> <li>Notify the Heritage NSW Environment Line on 131 555 and the La Perouse Land Council (LALC) on (02) 9311 4282 as soon as practicable and provide available details of the objects or remains and their location.</li> <li>Notify the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</li> <li>Not recommence any work at the particular location unless authorised in writing by the police (in the case of human remains) and the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85. Additional assessment and approval under the National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Definition of Aboriginal object, as per the National Parks &amp; Wildlife Act 1974, is any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.</li> </ul> <p><b>Condition Reason:</b> To protect Aboriginal objects</p>
<b>B. 7.</b>	<p><b>Aboriginal Heritage Due Diligence Responsibilities</b></p> <p>While site work is being carried out, nothing in this approval allows to cause harm to an Aboriginal object as defined in the National Parks &amp; Wildlife Act 1974. Under the National Parks &amp; Wildlife Act 1974, it is an offence to harm Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) without a valid Aboriginal Heritage Impact Permit under Section 90 of the Act. This applies whether the harm occurs either knowingly [s86(1)] or unknowingly [s86(2)].</p>

	<p>It is a defence to the strict liability offence of harm to an Aboriginal object under s86(2) if a process of Due Diligence was followed which reasonably determined that the proposed activity would not harm an Aboriginal object.</p> <p><b>Condition Reason:</b> To protect Aboriginal heritage.</p>																				
<b>B. 8.</b>	<p><b>Payment of Security and Fees</b></p> <p>Prior to any site works, the following security and fees must be paid in full:</p> <table><tr><th>Description</th><th>Amount</th><th>Indexed</th><th>Council Fee Code</th></tr><tr><td colspan="4"><b>SECURITY</b> under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i></td></tr><tr><td><b>Property Damage Security Deposit -</b> making good any damage caused to any property of the Council</td><td>\$106,775</td><td>No</td><td>T115</td></tr><tr><td>Security Deposit Administration Fee</td><td>\$225.00</td><td>No</td><td>T16</td></tr><tr><td><b>TOTAL SECURITY AND FEES</b></td><td>\$107,000</td><td></td><td></td></tr></table> <p><b>How must the payments be made?</b> Payments must be made by:</p> <ul style="list-style-type: none"><li>• cash deposit with Council,</li><li>• credit card payment with Council, or</li><li>• bank cheque made payable to Woollahra Municipal Council.</li></ul> <p>The payment of a security may be made by a bank guarantee where:</p> <ul style="list-style-type: none"><li>• the guarantee is by an Australian bank for the amount of the total outstanding contribution,</li><li>• the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first [NOTE: a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable],</li><li>• the bank agrees to pay the guaranteed sum without reference to the Applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent,</li><li>• the bank guarantee is lodged with the Council prior to any site works being undertaken, and</li><li>• the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.</li></ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>• An application must be made to Council by the person who paid the security for release of the securities held under section 4.17 of the Act.</li><li>• The securities will not be released until the Occupation Certificate has been lodged with Council, Council has inspected the site and Council is satisfied that the public works have been carried out to Council's requirements. Council may use part or all of the security to complete the works to its satisfaction if the works do not meet Council's requirements.</li><li>• Council will only release the security upon being satisfied that all damage or all works, the purpose for which the security has been held have been remedied or completed to Council's satisfaction as the case may be.</li></ul>	Description	Amount	Indexed	Council Fee Code	<b>SECURITY</b> under section 4.17(6) of the <i>Environmental Planning and Assessment Act 1979</i>				<b>Property Damage Security Deposit -</b> making good any damage caused to any property of the Council	\$106,775	No	T115	Security Deposit Administration Fee	\$225.00	No	T16	<b>TOTAL SECURITY AND FEES</b>	\$107,000		
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	<ul style="list-style-type: none"> <li>• Council may retain a portion of the security to remedy any defects in any such public work that arise within 6 months after the work is completed.</li> <li>• Upon completion of each section of road, drainage and landscape work to Council's satisfaction, 90% of the bond monies held by Council for these works will be released upon application. 10% may be retained by Council for a further 6 month period and may be used by Council to repair or rectify any defects or temporary works during the 6 month period.</li> <li>• The Refund of Security Bond Application form can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> </ul>
	<b>Condition Reason:</b> To ensure any relevant security and fees are paid.
<b>B. 9.</b>	<b>Adjoining Buildings Founded on Loose Foundation Materials</b>
	<p>Before any site work commences, a professional engineer must determine 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 any adjoining or adjacent buildings founded on such soil on a case by case basis, and any reasonable direction of the professional engineer must be complied with.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A failure to adequately assess and seek professional engineering (geotechnical) advice to ensure that appropriate underpinning and support to adjoining land is maintained prior to commencement may result in damage to adjoining land and buildings.</li> <li>• The person with the benefit of this consent is likely to be held responsible for any damages arising from the removal of any support to supported land as defined by section 177 of the Conveyancing Act 1919.</li> </ul>
	<b>Condition Reason:</b> To ensure professional engineering advice is obtained to confirm that appropriate underpinning and support to adjoining land is maintained.
<b>B. 10.</b>	<b>Construction Traffic Management Plan</b>
	<p>Before any site work commences, and as a result of the site constraints, limited space and access, a Construction Traffic Management Plan (CTMP) is to be submitted to Council for approval. Also, due to lack of on-street parking a Work Zone may be required during construction.</p> <p>An application for the CTMP must be submitted for approval, and all associated application fees must be paid.</p> <p>The CTMP must be submitted as a self-contained document that outlines the nature of the construction project and as applicable, include the following information:</p> <ol style="list-style-type: none"> <li>a) Detail the scope of the works to be completed including details of the various stages, e.g. demolition, excavation, construction etc. and the duration of each stage.</li> <li>b) Identify local traffic routes to be used by construction vehicles.</li> <li>c) Identify ways to manage construction works to address impacts on local traffic routes.</li> <li>d) Identify other developments that may be occurring in the area and identify ways to minimise the cumulative traffic impact of these developments. Should other developments be occurring in close proximity (500m or in the same street) to the subject site, the developer/builder is to liaise fortnightly with the other developers/builders undertaking work in the area in order to minimise the cumulative traffic and parking impacts of the developments.</li> </ol>

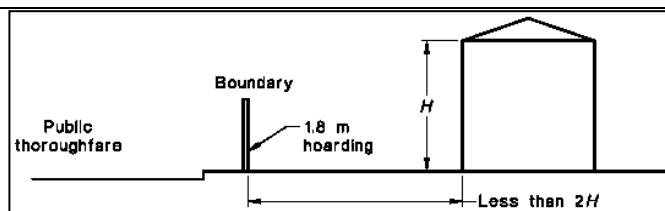


- e) Detail how construction workers will travel to and from the site and parking arrangements for those that drive.
- f) Identify any proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access, or reversing manoeuvres onto a public road, and provide Traffic Guidance Schemes (TGSs) prepared by an accredited SafeWork NSW Control Work Training Card holder to manage these temporary changes.
- g) Detail the size (including dimensions), numbers and frequency of arrival of the construction vehicles that will service the site for each stage of works.
- h) Provide for the standing of vehicles during construction.
- i) If construction vehicles are to be accommodated on the site, provide a scaled drawing showing where these vehicles will stand and the vehicle swept path to show that these vehicles can access and egress the site in a forward direction (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
- j) If trucks are to be accommodated on Council property, provide a scaled drawing showing the location of any proposed Works Zone (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
- k) Show the location of any site sheds and any anticipated use of cranes and concrete pumps and identify the relevant permits that will be required.
- l) If a crane/s are to be accommodated on site, detail how the crane/s will be erected and removed, including the location, number and size of vehicles involved in the erection/removal of the crane/s, the duration of the operation and the proposed day and times, any full or partial road closures required to erect or remove the crane/s and appropriate Traffic Guidance Schemes (TGSs) prepared by an approved SafeWork NSW Control Work Training Card holder.
- m) Make provision for all materials, plant, etc. to be stored within the development site at all times during construction.
- n) State that any oversized vehicles proposed to operate on Council property (including Council approved Works Zones) will attain a Permit to Stand Plant on each occasion (Note: oversized vehicles are vehicles longer than 7.5m or heavier than 4.5T.)
- o) Show the location of any proposed excavation and estimated volumes.
- p) When demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work must only be undertaken between the hours of 9.30am and 2.30pm, in order to minimise disruption to the traffic network during school pick up and drop off times.
- q) Show the location of all Tree Protection (Exclusion) zones (Note: storage of building materials or access through Reserve will not be permitted without prior approval by Council).

**Notes:**

- A minimum of eight weeks will be required for assessment. Site work must not commence until the Construction Traffic Management Plan is approved.
- Failure to comply with this condition may result in fines and proceedings to stop work.
- Council and NSW Police approval is required prior to a partial or full temporary road closure. If you are seeking a partial or full temporary road closure you must comply with the relevant conditions of this consent and you must also gain the approval of the Eastern Suburbs Police Area Command.
- If you partial or full close a road without compliance with Council and NSW Police requirements Council Rangers or the Police can issue Penalty Infringement Notices or Court Attendance Notices leading to prosecution.
- Traffic Supervisors at the Eastern Suburbs Police Area Command can be contacted on eastsubtraffic@police.nsw.gov

	<p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects, minimise traffic disruption, and protect the public, and the surrounding environment, during site works and construction.</p>
<b>B. 11.</b>	<p><b>Works (Construction) Zone – Approval and Implementation</b></p> <p>If the Construction Management Plan relies upon a Works Zone, before any site work commences, a Works Zone application must be made.</p> <p>If the works zone is approved, all fees for the Works Zone must be paid before it can be installed.</p> <p>All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council's Rangers and NSW Police before commencement of any site work. Signs are not erected until full payment of Works Zone fees is made.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>A minimum of four to six weeks must be allowed (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under clause 20 of the Transport Administration (General) Regulation 2018 to exercise those functions delegated by Transport for New South Wales under section 31(3) of the Transport Administration Act 1988.</li> <li>The enforcement of the Works Zone is at the discretion of Council's Rangers and the NSW Police Service. Any breach of the Works Zone must be reported to either Council or the NSW Police Service.</li> </ul> <p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects and to minimise traffic disruption.</p>
<b>B. 12.</b>	<p><b>Security Fencing, Hoarding (including 'Creative Hoardings') and Overhead Protection</b></p> <p>Before any site work commences, security fencing must be provided around the perimeter of the development site, including any additional precautionary measures taken to prevent unauthorised entry to the site at all times during the demolition, excavation and construction period. Security fencing must be the equivalent 1.8m high chain wire as specified in AS 1725.</p> <div data-bbox="504 1458 1171 1664" data-label="Diagram"> </div> <p><b>Type A Hoarding</b></p> <p>Where the development site adjoins a public thoroughfare, the common boundary between them must be fenced for its full length with a hoarding, unless the least horizontal distance between the common boundary and the nearest parts of the structure is greater than twice the height of the structure. The hoarding must be constructed of solid materials (chain wire or the like is not acceptable) to a height of not less than 1.8m adjacent to the thoroughfare.</p>



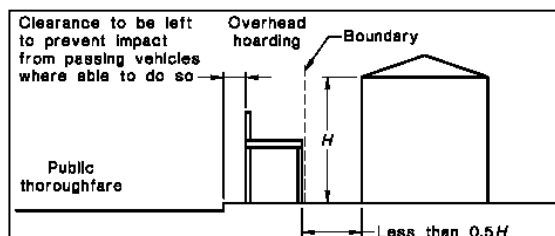
### Type B Hoarding

Where a development site adjoins a public thoroughfare with a footpath alongside the common boundary then, in addition to the hoarding required above, the footpath must be covered by an overhead protective structure and the facing facade protected by heavy-duty scaffolding, unless either:

- the vertical height above footpath level of the structure being demolished is less than 4.0m; or
- the least horizontal distance between footpath and the nearest part of the structure is greater than half the height of the structure.

The overhead structure must consist of a horizontal platform of solid construction and vertical supports, and the platform must:

- extend from the common boundary to 200mm from the edge of the carriageway for the full length of the boundary,
- have a clear height above the footpath of not less than 2.1m,
- terminate 200mm from the edge of the carriageway (clearance to be left to prevent impact from passing vehicles) with a continuous solid upstand projecting not less than 0.5m above the platform surface, and
- together with its supports, be designed for a uniformly distributed live load of not less than 7 kPa.



The overhead protective structures must be installed and maintained in accordance with the NSW "Code of Practice - Overhead Protective Structures 1995". This is code available at [www.safework.nsw.gov.au/\\_data/assets/pdf\\_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf](http://www.safework.nsw.gov.au/_data/assets/pdf_file/0008/52883/Overhead-protective-structures-Code-of-practice.pdf)

### All Hoardings

Security fencing, hoarding and overhead protective structure must not obstruct access to utilities services including but not limited to man holes, pits, stop valves, fire hydrants or the like.

### Hoardings on Public Land including 'Creative Hoardings'

All fees associated with the application and occupation and use of the road (footway) for required hoarding or overhead protection must be paid in full.

A creative hoarding (i.e. an approved artwork or historic image affixed to the hoarding) is required if the hoarding meets the criteria in Council's Creative Hoardings Policy (adopted March 2020). The cost of printing and affixing the creative hoarding is the responsibility of the person with the benefit of this consent. The Creative Hoardings Policy can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of two (2) weeks from the date of making a hoarding application to determination must be allowed. Any approval for a hoarding or overhead protection under the Roads Act 1993 will be subject to its own conditions and fees.</li> <li>• Council seeks to increase public art in the public domain by requiring artwork or historic images on hoardings located on public land. Under the Creative Hoardings Policy an application for a hoarding proposed on public land will require an approved artwork or historic image affixed to the hoarding if the hoarding meets the criteria in section 3 of the Policy:             <ul style="list-style-type: none"> <li>A. Hoardings proposed on land zoned E1 Local Centre, or MU1 Mixed Use, or SP2 Infrastructure under Woollahra Local Environmental Plan 2014 AND erected for 8 weeks or more OR</li> <li>B. Hoardings proposed on land located along a State classified road (regardless of the zone) AND erected for 8 weeks or more OR</li> <li>C. Hoardings proposed in any other location than that referred to in A. and B. above AND erected for 12 weeks or more, except where:                 <ul style="list-style-type: none"> <li>1. the capital investment value of the work to which the hoarding relates is less than \$1 million, or</li> <li>2. the land is zoned R2 Low Density Residential, or</li> <li>3. the land is zoned R3 Medium Density Residential and the hoarding is located in a lane or street that does not have through traffic (e.g. a cul-de-sac or no through road).</li> </ul> </li> </ul> </li> <li>• Artwork and historic images for the hoardings are assessed and approved in accordance with the Creative Hoardings Policy. Details of the artwork or images proposed to be affixed to the hoardings must be submitted with Council's form "Application for a permit to use a footpath for the erection of a hoarding/scaffolding". The Creative Hoardings Policy can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> </ul> <p><b>Condition Reason:</b> To ensure public safety.</p>
<p><b>B. 13.</b></p>	<p><b>Site Signs</b></p> <p>Before any site work commences, the sign/s required by clauses 70 of the Regulation and 75 of the Development Certification and Fire Safety Regulation must be erected and maintained at all times.</p> <p>Clause 70 of the Regulation provides:</p> <p><b>Erection of signs</b></p> <ul style="list-style-type: none"> <li>• For the purposes of section 4.17(11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.</li> <li>• A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:             <ul style="list-style-type: none"> <li>a) showing the name, address and telephone number of the principal certifier for the work, and</li> <li>b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and</li> <li>c) stating that unauthorised entry to the work site is prohibited.</li> </ul> </li> <li>• Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</li> <li>• This clause does not apply in relation 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.</li> </ul>

	<ul style="list-style-type: none"> <li>This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the Building Code of Australia.</li> </ul> <p>Clause 75 of the Development Certification and Fire Safety Regulation provides:</p> <p><b>Signs on development sites</b></p> <p>If there is a person who is the Principal Certifier or the Principal Contractor for any building work, subdivision work or demolition work authorised to be carried out on a site by a development consent or complying development certificate:</p> <ul style="list-style-type: none"> <li>Each such person MUST ensure that a rigid and durable sign showing the person's identifying particulars so that they can be read easily by anyone in any public road or other public place adjacent to the site is erected in a prominent position on the site before the commencement of work, and is maintained on the site at all times while this clause applies until the work has been carried out.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Clause 75 of the Development Certification and Fire Safety Regulations imposes a maximum penalty of 55 penalty units if these requirements are not complied with.</li> <li>If Council is appointed as the Principal Certifier it will provide the sign to the Principal Contractor or Owner-builder who must ensure that the sign is erected and maintained as required by clause 70 of the Regulation and clause 75 of the Development Certification and Fire Safety Regulation.</li> </ul> <p><b>Condition Reason:</b> To ensure that contact details for the principal certifier and principal contractor are provided on a sign at the development site.</p>
<p><b>B. 14.</b></p>	<p><b>Toilet Facilities</b></p> <p>Before any site work commences, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.</p> <p>Each toilet provided:</p> <ol style="list-style-type: none"> <li>must be a standard flushing toilet, and</li> <li>must be connected to a public sewer, or</li> <li>if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or</li> <li>if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.</li> </ol> <p>The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>In this condition 'sewage management facility' and 'public sewer' are as defined by clause 25 of the Local Government (Approvals) Regulation 1999.</li> <li>This condition does not set aside the requirement to comply with SafeWork NSW requirements.</li> </ul> <p><b>Condition Reason:</b> To ensure toilet facilities are provided for workers at the work site.</p>

<b>B. 15.</b>	<p><b>Compliance with Australian Standard for Demolition</b></p> <p>While site work is being carried out, the demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.</p> <p><b>Condition Reason</b> To control the risks of demolition work.</p>
<b>B. 16.</b>	<p><b>Construction Management Plan Arborist Review</b></p> <p>Prior to any site works, the Construction Management Plan must be reviewed and certified by the Project Arborist confirming that appropriate tree protection measures are implemented. The Construction Management Plan must be prepared in accordance with all tree protection measures specified within this consent.</p> <p>The plan must address:</p> <ul style="list-style-type: none"> <li>a) Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;</li> <li>b) The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc.;</li> <li>c) Site construction access, temporary crossings and movement corridors on the site defined;</li> <li>d) Contractors car parking;</li> <li>e) Phasing of construction works;</li> <li>f) The space needed for all foundation excavations and construction works;</li> <li>g) All changes in ground level;</li> <li>h) Space for site sheds and other temporary structures such as toilets;</li> <li>i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and</li> <li>j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas.</li> </ul> <p><b>Condition Reason</b> To ensure the Construction Management Plan incorporates measures for the protection of existing trees.</p>
<b>B. 17.</b>	<p><b>Access Through Public Space</b></p> <p>Access to the development site through Woollahra Park for construction purposes will not be permitted unless a permit for <i>Construction Access Through Public Open Space</i> has been obtained from Council's Open Space &amp; Trees Department. An application must be submitted to Council for assessment and approval at least 14 days prior to the date that construction access through Woollahra Park is required.</p> <p>The <i>principal contractor</i> or <i>project manager</i> is to submit an application on the required form and pay the appropriate fee.</p> <p><b>Condition Reason</b> To protect public land.</p>
<b>B. 18.</b>	<p><b>Timing of Tree Removal</b></p> <p>To protect nesting fauna, tree removal works must be undertaken outside of the spring months.</p> <p><b>Condition Reason:</b> To protect native fauna.</p>

## REMEDIATION WORK

### C. ON COMPLETION OF REMEDIATION WORK

Nil

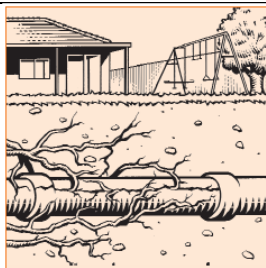
## BUILDING WORK

### D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

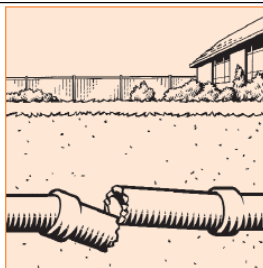
D. 1.	<b>Surrender of Consent (section 4.17(1)(b) and section 4.17(5) of the Act)</b>
	Before the issue of any construction certificate, a notice of surrender of DA 177/2021 dated 13/12/2021 must be provided to Council in writing by the Owner of the land in compliance with clauses 67 and 68 of the Regulations.  No construction certificate must be issued until Council has acknowledged in writing that this condition has been satisfied.
	<b>Condition Reason:</b> To ensure an existing development consent/consents is/are surrendered.
D. 2.	<b>Modification of Details of the Development (section 4.17(1)(g) of the Act)</b>  Before the issue of any construction certificate, the approved plans and the construction certificate plans and specification, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulations, must detail the following amendments:  <b>a) Amended Landscape Plan</b>  An amended Landscape Plan shall be prepared in accordance with Council's DA Guide. The amended landscape plan must include the following: <ul style="list-style-type: none"><li>i) The container size of all new trees at the time of planting shall be a minimum of 200 litres.</li><li>ii) The planting of <i>Melaleuca quinquenervia</i> is not supported and an alternative species shall be selected that reaches a mature height of 15 metres.</li><li>iii) One (1) tree of Trees 1 – 4 to be planted in the middle of the carpark shall be deleted from the plans. The remaining three (3) trees shall be positioned at least 7 metres apart to allow the trees to establish without their canopies competing.</li><li>iv) Details shall be provided demonstrating that adequate soil volume will be provided for the trees. A minimum of 35m<sup>3</sup> of soil per tree shall be provided for trees species with a mature height of 8 – 15 metres. Consideration should be given to incorporating structural soils into the design for tree planting within the carpark area.</li><li>v) An alternative species shall be planted where tree 11 is proposed. This shall be a minimum mature height of at least 15 metres. Details shall also be provided demonstrating adequate soil volume will be provided to ensure establishment of this tree.</li><li>vi) Tree 7 shall be relocated. The existing stag/habitat tree is to be retained. The new tree shall be positioned further towards the north-west of the stag.</li></ul> The amended Landscape Plan is required to be submitted to Council's Tree and Landscape Officer for approval prior to issue of a Construction Certificate.



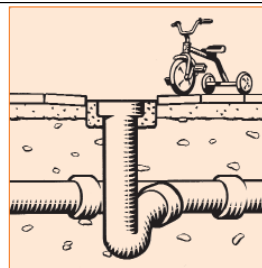
	<p><b>Notes:</b></p> <ul style="list-style-type: none"><li>• Clause 20 of the Development Certification and Fire Safety Regulations prohibits <b>the</b> issue of any construction certificate subject to this condition unless the Principal Certifier is satisfied that the condition has been complied with.</li><li>• Clause 19 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate that is inconsistent with this consent.</li></ul> <p><b>Condition Reason:</b> To require design changes and/or further information to be provided to address specific issues identified during the assessment under section 4.15 of the Act.</p>												
D. 3.	<p><b>Payment of Long Service Levy</b></p> <p>Before the issue of any construction certificate, the original receipt(s) for the payment of the following levy must be provided to the Principal Certifier:</p> <table><tr><th>Description</th><th>Amount</th><th>Indexed</th><th>Council Fee Code</th></tr><tr><td colspan="4"><b>LONG SERVICE LEVY</b> under <i>Building and Construction Industry Long Service Payments Act 1986</i></td></tr><tr><td><b>Long Service Levy</b> <a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a></td><td>Contact LSL Corporation or use online calculator</td><td>No</td><td></td></tr></table> <p><b>Building and Construction Industry Long Service Payment</b> The long service levy under section 34 of the Building and Construction Industry Long Service Payment Act 1986, must be paid and proof of payment provided to the Principal Certifier prior to the issue of any construction certificate. The levy can be paid directly to the Long Service Corporation or to Council. Further information can be obtained from the Long Service Corporation website <a href="http://www.longservice.nsw.gov.au">www.longservice.nsw.gov.au</a> or the Long Service Corporation on 131 441.</p> <p><b>How must the payments be made?</b> Payments must be made by:</p> <ul style="list-style-type: none"><li>• cash deposit with Council,</li><li>• credit card payment with Council, or</li><li>• bank cheque made payable to Woollahra Municipal Council.</li></ul> <p><b>Condition Reason:</b> To ensure any relevant levy is paid.</p>	Description	Amount	Indexed	Council Fee Code	<b>LONG SERVICE LEVY</b> under <i>Building and Construction Industry Long Service Payments Act 1986</i>				<b>Long Service Levy</b> <a href="http://www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator">www.longservice.nsw.gov.au/bci/levy/other-information/levy-calculator</a>	Contact LSL Corporation or use online calculator	No	
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D. 4.	<p><b>Water and Waste Water – section 73 Developers Certificate and Upgrading of Existing System</b></p> <p>Prior to the issue of any construction certificate, a Compliance Certificate must be obtained from Sydney Water under section 73 of the Sydney Water Act 1994. Sydney Water’s assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to their mains.</p> <p>The construction certificate plans and specifications, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulation, must detail the replacement of all private sewer pipes between all sanitary fixtures and Sydney Water’s sewer main where they are not found by inspection to be sewer grade UPVC or copper with continuously welded joints.</p>												



*Cracked pipes*



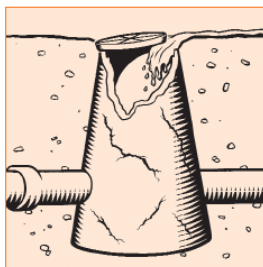
*Broken pipes*



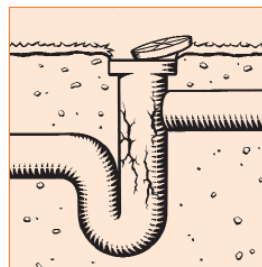
*Damaged or low-lying gullies*



*Direct stormwater connections*



*Hidden or damaged maintenance holes*



*Hidden or damaged inspection points*

**Notes:**

- Sydney Water will assess the development and if required will issue a 'Notice of Requirements' letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Please make early contact with Sydney Water or a WSC, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
- For more information go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.
- Where private sewer pipes are old, may leak or may be subject to root invasion (whether from existing or proposed private or public landscaping) that existing cast iron, concrete, earthenware or terracotta systems are replaced with new UPVC or copper continuously welded pipes between all sanitary fixtures and Sydney Waters sewer main as part of the development. Leaking sewer pipes are a potential source of water pollution, unsafe and unhealthy conditions which must be remedied in the public interest.

**Condition Reason:** To ensure that private sewer pipes are upgraded where required to prevent water pollution, and unsafe and unhealthy conditions.

**D. 5. Erosion and Sediment Control Plan – Submission and Approval**

Before the issue of any construction certificate, an erosion and sediment control plan, prepared by a suitably qualified person in accordance with the following documents, must be submitted to the Principal Certifier. The erosion and sediment control plan must comply with:

- a) "Do it Right On Site, Soil and Water Management for the Construction Industry" and the accompanying factsheets published by the Southern Sydney Regional Organisation of Councils; and
- b) "Managing Urban Stormwater - Soils and Construction" 2004 published by the NSW Government (The Blue Book).

Where there is any conflict The Blue Book takes precedence.

The Principal Certifier must be satisfied that the erosion and sediment control plan complies with the publications above prior to issuing any construction certificate.

**Notes:**

- The International Erosion Control Association – Australasia [www.austieca.com.au](http://www.austieca.com.au) lists consultant experts who can assist in ensuring compliance with this condition. Where erosion and sedimentation plans are required for larger projects it is recommended that expert consultants produce these plans.
- The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and accompanying factsheets can be downloaded from [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au), and The Blue Book is available at [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)
- Under clause 73(2)(a)(v) of the Development Certification and Fire Safety Regulation an Accredited Certifier may be satisfied as to this matter.

**Condition Reason:** To prevent potential water pollution and dust nuisance.

**D. 6. Payment of S7.12 Contributions Levy**

A payment of a levy authorised by section 7.12 of the Environmental Planning and Assessment Act 1979 must be paid prior to the issue of any Construction Certificate or Subdivision Works Certificate. The Principal Certifier is to be provided with the original receipt for payment under the Woollahra Section 7.12 Development Contributions Plan 2022.

A cost estimate report, no more than 3 months old, demonstrating the proposed cost of carrying out the development must be completed and submitted to Council for determination of the costs of work. This report must incorporate all approved modification applications. The costs and expenses of the proposed cost of development must be established in accordance with clause 208 of the Environmental Planning and Assessment Regulation 2021.

The cost estimate report must be in the form of:

- A cost summary report, prepared by the applicant or a suitably qualified person for a development up to \$749,999; or
- A quantity surveyor’s report, for development over \$750,000.

The applicable levy rate is to be calculated using the summary schedule below.

<b>Summary Schedule</b>	
<b>Development Cost</b>	<b>Levy Rate</b>
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of the cost
More than \$200,000	1% of the cost

**How must the payments be made?**

Payments must be made by:

- Cash deposit with Council,
- Credit card payment with Council, or
- Bank cheque made payable to Woollahra Municipal Council.

**Deferred or periodic payment of section 7.12 levy**

Where the Applicant makes a written request supported by reasons for payment of the section 7.12 levy other than as required by clause 2.9, the Council may accept deferred or periodic payment. The decision to accept a deferred or periodic payment is at the sole discretion of the Council, which will consider:

- the reasons given,
- whether any prejudice will be caused to the community deriving benefit from the public facilities,

	<ul style="list-style-type: none"> <li>• whether any prejudice will be caused to the efficacy and operation of the Plan, and</li> <li>• whether the provision of public facilities in accordance with the adopted works schedule will be adversely affected.</li> </ul> <p>Council may, as a condition of accepting deferred or periodic payment, require the provision of a bank guarantee where:</p> <ul style="list-style-type: none"> <li>• the guarantee is by an Australian bank for the amount of the total outstanding contribution,</li> <li>• the bank unconditionally and irrevocably agrees to pay the guaranteed sum to the Council on written request by Council prior to the issue of an occupation certificate,</li> <li>• a time limited bank guarantee or a bank guarantee with an expiry date is not acceptable,</li> <li>• the bank agrees to pay the guaranteed sum without recourse to the applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent, and</li> <li>• the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.</li> </ul> <p>Any deferred or periodic payment of the section 7.12 levy will be adjusted in accordance with clause 2.12 of the Plan. The Applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.</p> <p><b>Do you need HELP indexing the levy?</b> Please contact Council's Customer Service Team on 02 9391 7000. Failure to correctly calculate the adjusted development levy will delay the issue of any certificate issued under section 6.4 of the Act and could void any such certificate (e.g. construction certificate, subdivision certificate, or occupation certificate).</p> <p><b>Condition Reason:</b> To ensure any relevant contributions are paid.</p>
D. 7.	<p><b>Tree Protection Plan and Specification</b></p> <p>Before the issue of any construction certificate, the Principal Certifier must ensure the measures for tree protection detailed in this consent are in place. The construction certificate plans and specifications must show the following information:</p> <ol style="list-style-type: none"> <li>a) Trees to be numbered and coloured in accordance with these conditions: <ul style="list-style-type: none"> <li>• shaded green where required to be retained and protected</li> <li>• shaded red where authorised to be removed</li> <li>• shaded yellow where required to be transplanted</li> <li>• shaded blue where required to be pruned</li> </ul> </li> <li>b) Tree Protection Plan and Specification prepared by an arborist with a minimum qualification of AQF 5 including the following: <ul style="list-style-type: none"> <li>• Tree Location Plan (to scale) based on/overlaid with the approved plans, indicating trees to be retained, removed or transplanted, and the location of tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and protected.</li> <li>• The plan must also include site specific tree protection recommendations such as fencing, ground and trunk protection and other protection devices.</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>• Tree Protection Specification (written document) with tree protection requirements included from this consent and in accordance with sections 4 &amp; 5 of AS4970, providing guidance for the implementation of tree protection methods.</li> <li>• To minimise construction damage, the plan must show specific areas requiring works to be done under direct supervision of the project arborist.</li> </ul> <p>c) References to applicable tree management plan, arborists report or transplant method statement.</p> <p>This plan must be kept on site until the issue of the occupation certificate for the whole building.</p> <p><b>Condition Reason:</b> To ensure the construction certificate includes the approved tree management details, and all measures are implemented.</p>
<b>D. 8.</b>	<p><b>Professional Engineering Details</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications, required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed professional engineering plans and/or specifications for all structural, electrical, hydraulic, hydrogeological, geotechnical, mechanical and civil work complying with this consent, approved plans, and supporting documentation.</p> <p>Detailed professional engineering plans and/or specifications must be submitted to the Principal Certifier with the application for any construction certificate.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This does not affect the right of the developer to seek staged construction certificates.</li> </ul> <p><b>Condition Reason:</b> To ensure professional engineering details and technical specifications are provided.</p>
<b>D. 9.</b>	<p><b>Parking Facilities</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3: Parking Facilities - Bicycle Parking Facilities, AS 2890.6: Parking facilities - Off-street parking for people with disabilities, AS/NZS 2890.1: Parking Facilities - Off-Street Car Parking and AS 2890.2: Off-Street Parking: Commercial Vehicle Facilities respectively, subject to:</p> <p>a) All proposed rideshare/pick-up and drop-off parking spaces must be changed to standard parking.</p> <p>Access levels and grades must comply with access levels and grades required by Council under the Roads Act 1993.</p> <p>The Principal Certifier has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.</p> <p><b>Condition Reason:</b> To ensure parking facilities are designed in accordance with the Australian Standard.</p>

<p><b>D. 10.</b></p>	<p><b>Stormwater Management Plan</b></p> <p>Before the issue of any construction certificate, the applicant must submit, for approval by the Principal Certifier, detailed stormwater management plans prepared by a chartered professional civil engineer, which detail the following:</p> <ul style="list-style-type: none"> <li>a) General design in accordance with concept stormwater management plan, referenced DR-101-1, prepared by Stellen, dated 27/09/2023, other than amended by this and other conditions,</li> <li>b) Stormwater runoff from the proposed development shall be connected to a recognized public drainage system,</li> <li>c) The installation of stormwater filtration /treatment system which includes but not limited to the installation 3 x 690mm PSorb StormFilter and 3 x OceanGuard 200 by Ocean Protect to achieve the minimum the water quality targets stipulated in Chapter E2.2.3 of the Council's DCP,</li> <li>d) The stormwater management plans must specify any components of the existing drainage system to be retained and certified to be in good condition and of adequate capacity to convey additional runoff and be replaced or upgraded if required.</li> <li>e) Detail the location of the existing stormwater drainage system including all pipes, inspection openings, surface drains, pits and their discharge location as well as any new stormwater drainage system.</li> <li>f) Detail any remedial works required to upgrade the existing stormwater drainage system.</li> <li>g) Internal stormwater drainage including but not limited to gutters and downpipes, pipes and pits are to be designed for rainfall intensities up to and including the 1% AEP event if an unimpeded overland flow path to the street drainage system is not available. Design details and calculations must be included in the stormwater management plans,</li> <li>h) Dimensions of all drainage pits and access grates must comply with AS3500.3,</li> <li>i) Compliance with the objectives and performance requirements of the BCA,</li> <li>j) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.</li> </ul> <p>The Stormwater Management Plan must also include the following specific requirements:</p> <p><b>Layout plan</b></p> <p>A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Australian Government publication, Australian Rainfall and Run-off, 2019 edition or most current version thereof. It must include:</p> <ul style="list-style-type: none"> <li>a) All pipe layouts, dimensions, grades, lengths and material specification.</li> <li>b) Location of proposed rainwater tanks.</li> <li>c) All invert levels reduced to Australian Height Datum (AHD).</li> <li>d) Location and dimensions of all drainage pits.</li> <li>e) Point and method of connection to Councils drainage infrastructure.</li> <li>f) Overland flow paths over impervious areas.</li> </ul> <p><b>Rainwater Reuse System details:</b></p> <ul style="list-style-type: none"> <li>a) Any potential conflict between existing and proposed trees and vegetation.</li> <li>b) Internal dimensions and volume of the proposed rainwater storage.</li> <li>c) Plans, elevations and sections showing the rainwater tanks, finished surface level and adjacent structures.</li> <li>d) Details of access and maintenance facilities.</li> <li>e) Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary products.</li> </ul>
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	<p>f) Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the rainwater tanks</p> <p>For Stormwater Drainage works on Council's property, separate approval under Section 138 of the Roads Act 1993 must be obtained from Council for those works before the issue of any construction certificate.</p> <p>All Stormwater Drainage System work within any road or public place must comply with Woollahra Municipal Council's Specification for Roadworks, Drainage and Miscellaneous Works (2012).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The collection, storage and use of rainwater is to be in accordance with Standards Australia HB230 "Rainwater Tank Design and Installation Handbook".</li> </ul> <p><b>Condition Reason:</b> To ensure that site stormwater is disposed of in a controlled and sustainable manner.</p>
<b>D. 11.</b>	<p><b>Non-Gravity Drainage Systems</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Stormwater Management Plan for the site.</p> <p>The Stormwater Management Plan must detail the non-gravity drainage systems (charged, siphon, pump/sump systems) being designed in accordance with Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The Woollahra DCP is available from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> </ul> <p><b>Condition Reason:</b> To ensure that site stormwater is disposed of in a controlled and sustainable manner.</p>
<b>D. 12.</b>	<p><b>Flood Protection</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL).</p> <p><u>Flood Warning:</u></p> <ul style="list-style-type: none"> <li>A permanent flood risk management plan shall be installed in a prominent area,</li> </ul> <p><u>Flood compatible materials</u></p> <ul style="list-style-type: none"> <li>Flood compatible materials shall be used for all flood exposed construction.</li> </ul> <p><u>Electricals</u></p> <ul style="list-style-type: none"> <li>All flood exposed electrical wiring and equipment shall be waterproofed,</li> </ul> <p><u>Certification</u></p> <ul style="list-style-type: none"> <li>All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation,</li> </ul>



	<p><b><u>Floodway channel</u></b></p> <ul style="list-style-type: none"> <li>Two concrete chutes of dimensions 2500mm Wide x 150mm High x 15m Long, with maximum grade of 2% shall be constructed as instructed by an engineer experienced in flood mitigation.</li> </ul> <p>Flood protection is to comply with Woollahra DCP 2015, Part E General Controls for All Development, Chapter E2 –Stormwater and Flood Risk Management.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1, Part 1: Off-street car parking. The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.</li> </ul> <p><b>Condition Reason:</b> To ensure the development incorporates flood inundation protection measures.</p>
<p><b>D. 13.</b></p>	<p><b>Light and Ventilation</b></p> <p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail all lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the BCA or clause 3.8.4 and 3.8.5 of the BCA Housing Provisions, inclusive of AS 1668.1, AS 1668.2 and AS/NZS 3666.1.</p> <p>If an alternate solution is proposed then the construction certificate application must include a statement as to how the performance requirements of the BCA are to be complied with and support the performance based solution by expert evidence of suitability.</p> <p>This condition does not set aside the mandatory requirements for ‘Legionella Control’ under the Public Health Act 2010 and Public Health Regulation 2022 in relation to regulated systems. This condition does not set aside the effect of the Protection of the Environment Operations Act 1997 in relation to offensive noise or odour.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Clause 69 of the Regulation requires compliance with the BCA. Clause 19 of the Development Certification and Fire Safety Regulation prevents the issue of a construction certificate unless the Principal Certifier is satisfied that compliance has been achieved.</li> <li>Part 3, Division 1 of the Development Certification and Fire Safety Regulation details what information must be submitted with any construction certificate. It is the Applicant's responsibility to demonstrate compliance through the construction certificate application process.</li> <li>Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the Protection of the Environment Operations Act 1997 have overriding effect if offensive noise or odour arises from the use.</li> <li>Applicants must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of AS 1668.2.</li> </ul> <p><b>Condition Reason:</b> To ensure the development is provided with adequate light and ventilation.</p>

<b>D. 14.</b>	<b>Ventilation – Internal Sanitary Rooms</b>
	Before the issue of any construction certificate, all internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with <i>Minimum Exhaust Ventilation Flow Rates of AS 1668.2-2012</i> . Details of any proposed mechanical ventilation system(s) must be submitted with the Construction Certificate plans and specifications to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 & 2.
	<b>Condition Reason:</b> To ensure the development is adequately ventilated.

## **E. BEFORE BUILDING WORK COMMENCES**

<b>E. 1.</b>	<b>Erosion and Sediment Controls – Installation</b>
	<p>Before any building work commences, water pollution, erosion and sedimentation controls must be installed and maintained in accordance with:</p> <ol style="list-style-type: none"> <li>The Soil and Water Management Plan if required under this consent;</li> <li>“Do it Right On Site, Soil and Water Management for the Construction Industry” and accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</li> <li>“Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The International Erosion Control Association – Australasia (<a href="http://www.austieca.com.au/">www.austieca.com.au/</a>) lists consultant experts who can assist in ensuring compliance with this condition.</li> <li>Where Soil and Water Management Plan is required for larger projects it is recommended that this be produced by a member of the International Erosion Control Association – Australasia.</li> <li>The “Do it Right On Site, Soil and Water Management for the Construction Industry” publication and the accompanying factsheets can be downloaded from <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> and The Blue Book is available at <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a></li> <li>A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>Section 257 of the Protection of the Environment Operations Act 1997 provides inter alia that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of their occupation of the land being.</li> </ul>
	<b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.
<b>E. 2.</b>	<b>Building - Construction Certificate, Appointment of Principal Certifier, Appointment of Principal Contractor and Notice of Commencement (Part 6, Division 6.3 of the Act)</b>
	<p>Building work must not commence, until:</p> <ol style="list-style-type: none"> <li>A construction certificate for the building work has been issued by the consent authority, the Council (if the Council is not the consent authority) or an accredited Certifier, and</li> </ol>

- b) The person having the benefit of the development consent has:
  - appointed a Principal Certifier for the building work, and
  - notified the Principal Certifier that the person will carry out the building work as an Owner-builder, if that is the case, and
- c) The Principal Certifier has, no later than 2 days before the building work commences:
  - notified the consent authority and the Council (if the Council is not the consent authority) 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, and
- d) 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, and
  - notified the Principal Certifier of any 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, and
  - given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

**Notes:**

- **Building** has the same meaning as in section 1.4 of the Act and includes part of a building and any structure or part of a structure.
- **New building** has the same meaning as in section 6.1 of the Act and includes an altered portion of, or an extension to, an existing building.
- The commencement of demolition works associated with an altered portion of, or an extension to, an existing building is considered to be the commencement of building work requiring compliance with section 6.6(2) of the Act (including the need for a Construction Certificate) prior to any demolition work. See: *Over our Dead Body Society Inc v Byron Bay Community Association Inc* [2001] NSWLEC 125.
- Construction Certificate Application, PC Service Agreement and Notice of Commencement forms can be downloaded from Council's website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)
- It is an offence for any person to carry out the erection of a building in breach of this condition and in breach of section 6.6(2) of the Act.
- Under the Home Building Act 1989 any property owner who intends undertaking construction work to a dwelling house or dual occupancy to the value of \$12,000 or over must complete an approved education course and obtain an owner-builder permit from NSW Fair Trading.

**Condition Reason:** To ensure a construction certificate has been issued, a Principal Certifier is appointed, a Principal Contractor (if applicable) is appointed, and a notice of commencement has been submitted.

## F. DURING BUILDING WORK

F. 1.	<p><b>Compliance with Construction Traffic Management Plan</b></p> <p>While site work is being carried out, all development activities and traffic movements must be carried out in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times. A copy of the CTMP must be kept on-site at all times and made available to the Principal Certifier on request.</p>
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	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Irrespective of the provisions of the Construction Traffic Management Plan the provisions of traffic and parking legislation prevails.</li> </ul>
	<p><b>Condition Reason:</b> To ensure compliance with the Construction Traffic Management Plan.</p>
<b>F. 2.</b>	<p><b>Requirement to Notify about New Evidence</b></p> <p>While site work is being carried out, any new information that comes to light, which has the potential to alter previous conclusions about site contamination, heritage significance, threatened species or other relevant matters must be immediately notified to Council and the Principal Certifier.</p> <p><b>Condition Reason:</b> To ensure Council and the Principal Certifier are made aware of new information.</p>
<b>F. 3.</b>	<p><b>Critical Stage Inspections</b></p> <p>While site work is being carried out, critical stage inspections must be called for by the Principal Contractor or Owner-builder as required by the Principal Certifier, any PC service agreement, the Act, the Development Certification and Fire Safety Regulation, and the Regulation.</p> <p>Work must not proceed beyond each critical stage until the Principal Certifier is satisfied that work is proceeding in accordance with this consent, the construction certificate(s) and the Act.</p> <p>Critical stage inspections means the inspections prescribed by the Development Certification and Fire Safety Regulations, and Regulations for the purposes of section 6.5 of the Act or as required by the Principal Certifier and any PC Service Agreement.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The Principal Certifier may require inspections beyond mandatory critical stage inspections in order that the Principal Certifier be satisfied that work is proceeding in accordance with this consent.</li> <li>The Principal Certifier may, in addition to inspections, require the submission of Compliance Certificates, survey reports or evidence of suitability in accordance with Part A2G2 of the BCA in relation to any matter relevant to the development.</li> </ul> <p><b>Condition Reason:</b> To ensure that building work progresses in accordance with the approved plans, conditions of consent, and requirements of the act.</p>
<b>F. 4.</b>	<p><b>Hours of Work –Amenity of the Neighbourhood</b></p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>No work must take place on any Sunday or public holiday.</li> <li>No work must take place before 7am or after 5pm any weekday.</li> <li>No work must take place before 7am or after 1pm any Saturday.</li> <li>The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday: <ol style="list-style-type: none"> <li>piling,</li> <li>piering,</li> <li>rock or concrete cutting, boring or drilling,</li> <li>rock breaking,</li> <li>rock sawing,</li> </ol> </li> </ol>

- vi. jack hammering, or
- vii. machine excavation.
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- g) No rock excavation being cutting, boring, drilling, breaking, sawing, jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.

**Notes:**

- The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.
- Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.
- The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.
- Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.
- NSW EPA Noise Guide is available at [www.epa.nsw.gov.au/noise/nglg.htm](http://www.epa.nsw.gov.au/noise/nglg.htm)

**Condition Reason:** To mitigate the impact of work upon the amenity of the neighbourhood.

**F. 5. Public Footpaths – Safety, Access and Maintenance**

While site work is being carried out, any person acting with the benefit of this consent must:

- a) Not erect or maintain any gate or fence that swings out, or encroaches upon the road or the footway.
- b) Not use the road or footway for the storage of any article, material, matter, waste or thing.
- c) Not use the road or footway for any work.
- d) Keep the road and footway in good repair free of any trip hazard or obstruction.
- e) Any damage caused to the road, footway, vehicular crossing, nature strip or any public place must be immediately made safe and then repaired, to the satisfaction of Council.
- f) Not stand any plant and equipment upon the road or footway.
- g) If it is proposed to locate any site fencing, hoardings, skip bins or other articles upon any part of the footpath, nature strip or any public place, or operate a crane, hoist or concrete pump on or over Council land, an application must be submitted to and approved by Council beforehand.
- h) Provide a clear safe pedestrian route a minimum of 1.5m wide.

	<p>i) Protect heritage listed street name inlays located in the footpath, kerb and gutter, and any other structure, to ensure they are not removed or damaged during development.</p> <p>This condition does not apply to the extent that a permit or approval exists under the section 148B of the Road Transport Act 2013, section 138 of the Roads Act 1993 or section 68 of the Local Government Act 1993 except that at all time compliance is required with:</p> <p>a) Australian Standard AS 1742 (Set): Manual of uniform traffic control devices and all relevant parts of this set of standards.</p> <p>b) Australian Road Rules.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Section 148B of the Road Transport Act 2013 allows the NSW Police to close any road or road related area to traffic during any temporary obstruction or danger to traffic or for any temporary purpose.</li> <li>Section 138 of the Roads Act 1993 provides that a person must not: <ul style="list-style-type: none"> <li>- erect a structure or carry out a work in, on or over a public road, or</li> <li>- dig up or disturb the surface of a public road, or</li> <li>- remove or interfere with a structure, work or tree on a public road, or</li> <li>- pump water into a public road from any land adjoining the road, or</li> <li>- connect a road (whether public or private) to a classified road,</li> <li>- otherwise than with the consent of the appropriate roads authority.</li> </ul> </li> <li>Section 68 of the Local Government Act 1993 provides that a person may carry out certain activities only with the prior approval of the Council including: <ul style="list-style-type: none"> <li>- Part C Management of waste: <ul style="list-style-type: none"> <li>a) For fee or reward, transport waste over or under a public place</li> <li>b) Place waste in a public place</li> <li>c) Place a waste storage container in a public place.</li> </ul> </li> <li>- Part E Public roads: <ul style="list-style-type: none"> <li>a) Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway</li> <li>b) Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.</li> </ul> </li> </ul> </li> </ul> <p><b>Condition Reason:</b> To ensure safe access is maintained to footpaths and roads during building works.</p>
<p><b>F. 6.</b></p>	<p><b>Tree Preservation</b></p> <p>While site work is being carried out, all persons must comply with Chapter E.3 – <i>Tree Management</i> of Council’s Development Control Plan (DCP) 2015, other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.</p> <p>General Protection Requirements:</p> <p>a) The tree protection measures must be maintained during all development work unless otherwise specified within these conditions of consent.</p> <p>b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The principal contractor must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.</p>

	<p>c) Where there is damage to any part of a tree the principal contractor must procure an inspection of the tree by a qualified arborist immediately. The principal contractor must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.</p> <p>Trees must be pruned in accordance with Australian Standard AS 4373 “Pruning of Amenity Trees” and WorkCover NSW Code of Practice Amenity Tree Industry.</p> <p><b>Condition Reason:</b> To protect trees during the carrying out of sitework.</p>
<b>F. 7.</b>	<p><b>Maintenance of Environmental Controls</b></p> <p>While site work is being carried out, the following monitoring, measures and controls must be maintained:</p> <ul style="list-style-type: none"> <li>a) erosion and sediment controls,</li> <li>b) dust controls,</li> <li>c) dewatering discharges,</li> <li>d) noise controls,</li> <li>e) vibration monitoring and controls, and</li> <li>f) ablutions.</li> </ul> <p><b>Condition Reason:</b> To ensure that environmental controls are maintained during building works to protect the public and surrounding environment.</p>
<b>F. 8.</b>	<p><b>Support of Adjoining Land and Buildings</b></p> <p>While site work is being carried out, a person must not to do anything on or in relation to the site (the supporting land) that removes the support provided by the supporting land to any other land (the supported land) or building (the supported building).</p> <p>For the purposes of this condition, supporting land includes the natural surface of the site, the subsoil of the site, any water beneath the site, and any part of the site that has been reclaimed.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• This condition does not authorise any trespass or encroachment upon any adjoining or supported land or building whether private or public. Where any underpinning, shoring, soil anchoring (temporary or permanent) or the like is considered necessary upon any adjoining or supported land by any person the Principal Contractor or Owner-builder must obtain: <ul style="list-style-type: none"> <li>- the consent of the owners of such adjoining or supported land to trespass or encroach, or</li> <li>- an access order under the Access to Neighbouring Land Act 2000, or</li> <li>- an easement under section 88K of the Conveyancing Act 1919, or</li> <li>- an easement under section 40 of the Land and Environment Court Act 1979 as appropriate.</li> </ul> </li> <li>• Section 177 of the Conveyancing Act 1919 creates a statutory duty of care in relation to support of land. Accordingly, a person has a duty of care not to do anything on or in relation to land being developed (the supporting land) that removes the support provided by the supporting land to any other adjoining land (the supported land).</li> <li>• Clause 17 of the Roads Regulation 2018 prohibits excavation in the vicinity of roads as follows: “Excavations adjacent to road - A person must not excavate land in the vicinity of a road if the excavation is capable of causing damage to the road (such as by way of subsidence) or to any work or structure on the road.” Separate approval is required under the Roads Act 1993 for any underpinning, shoring, soil anchoring (temporary) or the like within or under any road. Council will not give approval to permanent underpinning, shoring, soil anchoring within or under any road.</li> </ul>



	<ul style="list-style-type: none"> <li>The encroachment of work or the like is a civil matter of trespass or encroachment and Council does not adjudicate or regulate such trespasses or encroachments except in relation to encroachments upon any road, public place, Crown land under Council's care control or management, or any community or operational land as defined by the Local Government Act 1993.</li> </ul>
	<p><b>Condition Reason:</b> To ensure that the support of adjoining land is not removed.</p>
<b>F. 9.</b>	<p><b>Erosion and Sediment Controls – Maintenance</b></p> <p>While site work is being carried out, water pollution, erosion, and sedimentation controls must be maintained in accordance with:</p> <ol style="list-style-type: none"> <li>the Soil and Water Management Plan required under this consent,</li> <li>“Do it Right On Site, Soil and Water Management for the Construction Industry” and the accompanying factsheets published by the Southern Sydney Regional Organisation of Councils, and</li> <li>“Managing Urban Stormwater - Soils and Construction” 2004 published by the NSW Government (The Blue Book).</li> </ol> <p>Where there is any conflict The Blue Book takes precedence.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>A failure to comply with this condition may result in penalty infringement notices, prosecution, notices and orders under the Act and/or the Protection of the Environment Operations Act 1997 without any further warning. It is a criminal offence to cause, permit or allow pollution.</li> <li>Section 257 of the Protection of the Environment Operations Act 1997 provides that “the occupier of premises at or from which any pollution occurs is taken to have caused the pollution”.</li> <li>Warning: Irrespective of this condition any person occupying the site may be subject to proceedings under the Protection of the Environment Operations Act 1997 where pollution is caused, permitted or allowed as the result of the occupation of the land being developed whether or not they actually cause the pollution.</li> </ul> <p><b>Condition Reason:</b> To prevent potential water pollution and dust nuisance.</p>
<b>F. 10.</b>	<p><b>Disposal of Site Water During Construction</b></p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> <li>Prior to pumping any water into the road or public stormwater system, approval must be obtained from Council under section 138(1)(d) of the Roads Act 1993.</li> <li>Water pollution, as defined by the Protection of the Environment Operations Act 1997, must not occur as the result of the discharge to the road, public stormwater system or other place of any site water.</li> <li>That stormwater from any roof or other impervious areas is linked, via temporary downpipes and stormwater pipes, to a Council approved stormwater disposal system immediately upon completion of the roof installation or work creating other impervious areas.</li> </ol> <p><b>Condition Reason:</b> To ensure that adjoining and neighbouring land is not adversely affected by unreasonable overland flows of stormwater and that site water does not cause erosion and water pollution.</p>

<p><b>F. 11.</b></p>	<p><b>Site Cranes</b></p> <p>While site work is being carried out, site crane(s) and hoist(s) may be erected within the boundary of the land being developed subject to compliance with Australian Standards AS 1418, AS 2549 and AS 2550 and all relevant parts to these standards.</p> <p>Cranes must not swing or hoist over any public place unless the relevant approvals have been obtained under the Local Government Act 1993, Crown Lands Act 1989 or Roads Act 1993.</p> <p>The crane must not be illuminated outside approved working hours other than in relation to safety beacons required by the Civil Aviation Safety Authority under the Civil Aviation Act 1988 (Cth).</p> <p>No illuminated sign(s) must be erected upon or displayed upon any site crane.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Where it is proposed to swing a crane over a public place a separate application to Council must be made under section 68 of the Local Government Act 1993 and obtain activity approval from Council prior to swinging or hoisting over the public place.</li> <li>• Where it is proposed to swing a crane over private land the consent of the owner of that private land is required. Alternatively, an access order under the Access to Neighbouring Land Act 2000 or easement under section 88K of the Conveyancing Act 1919 or section 40 of the Land and Environment Court Act 1979 as appropriate must be obtained. The encroachment of cranes or the like is a civil matter of trespass and encroachment. Council does not adjudicate or regulate such trespasses or encroachments.</li> </ul> <p><b>Condition Reason:</b> To ensure site cranes are used safely with the relevant approvals.</p>
<p><b>F. 12.</b></p>	<p><b>Check Surveys - boundary location, building location, building height, stormwater drainage system and flood protection measures relative to Australian Height Datum</b></p> <p>While site work is being carried out, a registered surveyor must carry out check surveys and provide survey certificates confirming the location of the building(s), ancillary works, flood protection works and the stormwater drainage system relative to the boundaries of the site and that the height of buildings, ancillary works, flood protection works and the stormwater drainage system relative to Australian Height Datum complies with this consent at the following critical stages.</p> <p>Work must not proceed beyond each of the following critical stages until compliance has been demonstrated to the Principal Certifier's satisfaction:</p> <ol style="list-style-type: none"> <li>Upon the completion of foundation walls prior to the laying of any floor or the pouring of any floor slab and generally at damp proof course level.</li> <li>Upon the completion of formwork for floor slabs prior to the laying of any floor or the pouring of any concrete and generally at each storey.</li> <li>Upon the completion of formwork or framework for the roof(s) prior to the laying of any roofing or the pouring of any concrete roof.</li> <li>Upon the completion of formwork and steel fixing prior to pouring of any concrete for any ancillary structure, flood protection work, swimming pool or spa pool or the like.</li> <li>Upon the completion of formwork and steel fixing prior to pouring of any concrete for driveways showing transitions and crest thresholds confirming that driveway levels match Council approved driveway crossing levels and minimum flood levels.</li> <li>Stormwater drainage Systems are in place prior to back filling over pipes confirming location, height and capacity of works.</li> </ol>

	<p>g) Flood protection measures are in place confirming location, height and capacity.</p> <p><b>Condition Reason:</b> To ensure that development occurs in the location and at the height approved under this consent, which is critical to ensure that buildings are constructed to minimum heights for flood protection and maximum heights to protect views and the amenity of neighbours.</p>
<b>F. 13.</b>	<p><b>Placement and Use of Skip Bins</b></p> <p>While site work is being carried out, all waste storage containers, including but not limited to skip bins, must be stored within the site unless:</p> <ul style="list-style-type: none"> <li>a) Activity Approval has been issued by Council under section 68 of the Local Government Act 1993 to place the waste storage container in a public place; and</li> <li>b) where located on the road it is located only in a positions where a vehicle may lawfully park in accordance with the Australian Road Rules.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Waste storage containers must not be located on the footpath without a site specific activity approval. Where such site specific activity approval is granted a 1.5m wide clear path of travel is maintained free of any trip hazards.</li> </ul> <p><b>Condition Reason:</b> To ensure waste storage containers are appropriately located.</p>
<b>F. 14.</b>	<p><b>Prohibition of Burning</b></p> <p>While site work is being carried out, there must be no burning of any waste or other materials. The burning of copper chrome arsenate (CCA) or pentachlorophenol (PCP) treated timber is prohibited in all parts of NSW. All burning is prohibited in the Woollahra local government area.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Under the Protection of the Environment Operations (Clean Air) Regulation 2021 all burning (including burning of vegetation and domestic waste) is prohibited except with approval. No approval is granted under this consent for any burning.</li> </ul> <p><b>Condition Reason:</b> To ensure no burning of waste occurs.</p>
<b>F. 15.</b>	<p><b>Dust Mitigation</b></p> <p>While site work is being carried out, dust mitigation must be implemented in accordance with “Dust Control - Do it right on site” and the accompanying facts sheets published by the Southern Sydney Regional Organisation of Councils.</p> <p>This generally requires:</p> <ul style="list-style-type: none"> <li>a) Dust screens to all hoardings and site fences.</li> <li>b) All stockpiles or loose materials to be covered when not being used.</li> <li>c) All equipment, where capable, being fitted with dust catchers.</li> <li>d) All loose materials being placed bags before placing into waste or skip bins.</li> <li>e) All waste and skip bins being kept covered when not being filled or emptied.</li> <li>f) The surface of excavation work being kept wet to minimise dust.</li> <li>g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.</li> </ul>

	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• “Dust Control - Do it right on site” and the accompanying factsheets can be downloaded from Council’s website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> <li>• Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from <a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a> and <a href="http://www.epa.nsw.gov.au">www.epa.nsw.gov.au</a>. Other specific conditions and advice may apply.</li> <li>• Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.</li> </ul> <p><b>Condition Reason:</b> To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.</p>
<p><b>F. 16.</b></p>	<p><b>Compliance with Acid Sulfate Soils Management Plan</b></p> <p>While site work is being carried out, the Acid Sulfate Soil Management Plan, and the NSW Government Acid Sulfate Soils Management Advisory Committee manual, and any relevant guidelines must be complied with.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Acid Sulfate Soils Management plan submitted with the Development Application sets out all the above requirements in detail.</li> <li>• A failure to implement and maintain the Acid Sulfate Soils Management plan can result in the following environmental harm: <ul style="list-style-type: none"> <li>- damage to the soil structure so plant roots and soil organisms can't easily move about,</li> <li>- plant roots being burnt by acid, reducing plant health and productivity,</li> <li>- acid intolerant soil fauna and flora are killed, so the soil biodiversity and health are reduced,</li> <li>- plants and soil life can be poisoned by the available toxic metals,</li> <li>- loss of aquatic plants that cannot survive acidic conditions,</li> <li>- loss of fish, crustaceans, birds and other animals, and</li> <li>- damage to metal and concrete structures (such as bridge pylons and pipes).</li> </ul> </li> </ul> <p><b>Condition Reason:</b> To prevent environmental harm from Acid Sulfate Soils.</p>
<p><b>F. 17.</b></p>	<p><b>Site Waste Minimisation and Management – Demolition</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from demolition activities:</p> <ol style="list-style-type: none"> <li>a) the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</li> <li>b) an area is to be allocated for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements),</li> <li>c) separate collection bins and/or areas for the storage of residual waste are to be provided,</li> <li>d) the purpose and content of the bins and/or storage areas are to be clearly ‘signposted’,</li> <li>e) measures to prevent damage by the elements, odour, health risks and windborne litter are to be implemented, and</li> <li>f) site disturbance must be minimised, and unnecessary excavation limited.</li> </ol> <p>When implementing the SWMMP the Applicant must ensure:</p> <ol style="list-style-type: none"> <li>a) footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind without Council approval,</li> </ol>

	<p>b) any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997,</p> <p>c) waste is only transported to a place that can lawfully be used as a waste facility,</p> <p>d) generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the NSW Environment Protection Authority, and relevant occupational health and safety legislation administered by SafeWork NSW, and</p> <p>e) evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Materials that have an existing reuse or recycling market must not be disposed of in a land fill. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.</li> </ul> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from demolition activities.</p>
<b>F. 18.</b>	<p><b>Site Waste Minimisation and Management – Construction</b></p> <p>While site work is being carried out, in order to maximise resource recovery and minimise residual waste from construction activities:</p> <p>a) the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,</p> <p>b) deliveries of materials must be arranged so that materials are delivered ‘as needed’ to prevent the degradation of materials through weathering and moisture damage,</p> <p>c) consideration must be given to returning excess materials to the supplier or manufacturer,</p> <p>d) an area must be allocated for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation),</p> <p>e) the purpose and content of the storage areas must be clearly ‘signposted’,</p> <p>f) contractors must be arranged for the transport, processing and disposal of waste and recycling and all contractors must be aware of the legal requirements for disposing of waste,</p> <p>g) separate collection bins or areas for the storage of residual waste must be promoted,</p> <p>h) measures to prevent damage by the elements, odour and health risks, and windborne litter must be implemented,</p> <p>i) site disturbance must be minimised and unnecessary excavation limited,</p> <p>j) all waste must be transported to a place that can lawfully be used as a waste facility, and</p> <p>k) records demonstrating lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as Council, the NSW EPA or SafeWork NSW.</p> <p><b>Condition Reason:</b> To maximise resource recovery and minimise residual waste from construction activities.</p>
<b>F. 19.</b>	<p><b>Asbestos Removal</b></p> <p>While site work is being carried out, all asbestos removal work must be carried out safely according to NSW work health and safety legislation.</p>

	<p>Where hazardous material, including bonded or friable asbestos has been identified in accordance with the conditions in Section B above, and such material must be demolished, disturbed and subsequently removed, all such works must comply with the following criteria:</p> <ul style="list-style-type: none"> <li>a) Be undertaken by contractors who hold a current SafeWork NSW “demolition licence” and a current SafeWork NSW “Class A licence” for friable asbestos removal.</li> <li>b) Be carried out in accordance with the relevant SafeWork NSW codes of practice.</li> <li>c) No asbestos products may be reused on the site.</li> <li>d) No asbestos laden skip or bins must be left in any public place.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Before starting work, a work site-specific permit approving each asbestos project must be obtained from SafeWork NSW. A permit will not be granted without a current SafeWork licence.</li> <li>• All removal, repair or disturbance of or to asbestos material must comply with: <ul style="list-style-type: none"> <li>- Work Health and Safety Act 2011,</li> <li>- Work Health and Safety Regulation 2017,</li> <li>- SafeWork NSW “Code of Practice: How to Safely Remove Asbestos” (2016), and</li> <li>- SafeWork NSW “Code of Practice: How to Manage and Control Asbestos in the Workplace” (2016).</li> </ul> </li> <li>• For more information go to the SafeWork NSW website on asbestos <a href="http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos">www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos</a>, and <a href="http://www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice">www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice</a> or call 131 050</li> </ul> <p><b>Condition Reason:</b> To ensure the safe removal of asbestos and protect the health and safety of persons working on the site and the public.</p>
<p><b>F. 20.</b></p>	<p><b>Classification of Hazardous Waste</b></p> <p>While site work is being carried out, and prior to the exportation of hazardous waste (including hazardous fill or soil) from the site, the waste materials must be classified in accordance with the provision of the Protection of the Environment Operations Act 1997 and the NSW EPA Waste Classification Guidelines, Part1: Classifying Waste, 2014.</p> <p><b>Condition Reason:</b> To ensure that where hazardous waste will be removed from a site an asbestos licensed contractor can definitively determine where the waste may be legally taken for disposal.</p>
<p><b>F. 21.</b></p>	<p><b>Disposal of Asbestos and Hazardous Waste</b></p> <p>While site work is being carried out, asbestos and hazardous waste, once classified in accordance with the hazardous waste classification condition must only be transported to waste facilities licensed to accept asbestos and appropriate classifications of hazardous waste.</p> <p><b>Condition Reason:</b> To ensure that asbestos and other hazardous waste is disposed of lawfully under the Protection of the Environment Operations Act 1997 and relevant NSW EPA requirements.</p>

<b>F. 22.</b>	<b>Asbestos Removal Signage</b>
	While site work is being carried out and when asbestos is being removed, standard commercially manufactured signs containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm are to be erected in prominent visible positions on the site.
	<b>Condition Reason:</b> To ensure awareness of any hazard to the health and safety of persons working on the site and public.
<b>F. 23.</b>	<b>Notification of Asbestos Removal</b>
	While site work is being carried out, in addition to the requirements for licensed asbestos removalists to give written notice to SafeWork NSW, all adjoining properties and those opposite the development site must be notified in writing of the dates and times when asbestos removal is to be conducted.
	The notification is to identify the licensed asbestos removal contractor and include a contact person for the site together with telephone and facsimile numbers and email addresses.
<b>F. 24.</b>	<b>Replacement/Supplementary trees which must be planted</b>
	While site work is being carried out, any replacement or supplementary tree must be grown in accordance with Tree stock for landscape use (AS 2303). The replacement trees must be planted in deep soil landscaped area and maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it becomes a prescribed tree in accordance with Chapter E.3 of Council's Development Control Plan, it must be replaced with another of the same species, which complies with the approved Landscape Plans (as amended by these conditions).
	The project arborist must document compliance with the above condition.
<b>F. 25.</b>	<b>Storage of Building Materials in Public Open Space</b>
	Building, excavation, demolition and construction material and plant must not be stored on Council's public open space (Woollahra Park) unless prior written approval has been obtained by Council's Open Space & Trees Department. An application for hoarding must be submitted to Council for assessment and approval at least 14 days prior to the date that storage approval is required.
	The <i>principal contractor</i> or <i>project manager</i> is to submit an application on the required form and pay the appropriate fee.
<b>F. 25.</b>	<b>Condition Reason:</b> To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.



## G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

<b>G. 1.</b>	<p><b>Occupation Certificate (section 6.9 of the Act)</b></p> <p>A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless an occupation certificate has been issued in relation to the building or part.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• New building includes an altered portion of, or an extension to, an existing building.</li> </ul> <p><b>Condition Reason:</b> To ensure the building is suitable to occupy.</p>
<b>G. 2.</b>	<p><b>Amenity Landscaping</b></p> <p>Before the issue of any occupation certificate, all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) and replacement/supplementary tree planting must be installed in accordance with the approved plans and documents and any relevant conditions of consent.</p> <p><b>Condition Reason:</b> To ensure that the environmental impacts of the development are mitigated by approved landscaping prior to the occupation of the development.</p>
<b>G. 3.</b>	<p><b>Commissioning and Certification of Systems and Works</b></p> <p>Before the issue of any occupation certificate, works-as-executed (WAE) plans prepared by a registered surveyor, compliance certificates, and evidence of suitability in accordance with Part A5G1 of the BCA confirming that the works, as executed and as detailed, comply with the requirement of this consent, the Act, the Regulations, any relevant construction certificate, the BCA and relevant Australian Standards must be submitted to the satisfaction of the Principal Certifier.</p> <p>Works-as-executed plans, compliance certificates, and evidence of suitability in accordance with Part A5G1 of the BCA must include, but may not be limited to:</p> <ol style="list-style-type: none"> <li>a) Certification from the supervising professional engineer that the requirement of the Geotechnical/Hydrogeological conditions and report recommendations were implemented and satisfied during development work.</li> <li>b) All flood protection measures.</li> <li>c) All garage/car park/basement car park, driveways and access ramps comply with Australian Standard AS 2890.1: Off-Street car parking.</li> <li>d) All stormwater drainage and storage systems.</li> <li>e) All mechanical ventilation systems.</li> <li>f) All hydraulic systems.</li> <li>g) All structural work.</li> <li>h) All acoustic attenuation work.</li> <li>i) All waterproofing.</li> <li>j) Such further matters as the Principal Certifier may require.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The PC may require any number of WAE plans, certificates, or other evidence of suitability as necessary to confirm compliance with the Act, Regulation, development standards, BCA, and relevant Australia Standards. As a minimum WAE plans and certification is required for stormwater drainage and detention, mechanical ventilation work, hydraulic services (including but not limited to fire services).</li> </ul>

	<ul style="list-style-type: none"> <li>The PC must submit to Council, with any occupation certificate, copies of WAE plans, compliance certificates and evidence of suitability in accordance with Part A5G1 of the BCA upon which the PC has relied in issuing any occupation certificate.</li> </ul>
	<p><b>Condition Reason:</b> To ensure that systems and works as completed meet development standards as defined by the Act, comply with the BCA, and this consent, and to ensure a public record of works as executed is maintained.</p>
<b>G. 4.</b>	<p><b>Landscaping</b></p>
	<p>Before the issue of any occupation certificate, the Principal Certifier and Council must be provided with a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the landscaping and replacement/supplementary tree planting works comply with this consent.</p>
	<p><b>Condition Reason:</b> To ensure that all landscaping work is completed prior to occupation.</p>
<b>G. 5.</b>	<p><b>Removal of Ancillary Works and Structures</b></p>
	<p>Before the issue of any occupation certificate for the whole of the building, The following articles must be removed from the land and any adjoining public place:</p> <ol style="list-style-type: none"> <li>the site sign,</li> <li>ablutions,</li> <li>hoarding,</li> <li>scaffolding, and</li> <li>waste materials, matter, article or thing.</li> </ol>
	<p><b>Condition Reason:</b> To ensure that all ancillary matter is removed prior to occupation.</p>
<b>G. 6.</b>	<p><b>Positive Covenant and Works-As-Executed Certification of Stormwater Systems</b></p>
	<p>Before the issue of an occupation certificate for the whole of the building, and on the completion of construction work, stormwater drainage works are to be certified by a professional engineer with works-as-executed drawings supplied to the Principal Certifier detailing:</p> <ol style="list-style-type: none"> <li>compliance with conditions of development consent relating to stormwater,</li> <li>that a stormwater treatment system has been constructed in accordance with the approved plans and meets the water quality targets stipulated in the Council's DCP,</li> <li>that all below ground structures are fully tanked such that subsoil drainage/seepage water is NOT collected and discharged into the kerb and gutter in accordance with the approved stormwater drawings,</li> <li>pipe invert levels and surface levels to Australian Height Datum, and</li> <li>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.</li> </ol>
	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The occupation certificate for the whole of the building must not be issued until this condition has been satisfied.</li> </ul>
	<p><b>Condition Reason:</b> To ensure the certification and ongoing maintenance of the stormwater system prior to the occupation of the whole building.</p>

<b>G. 7.</b>	<b>Arborists Documentation and Compliance Checklist – Prior to any occupation certificate</b>				
	<p>Before the issue of any occupation certificate, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include:</p> <ol style="list-style-type: none"> <li>A record of the condition of trees to be retained prior to and throughout development.</li> <li>Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>Recommendations for future works which may impact the trees.</li> </ol> <p>All compliance certification documents must be kept on site by the site Supervisor.</p> <p>As a minimum the following intervals of site inspections must be made:</p> <table border="1" data-bbox="284 721 1385 909"> <tr> <th data-bbox="287 721 647 810">Stage of arboricultural inspection and supervision</th><th data-bbox="657 721 1382 757">Compliance documentation and photos must include</th></tr> <tr> <td data-bbox="287 815 647 882">Prior to the issue of any occupation certificate</td><td data-bbox="657 815 1382 909">Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.</td></tr> </table> <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p> <p>Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.</p> <p><b>Condition Reason:</b> To ensure that all tree protection measures and construction techniques relevant to this consent are implemented.</p>	Stage of arboricultural inspection and supervision	Compliance documentation and photos must include	Prior to the issue of any occupation certificate	Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.
Stage of arboricultural inspection and supervision	Compliance documentation and photos must include				
Prior to the issue of any occupation certificate	Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.				

## H. OCCUPATION AND ONGOING USE

<b>H. 1.</b>	<b>Maintenance of Landscaping</b>
	<p>During the occupation and ongoing use, all landscaping must be maintained in general accordance with this consent.</p> <p>This condition does not prohibit the planting of additional trees or shrubs subject that they are native species endemic to the immediate locality.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>This condition also acknowledges that development consent is not required to plant vegetation and that over time additional vegetation may be planted to replace vegetation or enhance the amenity of the locality.</li> <li>Owners must have regard to the amenity impact of trees upon the site and neighbouring land. Further, drought proof vegetation being native species endemic to the immediate locality is encouraged. Suggested native species endemic to the immediate locality are listed in the brochure "Local Native Plants for Sydney's Eastern Suburbs" published by Woollahra, Waverley, Randwick and Botany Bay Councils.</li> </ul> <p><b>Condition Reason:</b> To ensure that the landscaping design intent is not eroded over time by the removal of landscaping or inappropriate exotic planting.</p>

<p><b>H. 2.</b></p>	<p><b>Noise Control</b></p> <p>During the occupation and ongoing use, 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.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Council will generally enforce this condition in accordance with the Noise Guide for Local Government (<a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a>) and the NSW Industrial Noise Policy (<a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise">www.epa.nsw.gov.au/your-environment/noise/industrial-noise</a>) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997.</li> <li>• Useful links: <ul style="list-style-type: none"> <li>- Community Justice Centres—free mediation service provided by the NSW Government <a href="http://www.cjc.nsw.gov.au">www.cjc.nsw.gov.au</a>.</li> <li>- NSW Environment Protection Authority— see “noise” section <a href="http://www.environment.nsw.gov.au/noise">www.environment.nsw.gov.au/noise</a>.</li> <li>- NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>.</li> <li>- Australian Acoustical Society—professional society of noise related professionals <a href="http://www.acoustics.asn.au">www.acoustics.asn.au</a>.</li> <li>- Association of Australian Acoustical Consultants—professional society of noise related professionals <a href="http://www.aaac.org.au">www.aaac.org.au</a>.</li> <li>- Liquor and Gaming NSW—<a href="http://www.liquorandgaming.nsw.gov.au">www.liquorandgaming.nsw.gov.au</a>.</li> </ul> </li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
<p><b>H. 3.</b></p>	<p><b>Noise from Mechanical Plant and Equipment</b></p> <p>During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.</p> <p>The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Words in this condition have the same meaning as in the Noise Policy for Industry (2017) <a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)">www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)</a> and Noise Guide for Local Government (2013) <a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a></li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
<p><b>H. 4.</b></p>	<p><b>Operation in Accordance with Green Travel Plan (GTP)</b></p> <p>During the occupation and ongoing use:</p> <ol style="list-style-type: none"> <li>a) The operation and management of the premises shall be in accordance with the approved Green Travel Plan (GTP).</li> <li>b) The GTP cannot be altered without the written consent of Council.</li> </ol>

c) Monitoring annual reports must be submitted for a minimum of 5 years post occupation.
--

<b>Condition Reason:</b> To maximise road safety and performance.
---

## SUBDIVISION WORK

### I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil

### J. BEFORE SUBDIVISION WORK COMMENCES

Nil

### K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Nil

## LAND SUBDIVISION

### L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE









Nil

## STRATA SUBDIVISION

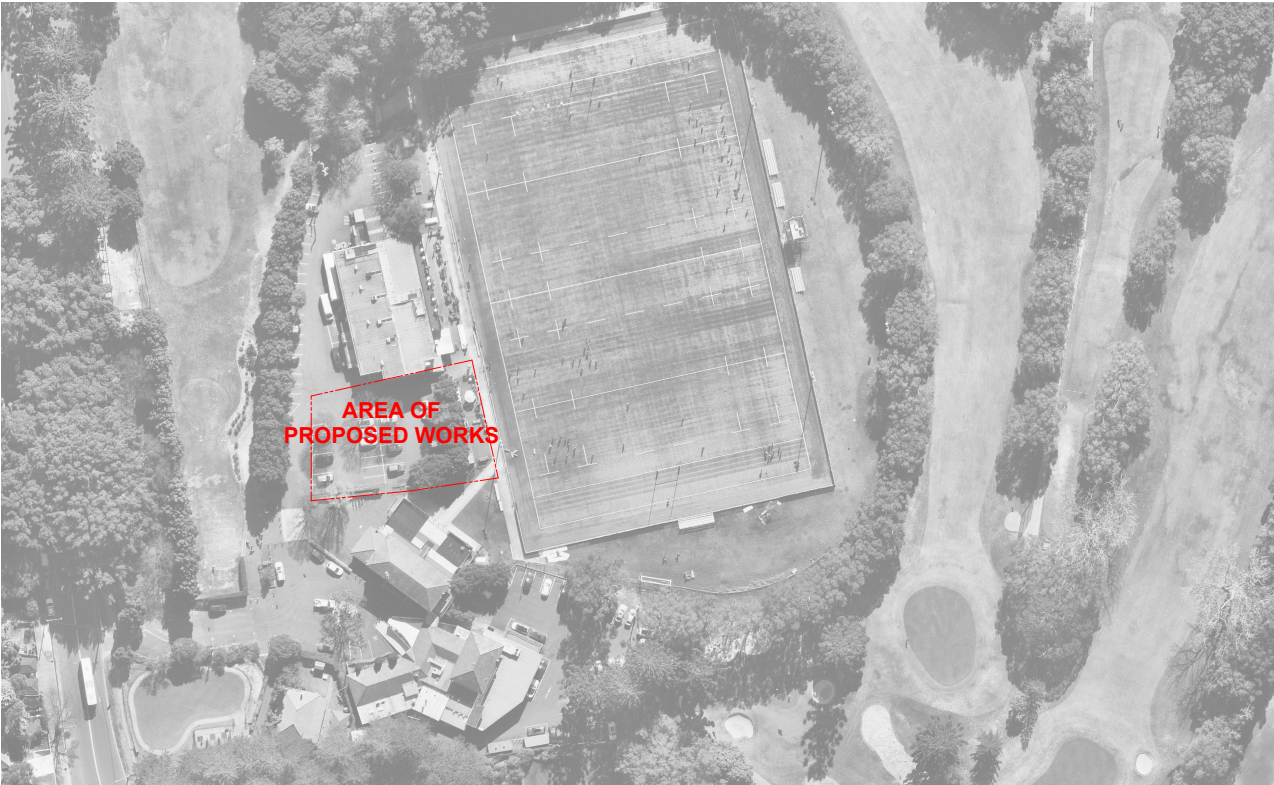
### M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil

### Attachments

1. Combined Architectural Set, landscape plans and survey plan [↓](#) 
2. Environment & Sustainability Referral [↓](#) 
3. Environmental Health Referral [↓](#) 
4. Heritage Referral [↓](#) 
5. Parks & Open Space Referral [↓](#) 
6. Drainage Referral [↓](#) 
7. Traffic Engineering Referral [↓](#) 
8. Trees & Landscaping Referral [↓](#) 





SITE MAP



CARPARK PERSPECTIVE  
LOOKING EASTWARDS TOWARDS DEVELOPMENT FROM THE CARPARK

I/WE/OUR FIRM/COMPANY/PERSONS, AS THE DESIGNER, AUTHORISE THE ISSUANCE OF THIS DRAWING FOR THE PURPOSES OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.		<b>samcrawfordarchitects</b> Unit 4, 30 Wilson Street, Newtown, NSW, 2042 (02) 9519 6800 EMAIL: <a href="mailto:info@samcrawfordarchitects.com.au">info@samcrawfordarchitects.com.au</a> TEL: 02 9519 6800 WWW: <a href="http://www.samcrawfordarchitects.com.au">www.samcrawfordarchitects.com.au</a>	DESCRIPTION ISSUED FOR DA SUBMISSION	REV A	MFD SC	DATE 11/10/2023	CLIENT EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.  EASTS RUGBY CLUB 22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA		SCALE @ A1 N.T.S.	SCALE @ A2 N.T.S.	PROJECT NO. 23.03	STAGE AA	DRAWING NO. 000	REV A

DEVELOPMENT APPLICATION DRAWINGS FOR

## 22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA

FOR EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.

DRAWING LIST

DRAWINGS

000 COVER PAGE

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103	SITE ANALYSIS: SEATING & VIEWS AND CIRCULATION 1	1:1000
104	SITE ANALYSIS: CIRCULATION 2 & 3	1:1000
105	SITE ANALYSIS: ACCESSIBILITY AND SERVICES	1:1000
106	CIRCULATION COMPARISON DIAGRAM	1:1000

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141	SITE PLAN 1F	1:200

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151	PROP. 1F PLAN	1:100

LANDSCAPE PLANS

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ELEVATIONS

200	PROP. ELEVATIONS	1:100
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SECTIONS

300	PROP. SECTIONS	1:100
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MATERIALS & FINISHES

700	PROP. MATERIALS & FINISHES	
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NOTIFICATION PLAN

800	NOTIF. PLAN	1:300
801	NOTIF. ELEVATIONS	1:200

## GENERAL SPEFICATION FOR DA

GENERAL SPECIFICATION

Main specification is priority document in case of any discrepancy

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the National Construction Code 2022 (Volume 1) and relevant standards of construction.

Particular reference is made to the following NCC provisions and Australian Standards, which form part of the application and will be complied with:

DEMOLITION:

Complete all demolition required to complete the works. Demolition to be carried out and refuse removed with minimum disturbance to the adjoining dwellings. Make good disturbed surfaces before commencing new work.

Demolition to be carried out in accordance with AS2601:2001.

SITE PREPARATION:

- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.2 of the BCA (Volume 1)  
- Stormwater drainage - Part 3.3 of the BCA (Volume 1); and  
- AS/NZS 3500 (2003) Part 3 - Stormwater drainage  
- AS/NZS 3500 (2000) Part 5 - Domestic installations - Section 5 - stormwater drainage  
- Termite protection - Part 3.4 of the BCA (Volume 1); and  
- AS 3660 (2000) - Protection of buildings from subterranean termites

BOUNDARIES:

No portion of the proposed alterations and additions, including the footings and roof eaves, is to encroach beyond the boundaries of the subject property.

FOOTINGS AND SLABS:

- Footings and slabs - Part 4 of the BCA (Volume 1); and  
- AS 2870 (1986) - Residential slabs and footings  
- AS 3600 (2001) - Concrete structures  
- AS 2159 (1995) - Piling - Design and installation

MASONRY:

All brickwork to be perfect level, straight and plumb and perfectly bonded. Build in all DCPs, arch bars, wall ties and the like.

All work to be carried out in a skilful and workmanlike manner in accordance with best trade practice, and as per Australian standards.  
- Masonry construction - Part 5 of the BCA (Volume 1) and AS 3700 (2001) - Masonry Code

FRAMING:

- Sub-floor ventilation - Part 6.2 of the BCA (Volume 1)  
- AS 4100 (1996) - Steel structures  
- Timber wall, floor and roof framing - Part 3.4 of the BCA (Volume 2); and  
- AS 1664 (2006) - Residential timber - frame construction  
- Structural steel members - Part 6.3 of the BCA (Volume 1)

ROOF AND WALL CLADDING:

- Metal roof sheeting - Parts 7.1 & 7.2 of the BCA (Volume 1)  
- Gutters and downpipes - Part 7.4 of BCA (Volume 1); and  
- AS/NZS 3500 (2003) Part 3 - Stormwater drainage  
- Wall cladding - Part 7.5 of the BCA (Volume 1)

GLAZING:

All external doors and windows are to include weather-stripping to manufacturer's recommendations and/or specification. All doors and windows to comply with Australian standards.

- Glazing - Part 8.2 of the BCA (Volume 1)  
- AS 1288 (2006) - Glass in buildings  
- AS 2047 (1999) - Windows in buildings

ELECTRICAL:

Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works.

INSULATION:

Refer to Section J report included in DA submission.

FIRE SAFETY:

- Fire resistance - Part C of the BCA (Volume 1)  
- Fire resistance and stability - Part C2 of the BCA (Volume 1)  
- Compartmentation and separation - Part C3 of the BCA (Volume 1)  
- Protection of openings - Part C4 of the BCA (Volume 1)  
- Fire resisting construction - specification 6 of the BCA (Volume 1)

HEALTH AND AMENITY:

- Wet areas - Part F2 of the BCA (Volume 1) and AS 3740 (2004) - Waterproofing of wet areas  
- Room heights - Part F5 of the BCA (Volume 1)  
- Sanitary and other facilities - Parts F4 of the BCA (Volume 1)  
- Accessible toilet change facilities - Specification 27 of the BCA (Volume 1)  
- Sound insulation - Specification 28 of the BCA (Volume 1)

ENERGY EFFICIENCY:

- Energy efficiency - Section J of the BCA (Volume 1)

PLASTER AND RENDER:

13mm standard trade plasterboard to all stud walls, fixed in accordance with manufacturers instructions. Vitrified to wet areas.

TILING:

Tiles as selected shall be laid in accordance with manufacturers recommendations. Maintain finished floor levels without step or break. Grade floor tiling to even and correct falls to floor waste.

STRUCTURAL DESIGN MANUALS:

All structural works to practicing structural engineer's details and specifications. Refer all structural engineer's details prior to construction.

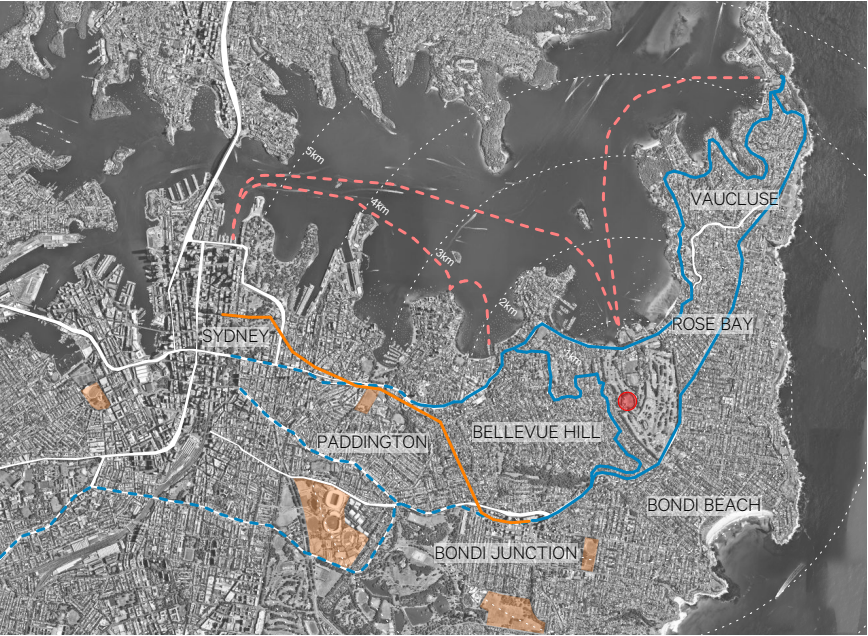
- AS 1170.1 (1989) - Dead and live loads and load combinations  
- AS 1170.2 (1989) or AS 4055 (1992) - Wind loads  
- AS 1170.4 (1983) - Earthquake loads  
- AS 1720.1 (1997) - Timber structures  
- AS 2159 (1995) - Piling - design and installation  
- AS 3600 (2001) - Concrete structures  
- AS 4100 (1996) - Steel structures

ACCESSIBLE/ABLE BATHROOM REQUIREMENTS:

- Reinforcement of bathroom & toilet walls  
- Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a firm surface for the safe installation of grabrails.  
- The walls around the toilet are to be reinforced by installing:  
  i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or  
  ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).  
- The walls around the hollow shower nozzles are to be reinforced by installing:  
  i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or  
  ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).



SITE LOCATION



The Easts Rugby Club is located in Woollahra Park in Rose Bay, approximately 5km east of Sydney CBD.

Woollahra Park is the largest recreational facility servicing the South Head peninsula from Watsons Bay to Bondi Beach and Bellevue Hill and Double Bay to the West.

- ferry routes
- T4 train line
- secondary bus routes
- primary bus routes
- sporting p ecincts
- Site

SITE LOCATION



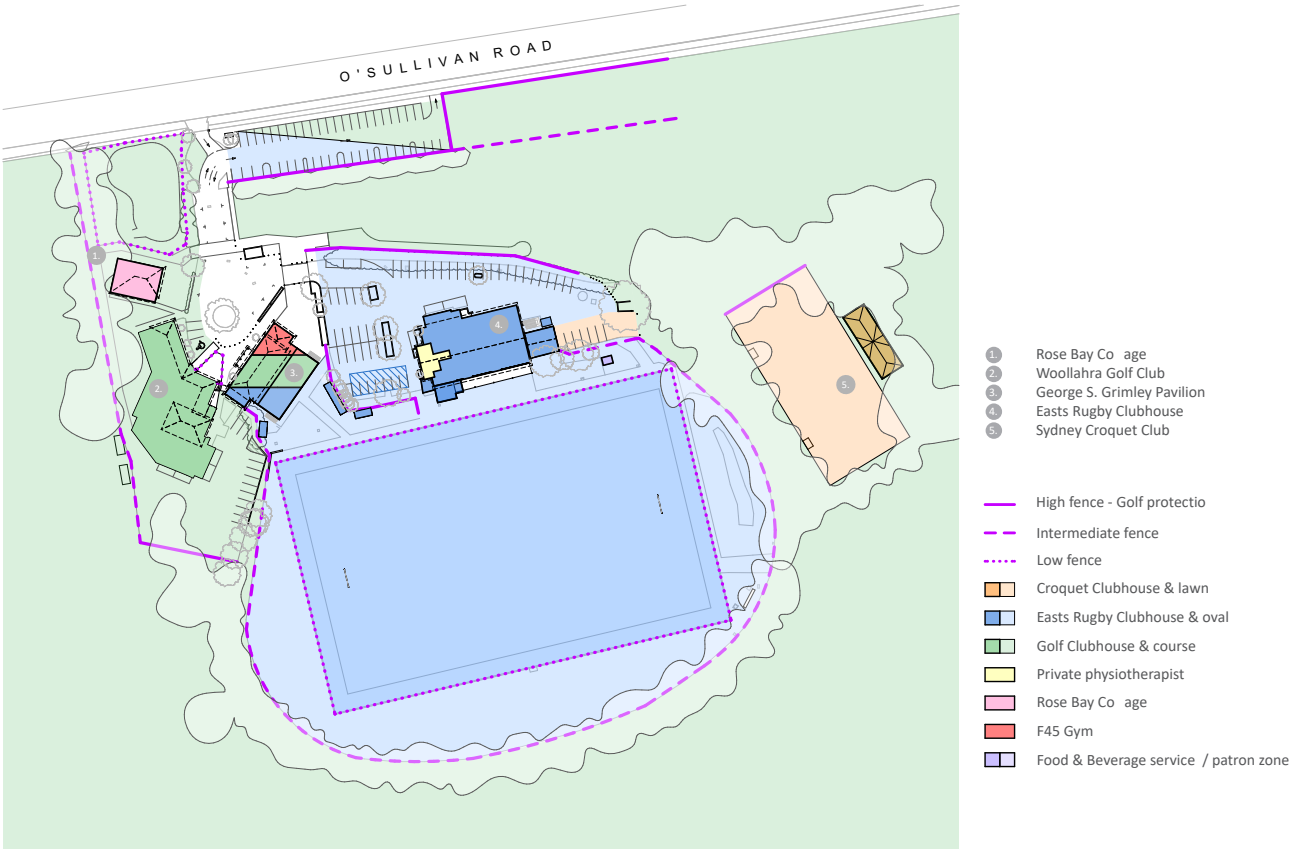
Located 700m from the foreshore, Woollahra Park was established on the swampy lands of the Gadigal clan. The park still remains part of the flood plain and is boarded by the Rose Bay Stormwater Channel.

- Site
- Sporting vals/precincts
- Schools
- Parks
- Sydney Water Assets
- Residential a eas
- Major Streets

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22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA				N.T.S. N.T.S. 23.03 AA 101 A			
SITE LOCATION: CITY & LOCAL CONTEXT							

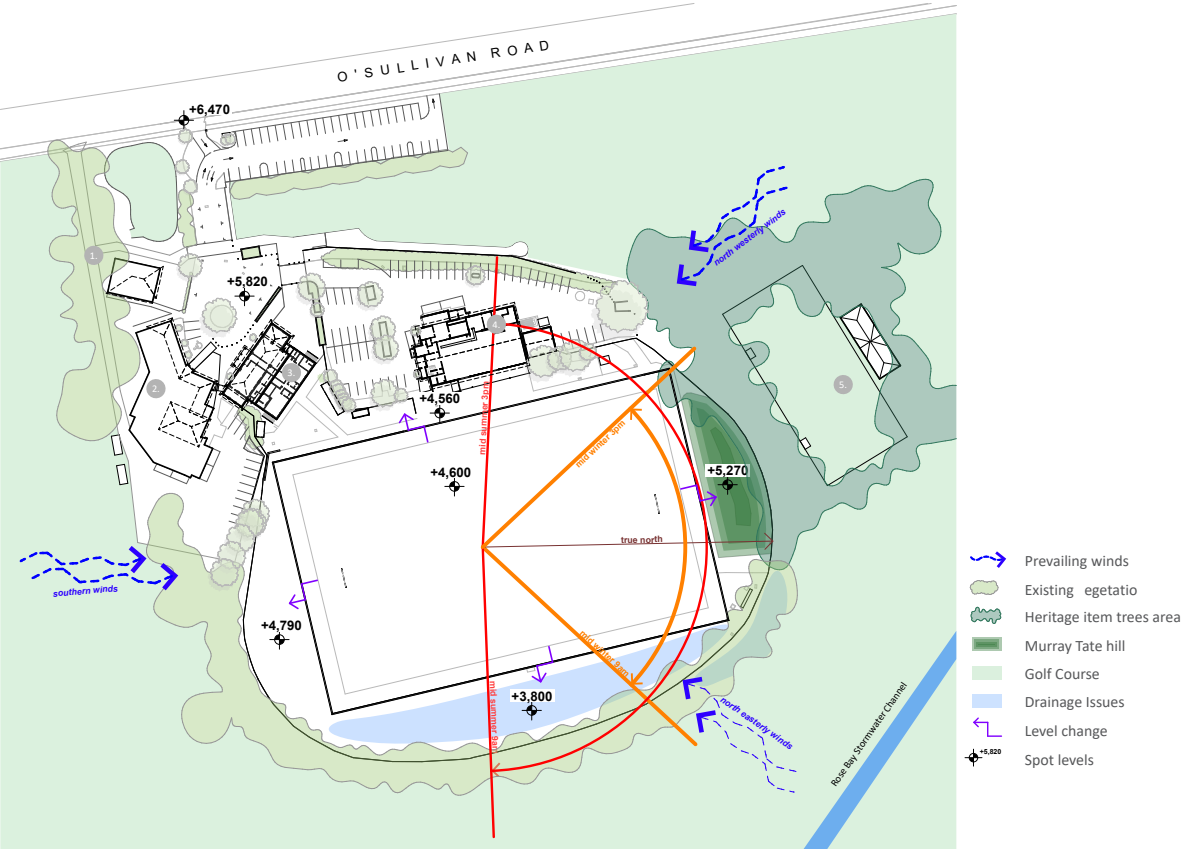


EXISTING USE



The precinct is **shared** between di erent stakeholders. A large part of **Woollahra Park** is used by the Woollahra Golf Club. The Easts Rugby **Clubhouse** has a direct access to the Oval. The **Grimley Pavilion** is shared between the Golf Club Pro Shop, F45 gym and Easts Rugby. Woollahra Council owns the **Rose Bay Co- age** which is used by play groups and hired for children's parties. The **Sydney Croquet Club** and lawn are located to the North of the site.

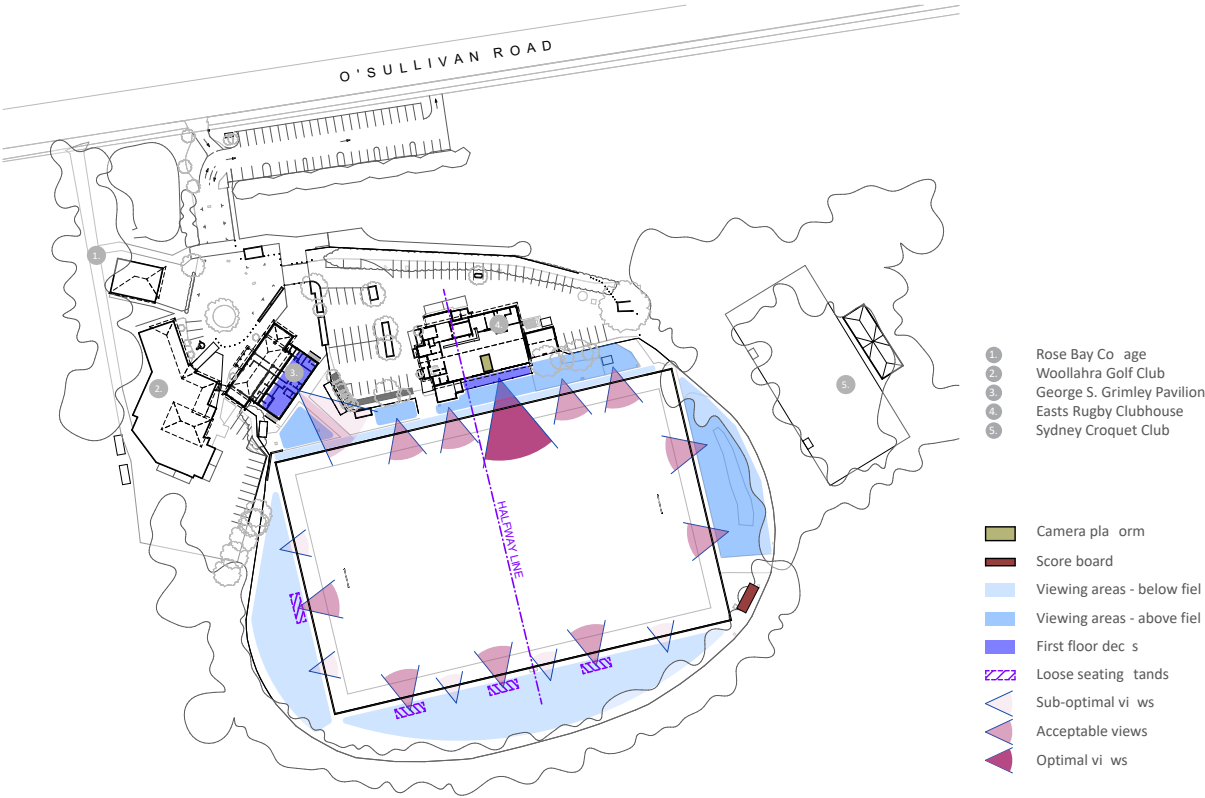
EXISTING NATURAL CONDITIONS



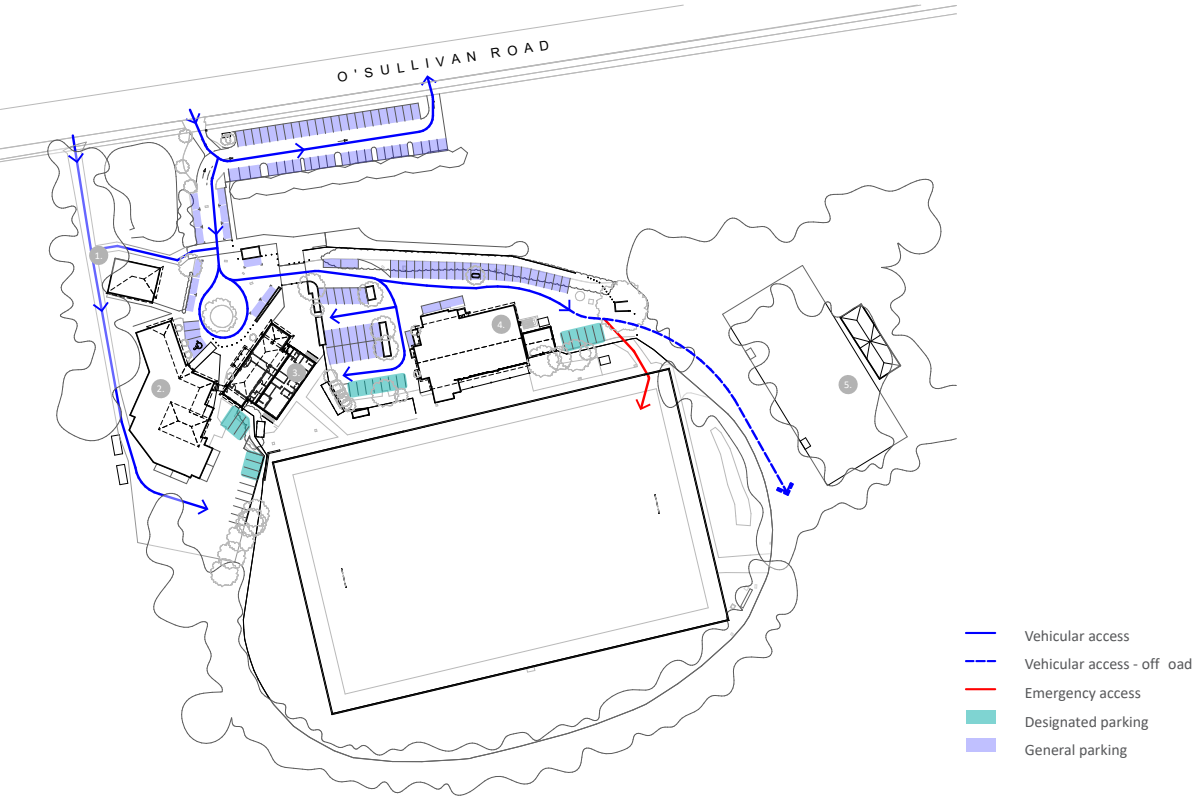
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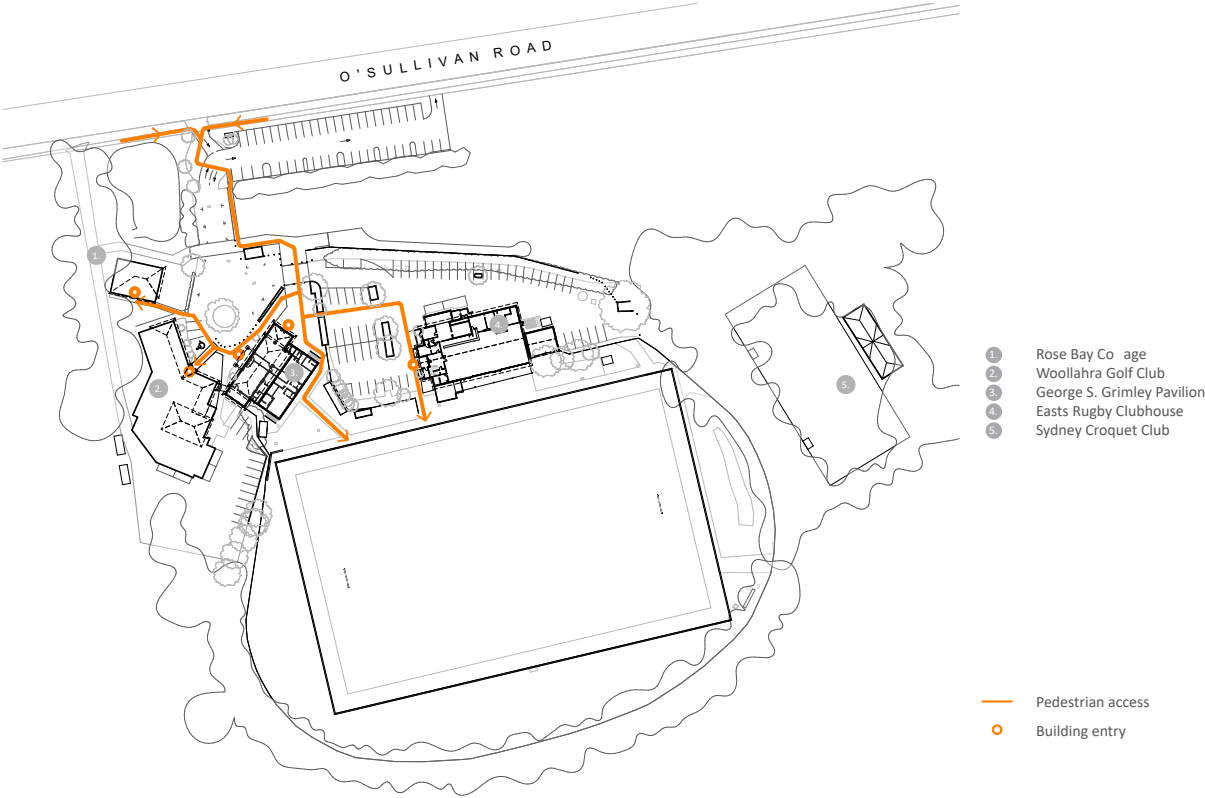
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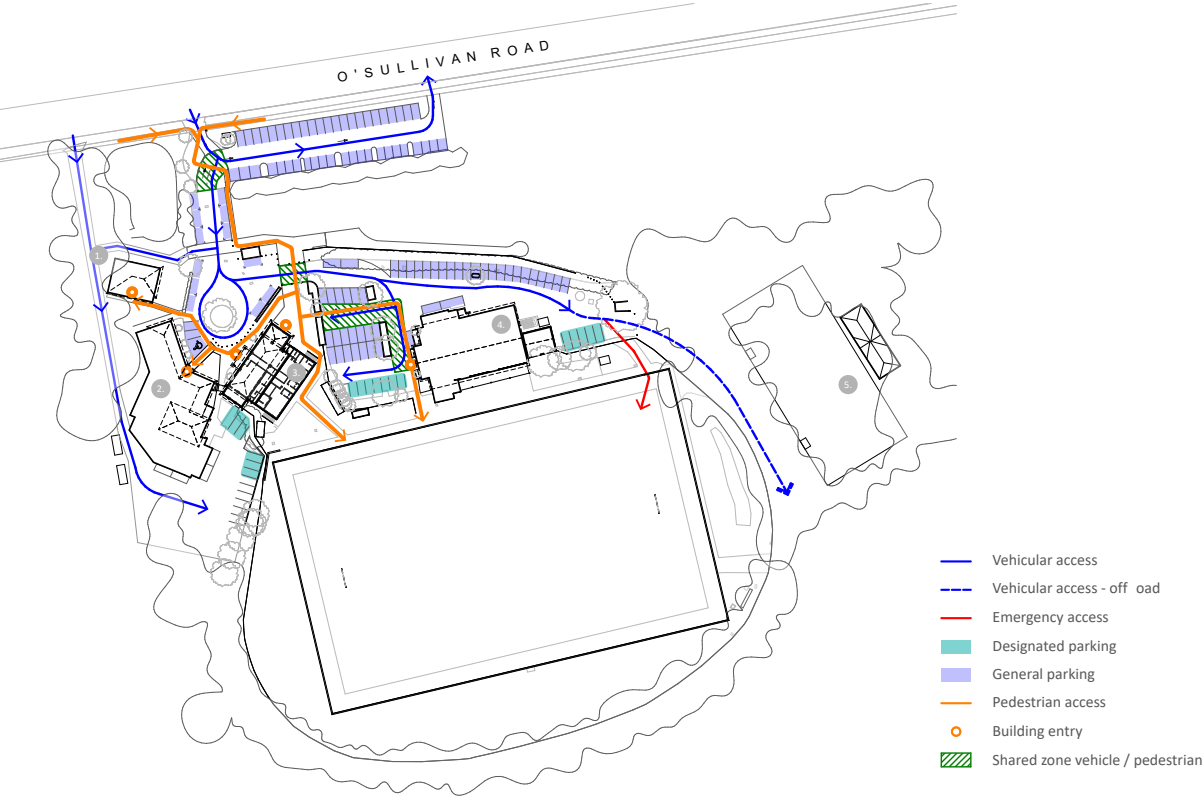
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EXISTING CIRCULATION: PEDESTRIAN



EXISTING CIRCULATION: SHARED



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EMAIL: jane@samcrawfordarchitects.com.au

DESCRIPTION  
ISSUED FOR DA SUBMISSION

REV	DATE	BY	APP'D
A	11/10/2023	SC	

CLIENT  
EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.  
PROJECT  
**EASTS RUGBY CLUB**  
22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA

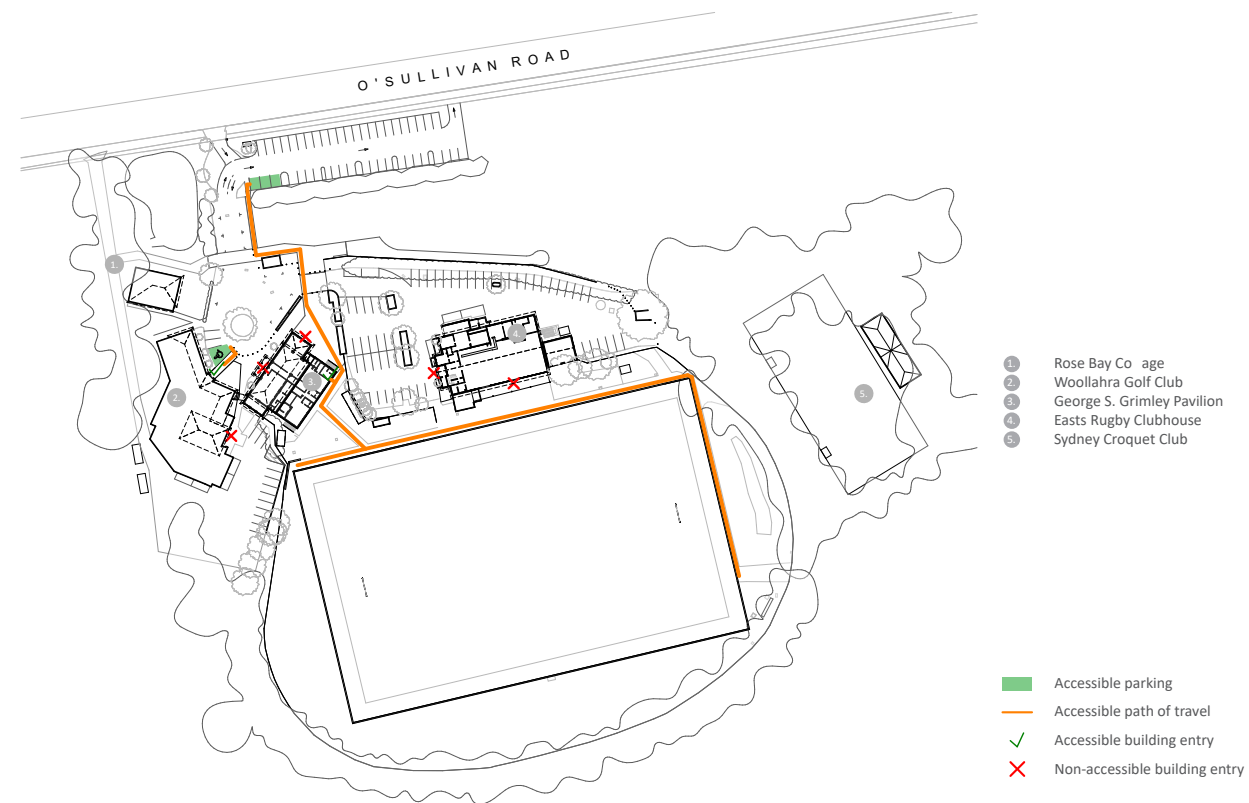
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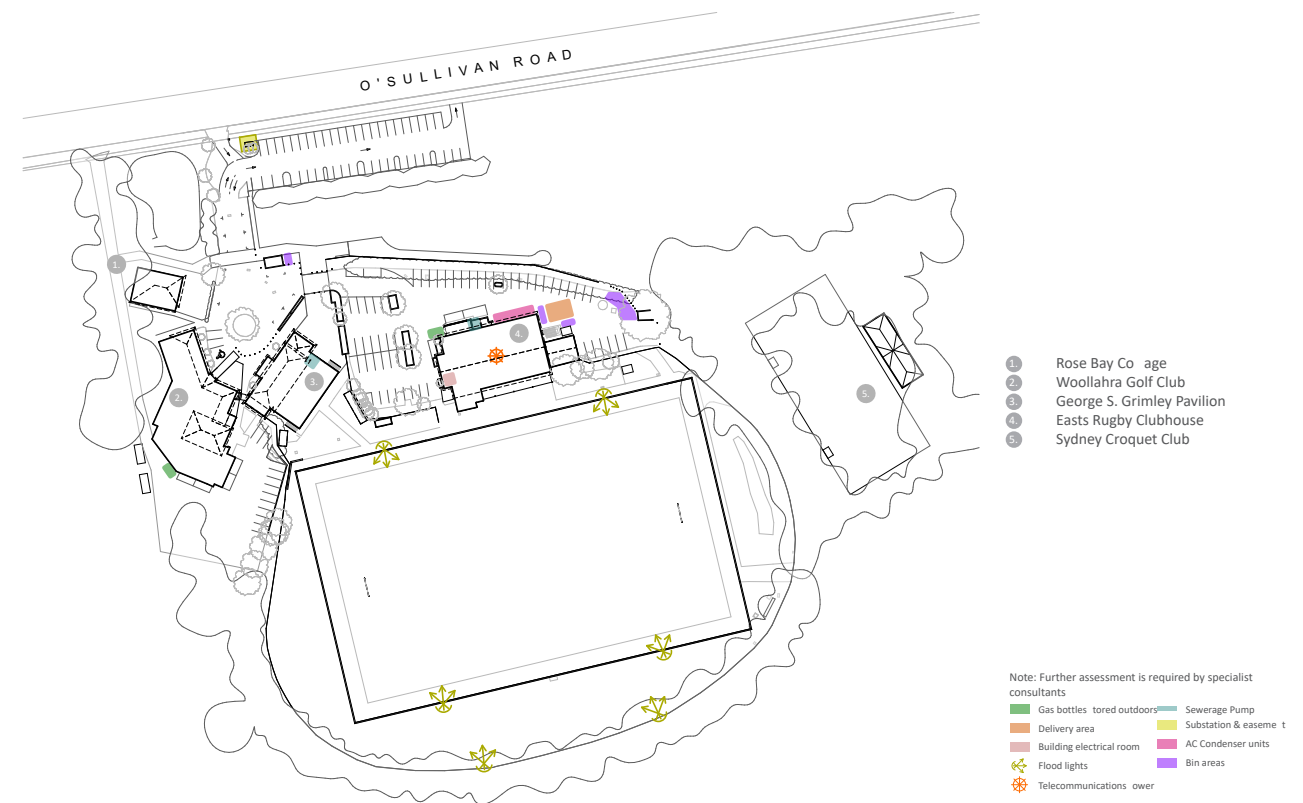
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**AUTHORITY APPROVAL**

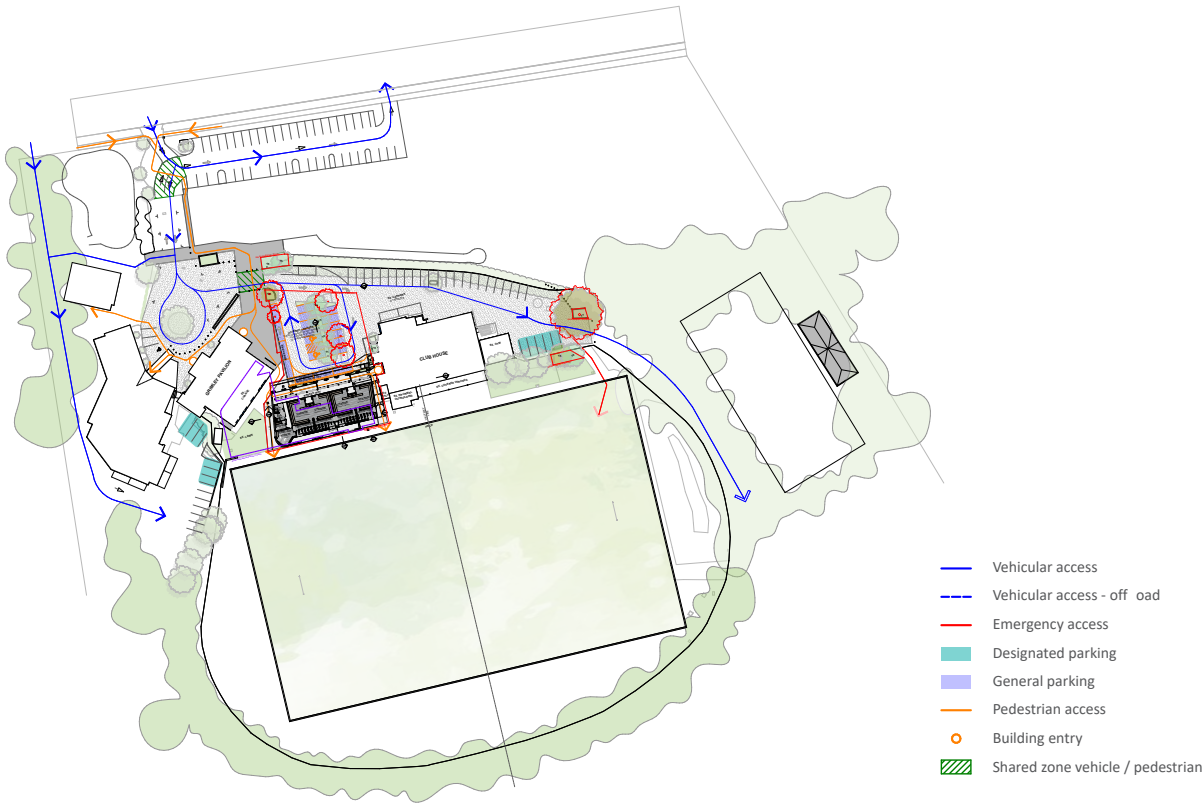
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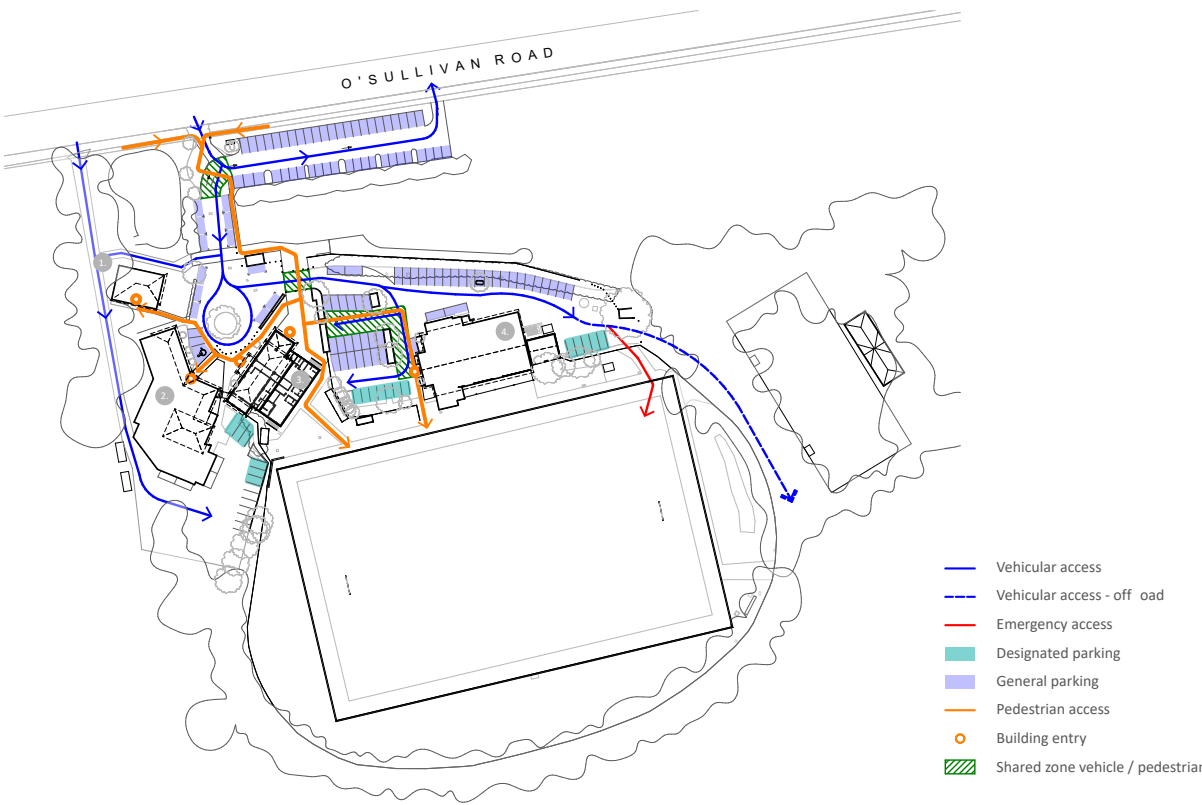
## EXISTING SITE SERVICES



CIRCULATION: PROPOSED



CIRCULATION: EXISTING



11/10/2023

**KEY**  
OUTLINE OF APPROVED DA  
DEMOLISHED  
NEW PARKING SPACES

EXISTING CONCRETE  
NEW CONCRETE  
EXISTING BITUMIN

NEW BITUMIN  
EXISTING PAVING  
NEW PAVING

OVERLOOKING WINDOWS

EXISTING TREES  
NEW TREES  
REPLACED DECEASED TREES

EXISTING TREES  
NEW TREES  
REPLACED DECEASED TREES

0 10m

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DESCRIPTION  
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REV  
A

DATE  
11/10/2023

CLIENT  
EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.  
22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA

PROJECT  
**EASTS RUGBY CLUB**  
22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA

SCALE @ A1  
1:200

SCALE @ A3  
1:400

PROJECT NO.  
23.03

STAGE  
AA

DRAWING NO.  
106

REV  
A

NORTH POINT

CIRCULATION COMPARISON DIAGRAM

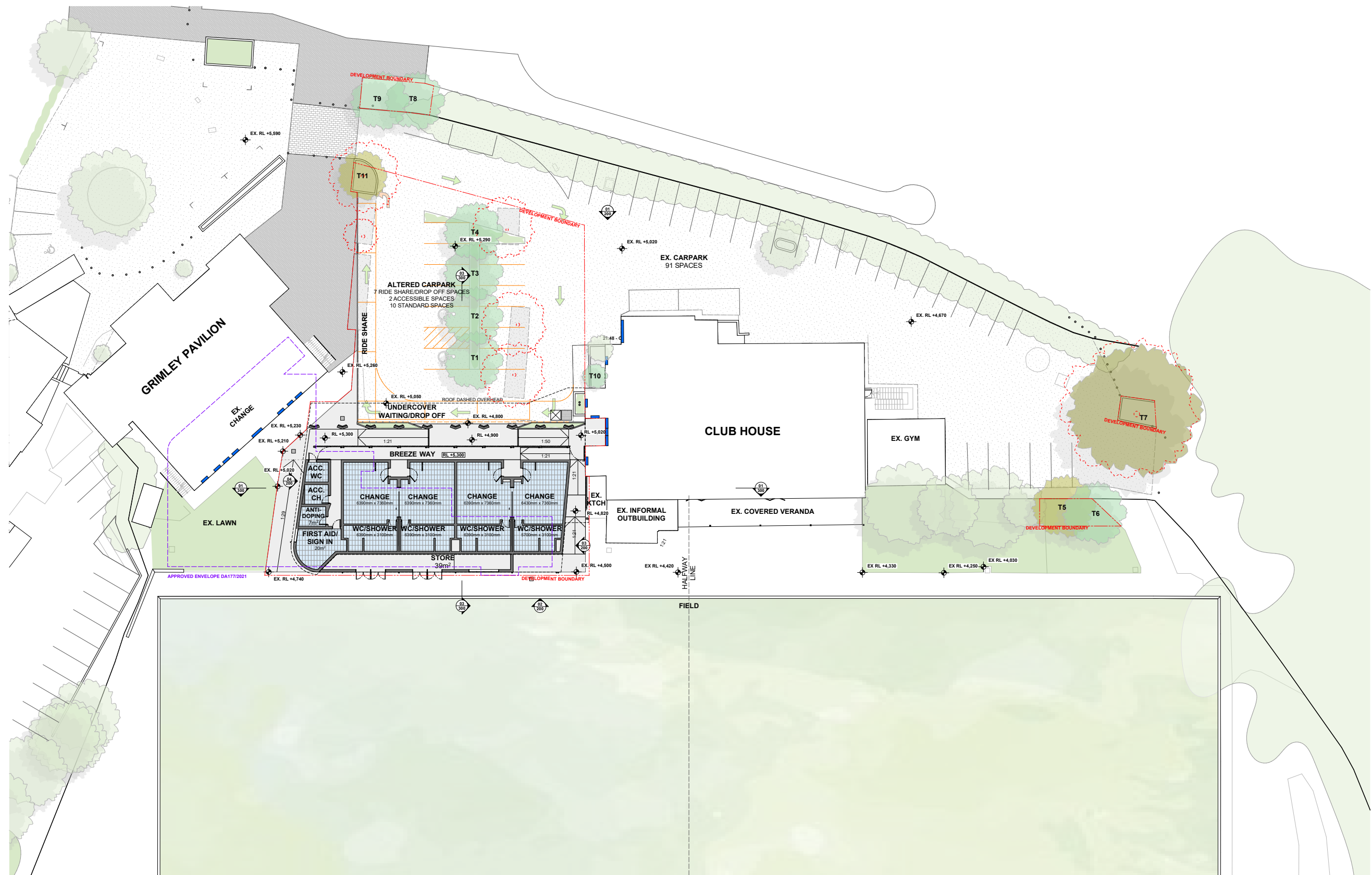
AUTHORITY APPROVAL

1:200 1:400 23.03 AA 106 A

Attachment 1 Combined Architectural Set, landscape plans and survey plan

Page 209





**KEY**

OUTLINE OF APPROVED DA	- - - - -	EXISTING CONCRETE	[Pattern]	NEW BITUMIN	[Pattern]	OVERLOOKING WINDOWS	[Blue Box]	EXISTING TREES	[Green Circle]
DEMOLISHED	- - - - -	NEW CONCRETE	[Pattern]	EXISTING PAVING	[Pattern]			NEW TREES	[Light Green Circle]
NEW PARKING SPACES	- - - - -	NEW BITUMIN	[Pattern]	NEW PAVING	[Pattern]			REPLACED DECEASED TREES	[Yellow Circle]

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TEL: (02) 9551 8600  
EMAIL: info@samcrawfordarchitects.com.au WEBSITE: www.samcrawfordarchitects.com.au ACN 101 400 307

**DESCRIPTION**  
ISSUED FOR DA SUBMISSION  
11/10/2020

**CLIENT**  
EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.  
PROJECT:  
**EASTS RUGBY CLUB**  
22A O'Sullivan Road, Rose Bay Sydney NSW 2020 AUSTRALIA

**NORTH POINT**  
[Compass Rose]

**SCALE @ A1**  
1:200

**SCALE @ A2**  
1:400

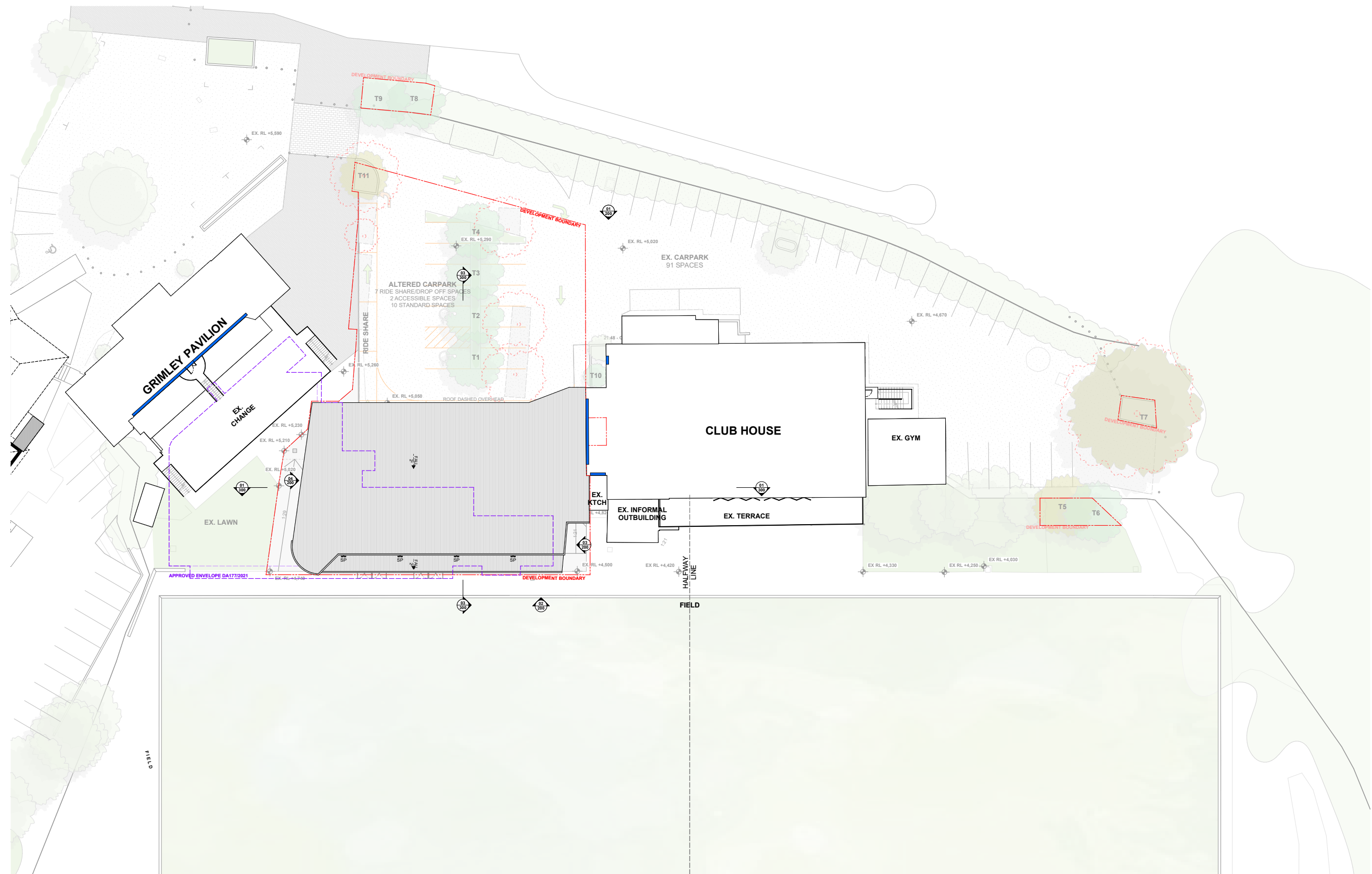
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**STAGE**  
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**DRAWING NO.**  
140

**REV**  
A

**SITE PLAN GF**



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NEW PARKING SPACES	---	EXISTING BITUMIN		NEW PAVING				REPLACED DECEASED TREES	

**DESCRIPTION**

1. CLIENT: EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.

2. PROJECT: **EASTS RUGBY CLUB**

3. ADDRESS: 22a O'Sullivan Road Rose Bay SYDNEY NSW 2020 AUSTRALIA

4. SCALE: 1:200

5. DATE: 11/10/2023

6. DRAWING NO: 141

7. REVISION: A

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ACN 105 400 387 Notarised Architect Sam Crawford 0088

**AUTHORITY APPROVAL**

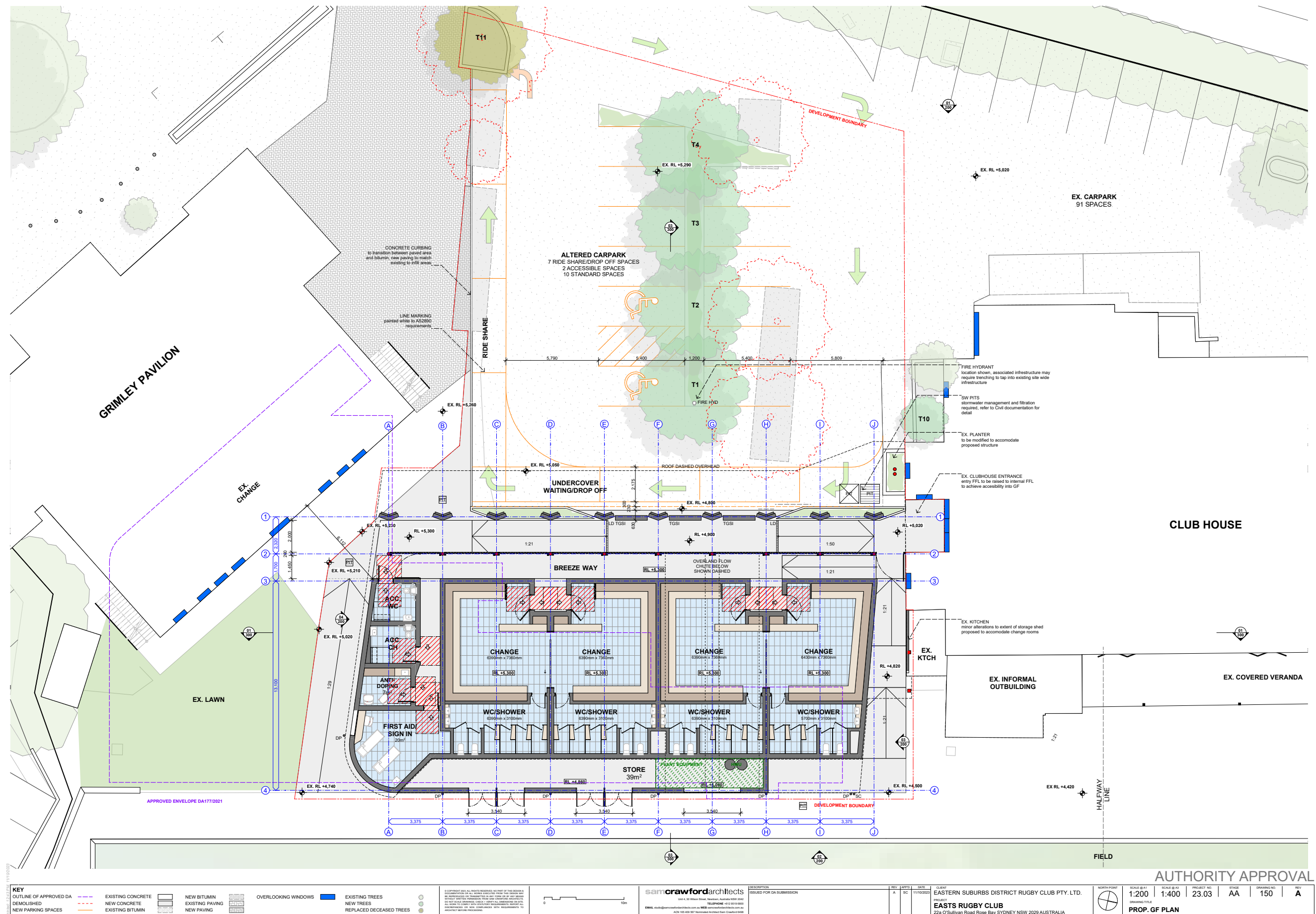
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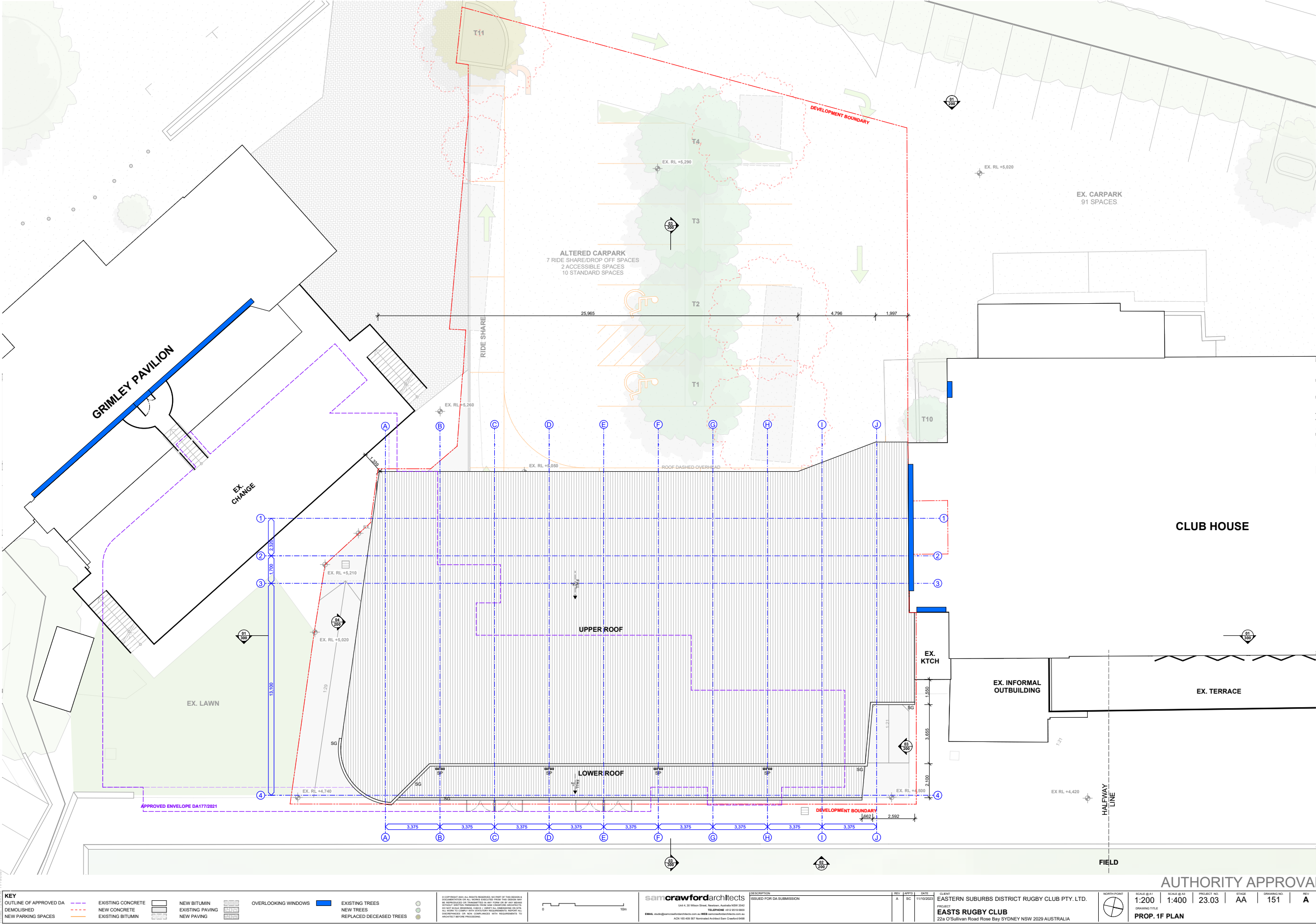
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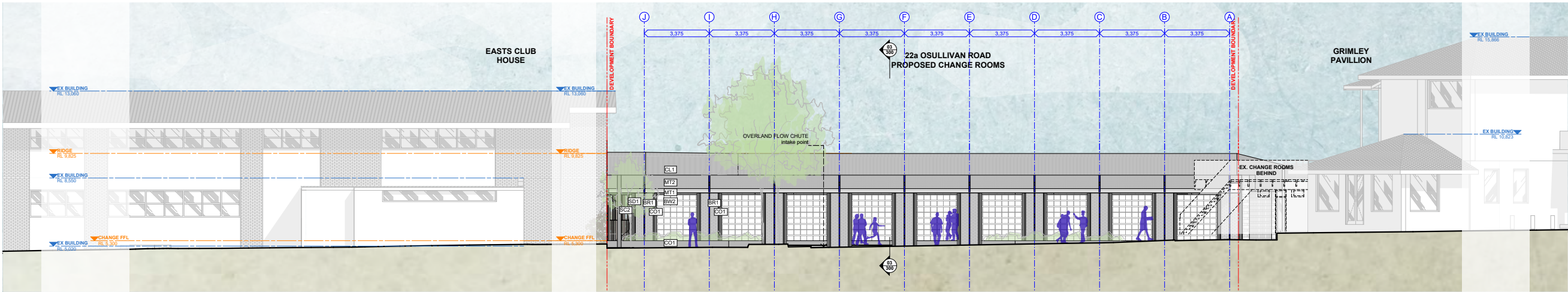
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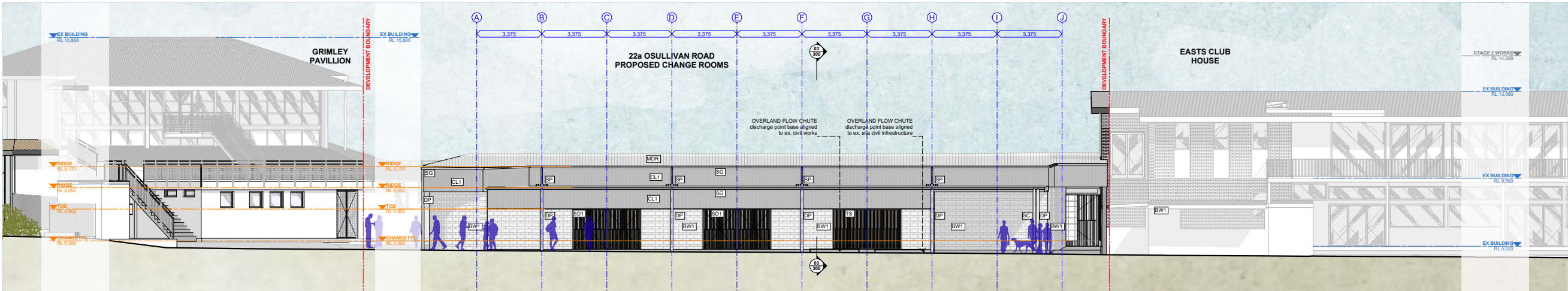




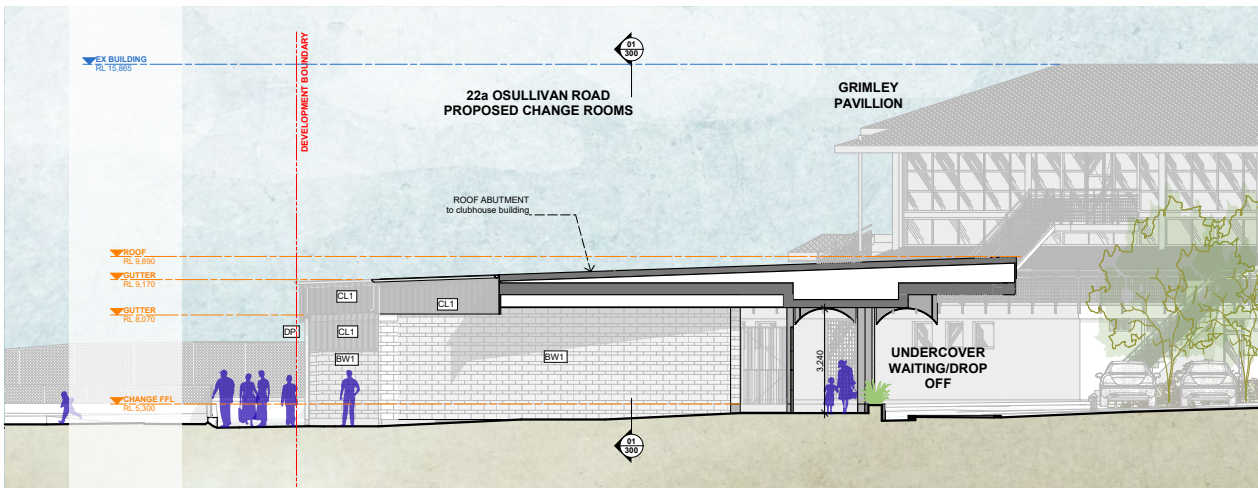




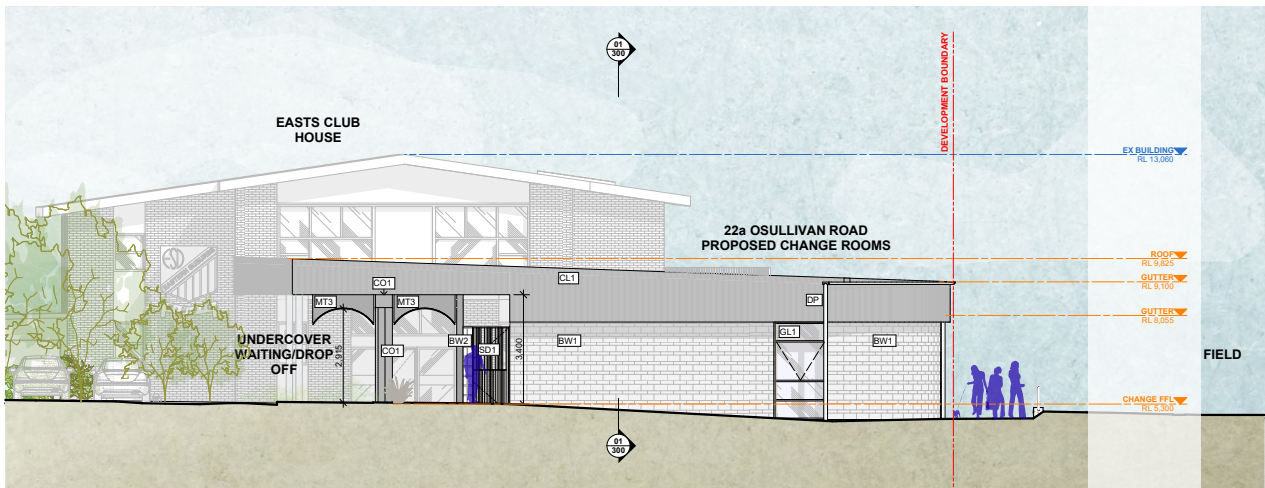
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1:100



02 EAST ELEVATION  
1:100



03 NORTH ELEVATION  
1:100



04 SOUTH ELEVATION  
1:100

**NOTE:**  
REFER TO DRAWING 700 - MATERIALS AND FINISHES FOR MATERIALS INFORMATION

**01** 0 5m

**samcrawfordarchitects**  
10/10/2023  
ISSUED FOR DA SUBMISSION

**DESCRIPTION**  
EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.  
EASTS RUGBY CLUB  
22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA

**REV**  
A  
SC  
11/10/2023

**CLIENT**  
EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.  
EASTS RUGBY CLUB  
22a O'Sullivan Road Rose Bay SYDNEY NSW 2029 AUSTRALIA

**PROJECT NO.**  
23.03

**STAGE**  
AA

**DRAWING NO.**  
200

**REV**  
A

**SCALE @ A1**  
1:100

**SCALE @ A3**  
1:200

**PROJECT NO.**  
23.03

**STAGE**  
AA

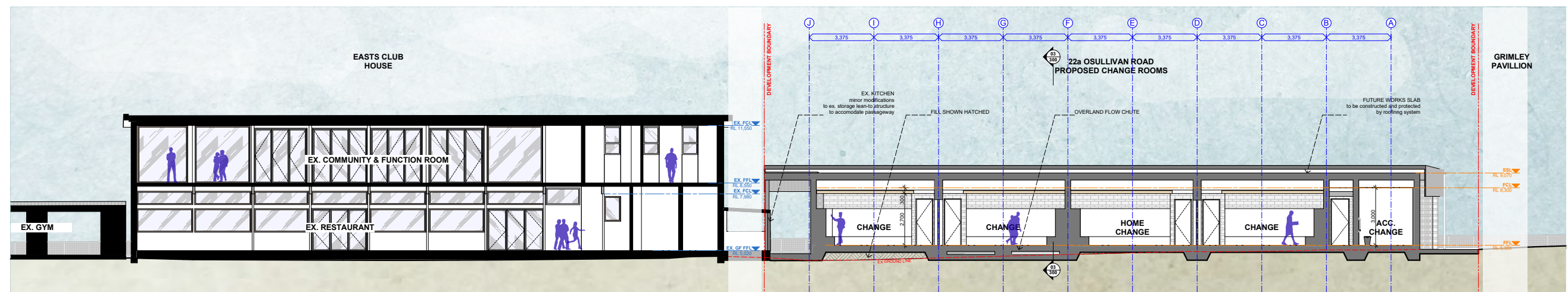
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**REV**  
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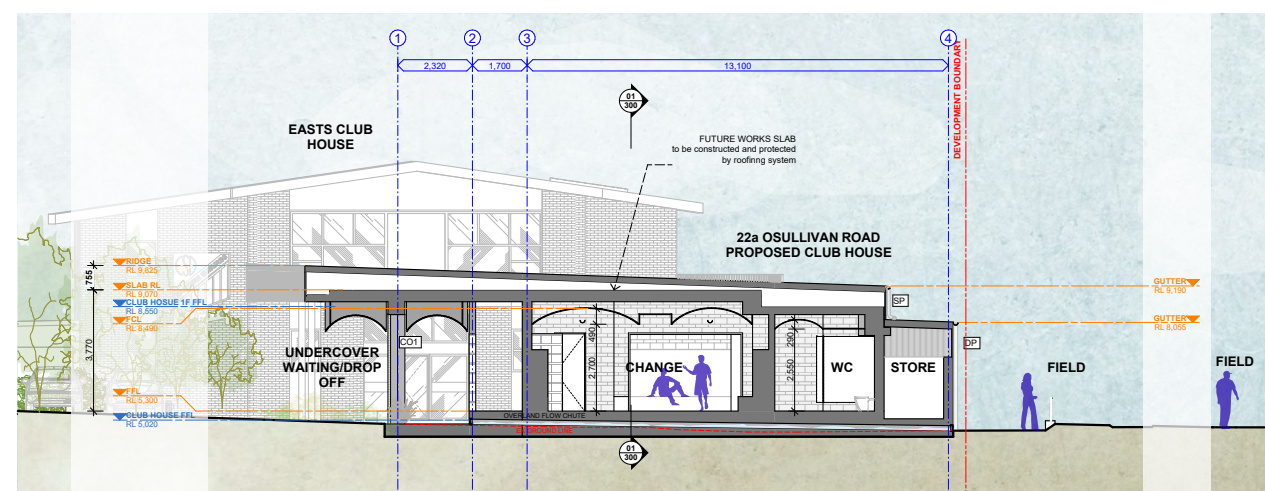
**AUTHORITY APPROVAL**

**DRAWING TITLE**  
PROP. ELEVATIONS



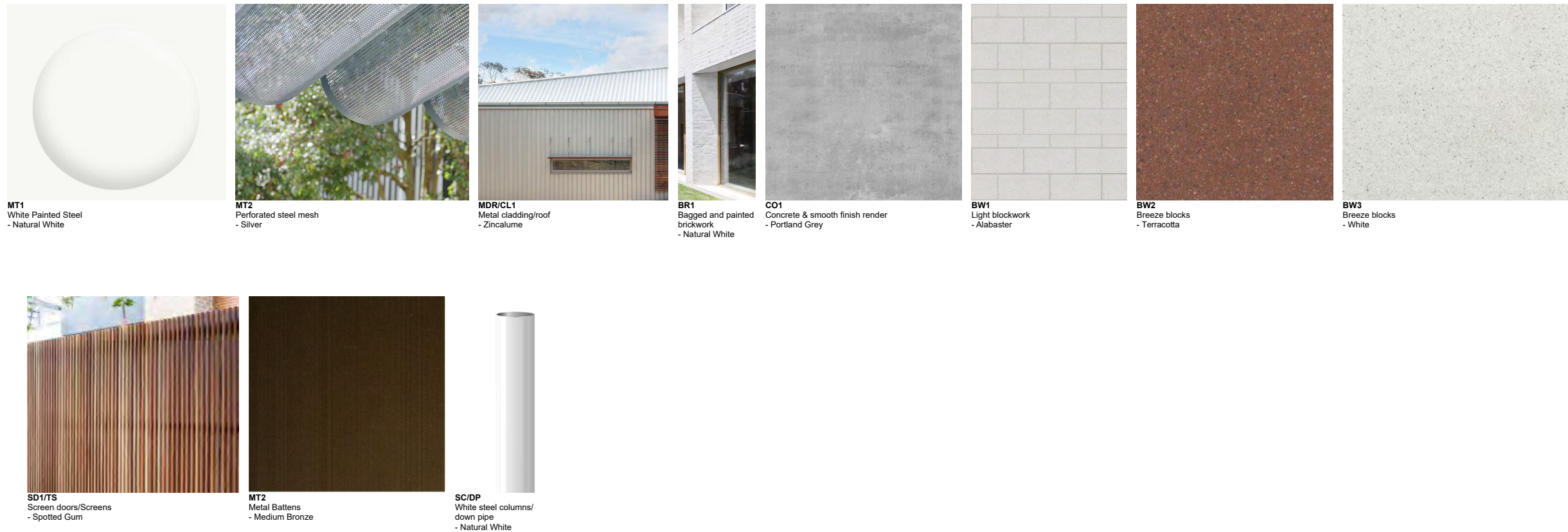
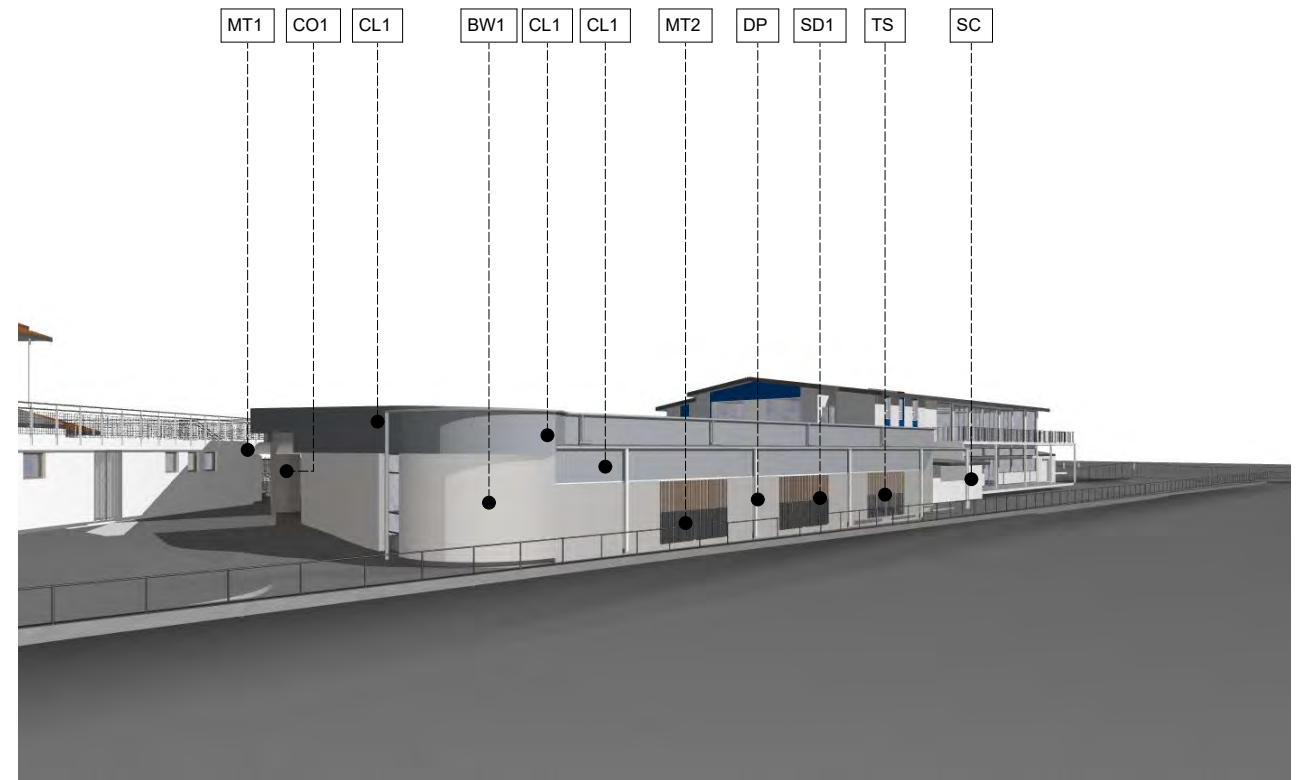
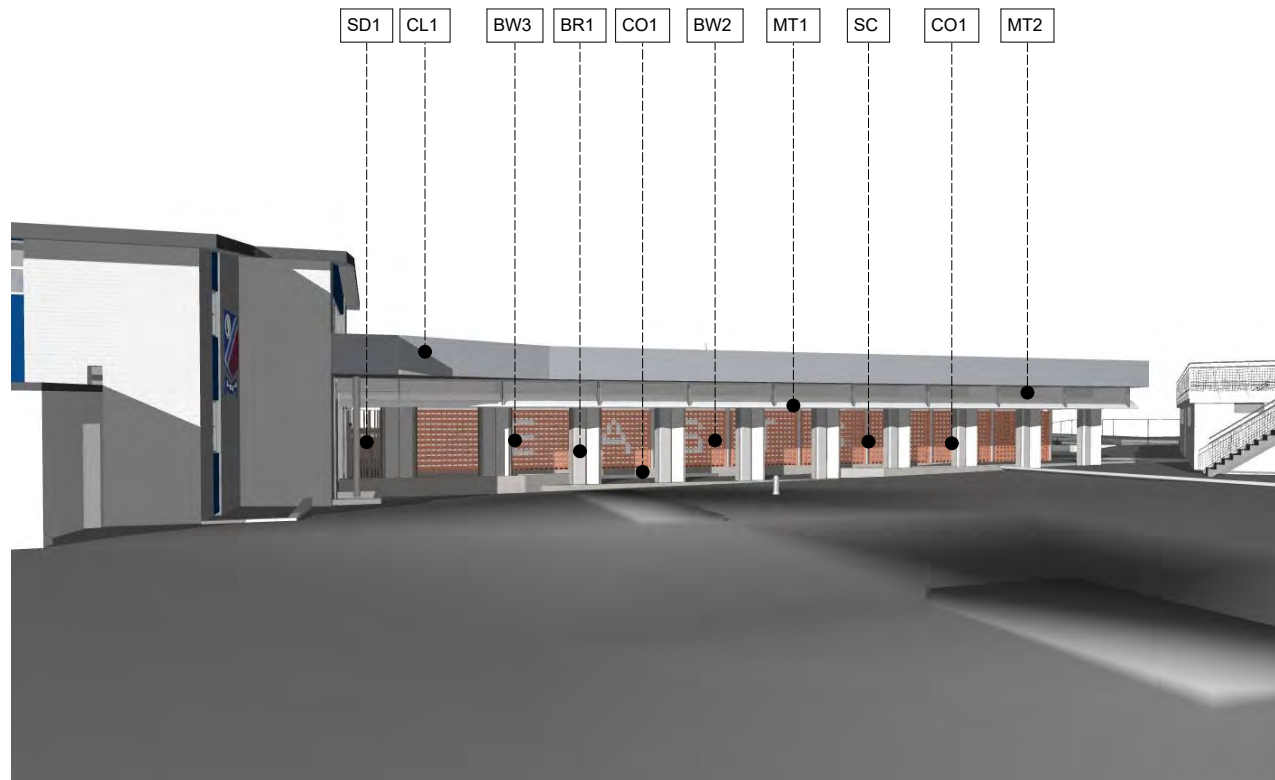


01 LONG SECTION  
1:100



02 SHORT SECTION 2  
1:100

<p>© COPYRIGHT 2011 ALL RIGHTS RESERVED. NO PART OF THIS DESIGN OR DOCUMENTATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION FROM THE COPYRIGHT OWNER. THIS DOCUMENT IS NOT FOR SALE. ANY REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER IS PROHIBITED. ANY REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER IS PROHIBITED. ANY REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER IS PROHIBITED.</p>		<p><b>samcrawfordarchitects</b> Unit A, 30 Milton Street, Newton, Australia 5009 0943 TEL: 08 8333 3333 FAX: 08 8333 3333 EMAIL: info@samcrawfordarchitects.com.au WEB: www.samcrawfordarchitects.com.au</p>	<p>DESCRIPTION: ISSUED FOR CA SUBMISSION</p>	<table> <tr> <th>REV</th><th>APPD</th><th>DATE</th><th>CLIENT</th></tr> <tr> <td>A</td><td>SC</td><td>11/10/2020</td><td>EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.</td></tr> </table>	REV	APPD	DATE	CLIENT	A	SC	11/10/2020	EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.	<p>NORTH POINT</p>	<p>SCALE @ A1 1:100</p>	<p>SCALE @ A5 1:200</p>	<p>PROJECT NO. 23.03</p>	<p>STAGE AA</p>	<p>DRAWING NO. 300</p>	<p>REV A</p>
REV	APPD	DATE	CLIENT																
A	SC	11/10/2020	EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.																



AUTHORITY APPROVAL

<p><b>NOTE</b> Materials and finishes to be as shown or similar to match</p>		<p>0 5m</p>	<p><b>DESCRIPTION</b>          (ISSUED FOR DA SUBMISSION)          (UPDATED FOR DA SUBMISSION)</p>	<p><b>REV</b>   <b>APPRO</b>   <b>DATE</b></p> <p>A   SC   11/10/2023</p> <p>B   SC   27/11/2023</p>	<p><b>CLIENT</b>          EASTERN SUBURBS DISTRICT RUGBY CLUB PTY. LTD.</p>	<p><b>NORTHPOINT</b></p>	<p><b>SCALE @A1</b>          1:100</p>	<p><b>SCALE @B</b>          1:200</p>	<p><b>PROJECT NO</b>          23.03</p>	<p><b>STAGE</b>          AA</p>	<p><b>DRAWING NO</b>          700</p>	<p><b>REV</b>          B</p>
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PROPOSED TREE/PLANT SCHEDULE



**MELALEUCA QUINQUENERVIA**  
BROAD LEAVED PAPERBARK  
15-20m mature height, 5-10m mature width  
T1 - T4



**BANKSIA INTEGRIFOLIA**  
COAST BANKSIA  
15m mature height, 3m mature width  
T5 - T6



**GLOCHIDION FERDINANDI**  
CHEESE TREE  
10m mature height, 3m mature width  
T7



**SYZIGIUM RESILIENCE**  
LILLY PILLY  
4m mature height, 1.5m mature width  
T8-T9

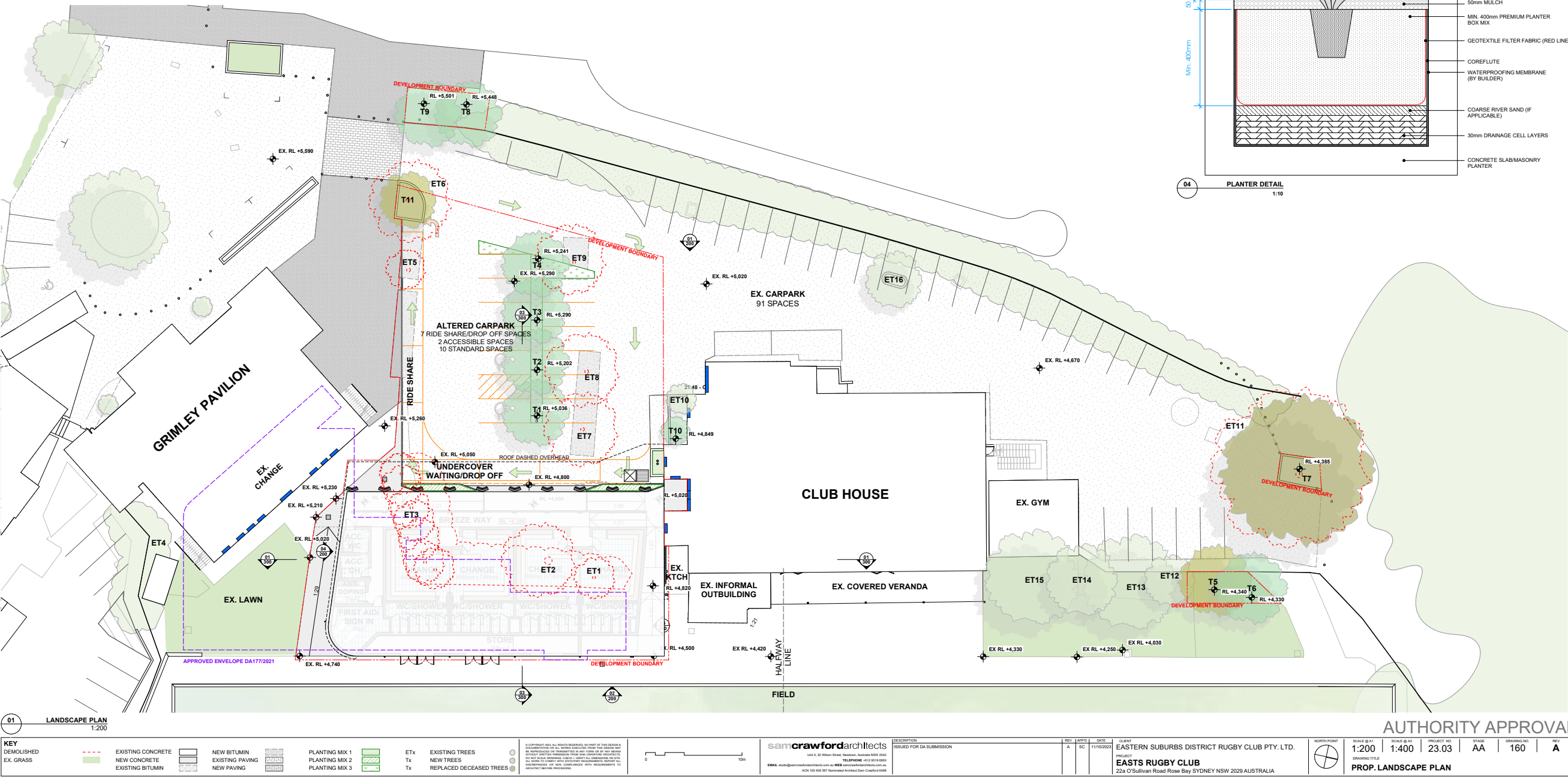
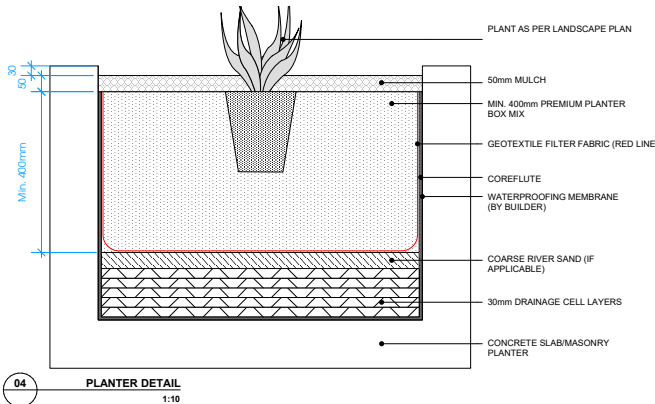
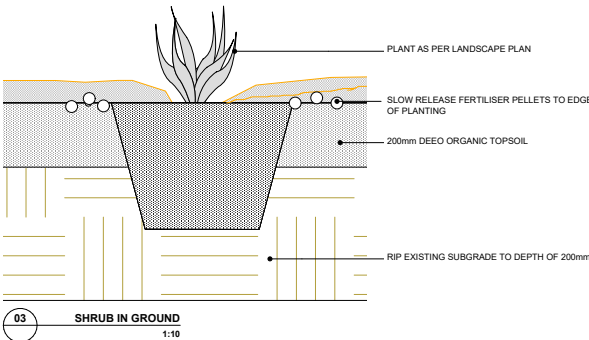
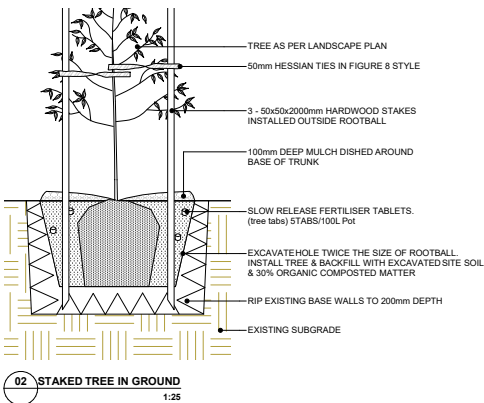


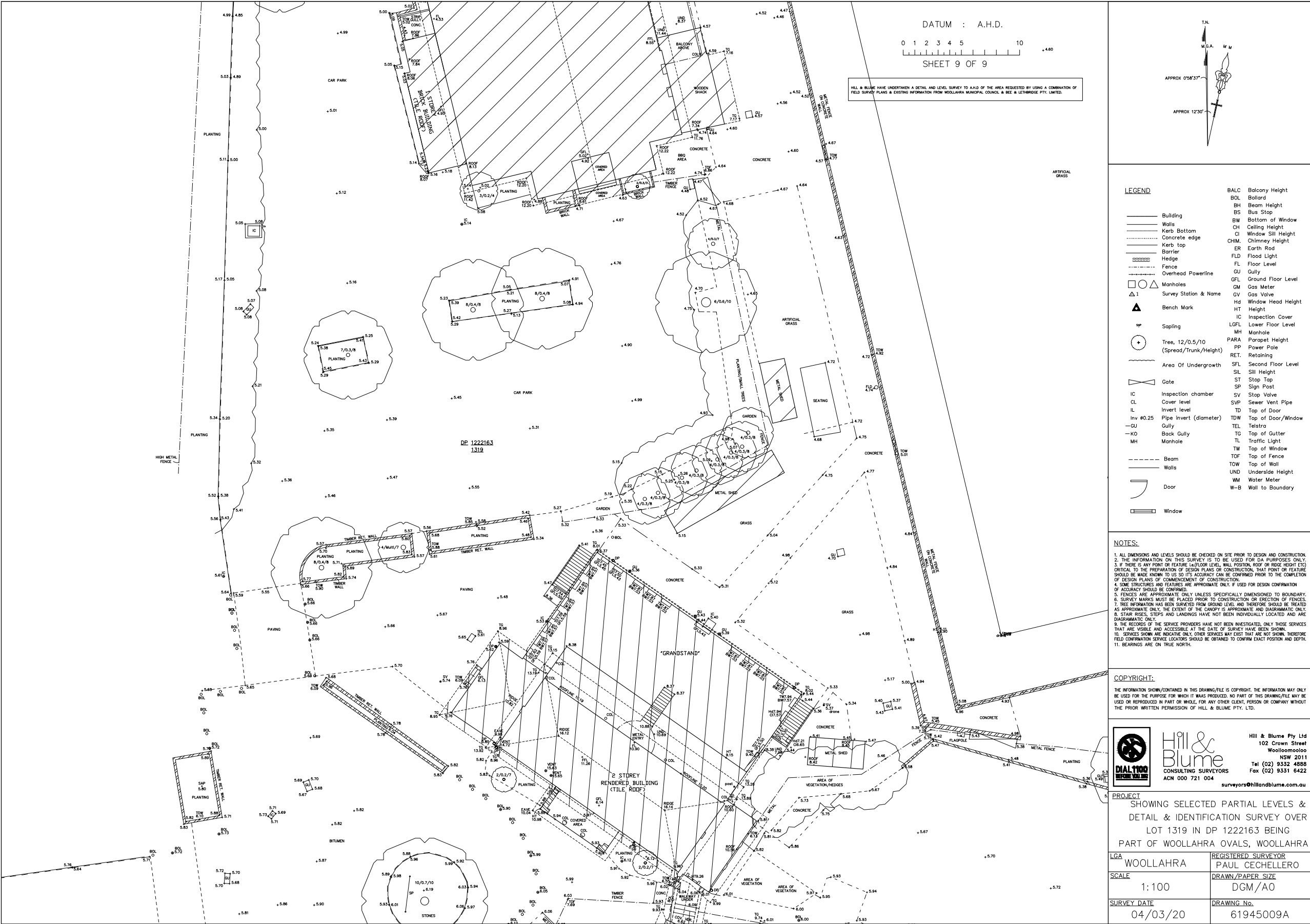
**TRISTANIAOPSIS "LUSCIOUS"**  
WATER GUM  
7-12m mature height, 5m mature width  
T10 - T11

**TREE CANOPY COVER CALCULATIONS**

CANOPY REMOVED  
ET1 = 4m<sup>2</sup>  
ET2 = 6m<sup>2</sup>  
ET3 = 40m<sup>2</sup>  
ET6 = 8m<sup>2</sup>  
ET7-8 = 16m<sup>2</sup>  
ET9 = 7m<sup>2</sup>  
TOTAL REMOVED = 81m<sup>2</sup>

CANOPY PROPOSED  
= 42m<sup>2</sup> - 62m<sup>2</sup>









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## REFERRAL RESPONSE – ENVIRONMENT AND SUSTAINABILITY

**FILE NO:** Development Applications: 383/2023/1

**ADDRESS:** O'Sullivan Road ROSE BAY 2029

**PROPOSAL:** Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.

**FROM:** Rachel Anderson

**TO:** Mr S Grevler-Sacks

### 1. ISSUES

The main issue with the proposed development is the vegetation clearing and hollow-bearing tree removal within a key habitat area and the associated impact on native fauna.

### 2. DOCUMENTATION

I refer to the following documents received for this report:

- Arboricultural Impact Assessment, TreeTalk Arboricultural Consulting (October 2023);
- Statement of Environmental Effects, GSA Planning (October 2023);
- Architectural Plans, Elevations and Sections, Sam Crawford Architects (October 2023);
- Demolition Plan, Sam Crawford Architects (October 2023).

### 3. ASSESSMENT

The proposed development involves the removal of 7 trees, 2 dead trees, and hedge plantings. Tree 11 (as marked in the Arborist Report) has been retained intentionally as a habitat stag.

The tree was inspected on 8 December 2023 with 2 of Council's arborists. The stag was determined to be within a state of decline, likely with a life expectancy of less than 5 years. As a retention option, the upper branches could be pruned to reduce the risk of the tree falling over. However removal is considered acceptable in this case.

### 4. RECOMMENDATION

Council's Environment and Sustainability Section has determined that the proposal is satisfactory, subject to the following conditions:

#### A. GENERAL CONDITIONS

A	1	<b>Wildlife protection measures</b>
		<ul style="list-style-type: none"><li>• Vegetation to be removed must be inspected for nests or hollows prior to removal. If either are present, these must be checked for wildlife. If nesting wildlife is present, WIRES or other wildlife rescue organisation must be contacted for advice.</li><li>• If any wildlife is disoriented or injured during clearing works, works must stop immediately, and WIRES or other wildlife rescue organisation is to be called to rescue the animal(s).</li></ul>
		<b>Condition Reason:</b> To protect native fauna.

#### B. BEFORE DEMOLITION WORK COMMENCES

Page 1 of 2



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B	1	<b>Timing of tree removal</b>
		To protect nesting fauna, tree removal works must be undertaken outside of the spring months.
		<b>Condition Reason:</b> To protect native fauna.

Rachel Anderson  
Senior Environment and Sustainability Officer

12 December 2023



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6 November 2023

## REFERRAL RESPONSE – ENVIRONMENTAL HEALTH

**FILE NO:** Development Applications: 383/2023/1

**ADDRESS:** O'Sullivan Road ROSE BAY 2029

**PROPOSAL:** Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.

**FROM:** Louie Salvatore

**TO:** Mr S Grevler-Sacks

---

### 1. ISSUES

- *Acoustics.*

### 2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects: prepared by GSA Planning. Document Reference No. 20140 dated October 2023.
- Architectural Plans: prepared by Sam Crawford Architects. Project No. 23.03, Revision A, dated 11 October 2023.
- Acoustics: Letter of support prepared by Acoustic Logic. Document Reference No. 20200890.3/1509A/R0/WY dated 15 September 2023.
- Acid Sulfate Soils Management Plan: prepared by JK Environments. Document Reference No. E33473PDlet dated 24 September 2020.

### 3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: *#Insert/delete as appropriate*

### 4. SUMMARY OF PROPOSAL

On 30 April 2021, a Development Application (DA No. 177/2021) was submitted with Woollahra Council for 'Easts Rugby – Demolition of the existing change room facilities and construction of a new building, including new change rooms, public toilets and storage; new community centre, gym and roof terrace; construction of a new grandstand to the north of the proposed building; demolition of existing sheds; removal of trees and new landscaping' at No. 22A O'Sullivan Road, Rose Bay. On 13 December 2022, the application was approved by the Local Planning Panel.

It is proposed to construct a new single-storey change room building, with associated alterations to the parking area and landscaping works. The proposal will provide new gender-equitable change rooms for both non-disabled and accessible players. It will also accommodate associated



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management facilities, including the accessible toilet, change room, anti-doping room, and first aid room.

The proposed alterations to the selected parking areas to the west will improve nearby residential amenity, which is achieved through aiding the area's traffic management and patron spillage onto O'Sullivan Road, as well as addressing onsite safe circulation of pedestrians within the site of shared uses.

The proposal comprises two main parts, including the construction of new change rooms and associated facilities, and the alteration of the public parking area.

### **Change room Building**

The proposed new change room building comprises a breeze way, four change rooms with separate entrances, an accessible toilet, an accessible change room, an anti-doping room, and a first aid/sign-in room. Each change room includes seats, four showers, two toilets and sinks. The northern change room contains seats, three showers, two toilets and sinks, and the southern one involves seats, four showers, two toilets and sinks. A storage with a plant equipment area is located in the west portion of this building, accessed from two banks of east-facing doors.

### **Public Parking Area**

The proposed alterations to the parking area will replace the existing 28 parking bays with 12 new parking spaces (including two accessible parking spaces) and 7 ride share spaces. The proposed new parking area has the potential to meet the parking demand of up to 40 car parking spaces, (12 additional car bays compared to the existing situation). The proposal will also provide a roof-covered waiting/drop-off area to provide safer pedestrian and vehicular circulations. The proposal will removal seven trees and hedges in the proposed works area, replace two deceased trees and provide 8 new trees to accommodate the proposed change room facility and public parking area.

### **Operation**

The proposed new change rooms will provide gender-equitable change rooms and relevant facilities for game players, umpires and patrons, with the capacity for 104 people. Its operation time will be in conjunction with the existing Eastern Suburbs Rugby Club to the north, to provide service as ancillary facilities. The detailed operation of the proposal will be in accordance with the Woollahra Park Plan of Management 2013.

## **5. ASSESSMENT**

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

### **a) Acoustics**

**Environmental Health – Review of Acoustics: Letter of support prepared by Acoustic Logic. Document Reference No. 20200890.3/1509A/R0/WY dated 15 September 2023.**

Acoustic Logic notes that this new proposal does not include any community facilities, therefore no increase in noise emissions is predicted. Furthermore, the proposed alterations to the public car parking area reduce overspill of patrons onto O'Sullivan road with previous rideshare or pick up drop off zones located outside the site. This will reduce noise emissions above and beyond what the current operating conditions are for the site.



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Environmental Health considers that the proposed construction of new change room facilities and associated alterations to the public car parking will not have an adverse impact upon nearby residential receivers.

**e) Acid Sulphate Soils**

Part 6.1 of the LEP requires Council to consider any potential acid sulfate soil affectation. The subject site is located on the boundary of the land which is identified Class 4 by the Acid Sulfate Soils Map.

The proposed works include the excavation to accommodate new footings and external works. The previously approved Development Application (DA) No. 177/2021 included an Acid Sulfate Assessment & Management Plan prepared by JK Environments. This report assessed and provided recommendations for the entire site, which are sufficient to cover the proposed works for the new application.

**Environmental Health – Recommendation**

The ***Acid Sulfate Soils Management Plan prepared by JK Environments. Document Reference No. E33473PDlet dated 24 September 2020*** being implemented throughout the construction phase of the proposed development.

**6. RECOMMENDATION**

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

**A. GENERAL CONDITIONS**

<b>A. 1.</b>	<b>Approved Plans and Supporting Documents</b>		
	Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.		
	Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.		
	<b>Reference</b>	<b>Description</b>	<b>Author</b>
	E33473PDlet	Acid Sulphate Soil Management Plan	JK Environments
		Acoustic Report	
		Architectural Plans	
		Contaminated Land - Initial Site Investigation Report (Stage 1)	
		Contaminated Land - Detailed Site Investigation Report (Stage 2)	
		Contaminated Land - Remedial Action Plan (Stage 3)	
		Plan of Management	
		Noise Management Plan	



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	<p><b>Notes:</b></p> <ul style="list-style-type: none"><li>• Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.</li><li>• These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.</li></ul>
	<p><b>Condition Reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>

**B. BEFORE DEMOLITION WORK COMMENCES**

<b>B. 1.</b>	

**C. ON COMPLETION OF REMEDIATION WORK**

<b>C. 1.</b>	

**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

<b>D 1.</b>	Light and Ventilation
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	<p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must detail all lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the BCA or clause 3.8.4 and 3.8.5 of the BCA Housing Provisions, inclusive of AS 1668.1, AS 1668.2 and AS/NZS 3666.1.</p> <p>If an alternate solution is proposed then the construction certificate application must include a statement as to how the performance requirements of the BCA are to be complied with and support the performance based solution by expert evidence of suitability.</p> <p>This condition does not set aside the mandatory requirements for 'Legionella Control' under the Public Health Act 2010 and Public Health Regulation 2022 in relation to regulated systems. This condition does not set aside the effect of the Protection of the Environment Operations Act 1997 in relation to offensive noise or odour.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Clause 69 of the Regulation requires compliance with the BCA. Clause 19 of the Development Certification and Fire Safety Regulation prevents the issue of a construction certificate unless the Principal Certifier is satisfied that compliance has been achieved.</li> <li>• Part 3, Division 1 of the Development Certification and Fire Safety Regulation details what information must be submitted with any construction certificate. It is the Applicant's responsibility to demonstrate compliance through the construction certificate application process.</li> <li>• Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the Protection of the Environment Operations Act 1997 have overriding effect if offensive noise or odour arises from the use.</li> <li>• Applicants must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of AS 1668.2.</li> </ul> <p><b>Condition Reason:</b> To ensure the development is provided with adequate light and ventilation.</p>
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<b>D 2.</b>	<p><b>Ventilation - Internal Sanitary Rooms</b></p> <p>Before the issue of any construction certificate, all internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with <i>Minimum Exhaust Ventilation Flow Rates of AS 1668.2-2012</i>. Details of any proposed mechanical ventilation system(s) must be submitted with the Construction Certificate plans and specifications to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 &amp; 2.</p> <p><b>Condition Reason:</b> To ensure the development is adequately ventilated.</p>
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#### E. BEFORE BUILDING WORK COMMENCES



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<b>E</b>	<b>1.</b>	

**F. DURING BUILDING WORK**

<b>F</b>	<b>1.</b>	<b>Hours of Work –Amenity of the Neighbourhood</b>
		<p>While site work is being carried out:</p> <ul style="list-style-type: none"> <li>a) No work must take place on any Sunday or public holiday.</li> <li>b) No work must take place before 7am or after 5pm any weekday.</li> <li>c) No work must take place before 7am or after 1pm any Saturday.</li> <li>d) The following work must not take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday: <ul style="list-style-type: none"> <li>• piling,</li> <li>• piling,</li> <li>• rock or concrete cutting, boring or drilling,</li> <li>• rock breaking,</li> <li>• rock sawing,</li> <li>• jack hammering, or</li> <li>• machine excavation.</li> </ul> </li> <li>e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.</li> <li>f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.</li> <li>g) No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute interval break within every hour.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.</li> <li>• Each and every breach of this condition by any person may be subject to a separate penalty infringement notice or prosecution.</li> <li>• The delivery and removal of plant, equipment and machinery associated with wide loads subject to Transport for NSW and NSW Police restrictions on their movement outside the approved hours of work will be considered on a case by case basis.</li> <li>• Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Noise Control) Regulation 2017.</li> <li>• NSW EPA Noise Guide is available at <a href="http://www.epa.nsw.gov.au/noise/nglg.htm">www.epa.nsw.gov.au/noise/nglg.htm</a></li> </ul>



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		<b>Condition Reason:</b> To mitigate the impact of work upon the amenity of the neighbourhood.
<b>F</b>	<b>2.</b>	<p><b>Dust Mitigation</b></p> <p>While site work is being carried out, dust mitigation must be implemented in accordance with "Dust Control - Do it right on site" and the accompanying facts sheets published by the Southern Sydney Regional Organisation of Councils.</p> <p>This generally requires:</p> <ul style="list-style-type: none"> <li>h) Dust screens to all hoardings and site fences.</li> <li>i) All stockpiles or loose materials to be covered when not being used.</li> <li>j) All equipment, where capable, being fitted with dust catchers.</li> <li>k) All loose materials being placed bags before placing into waste or skip bins.</li> <li>l) All waste and skip bins being kept covered when not being filled or emptied.</li> <li>m) The surface of excavation work being kept wet to minimise dust.</li> <li>n) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• "Dust Control - Do it right on site" and the accompanying factsheets can be downloaded from Council's website <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a></li> <li>• Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from <a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a> and <a href="http://www.epa.nsw.gov.au">www.epa.nsw.gov.au</a>. Other specific conditions and advice may apply.</li> <li>• Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.</li> </ul> <p><b>Condition Reason:</b> To mitigate the impact of dust upon the amenity of the neighbourhood and prevent water pollution.</p>
<b>F</b>	<b>3.</b>	
<b>F</b>	<b>4.</b>	<p><b>Compliance with Acid Sulfate Soils Management Plan</b></p> <p>While site work is being carried out, the <i>Acid Sulfate Soil Management Plan prepared by JK Environments. Document No. E33473PDlet dated 24 September 2020</i>, and the NSW Government Acid Sulfate Soils Management Advisory Committee manual, and any relevant guidelines must be complied with.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Acid Sulfate Soils Management plan submitted with the Development Application sets out all the above requirements in detail.</li> <li>• A failure to implement and maintain the Acid Sulfate Soils Management plan can result in the following environmental harm:</li> </ul>



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	<ul style="list-style-type: none"> <li>- damage to the soil structure so plant roots and soil organisms can't easily move about,</li> <li>- plant roots being burnt by acid, reducing plant health and productivity,</li> <li>- acid intolerant soil fauna and flora are killed, so the soil biodiversity and health are reduced,</li> <li>- plants and soil life can be poisoned by the available toxic metals,</li> <li>- loss of aquatic plants that cannot survive acidic conditions,</li> <li>- loss of fish, crustaceans, birds and other animals, and</li> <li>- damage to metal and concrete structures (such as bridge pylons and pipes).</li> </ul>
	<b>Condition Reason:</b> To prevent environmental harm from Acid Sulfate Soils.

#### G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

#### H. OCCUPATION AND ONGOING USE

<b>H 1.</b>	<p><b>Noise Control</b></p> <p>During the occupation and ongoing use, 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.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Council will generally enforce this condition in accordance with the Noise Guide for Local Government (<a href="http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government">www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government</a>) and the NSW Industrial Noise Policy (<a href="http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise">www.epa.nsw.gov.au/your-environment/noise/industrial-noise</a>) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997.</li> <li>• Useful links: <ul style="list-style-type: none"> <li>- Community Justice Centres—free mediation service provided by the NSW Government <a href="http://www.cjc.nsw.gov.au">www.cjc.nsw.gov.au</a>.</li> <li>- NSW Environment Protection Authority— see “noise” section <a href="http://www.environment.nsw.gov.au/noise">www.environment.nsw.gov.au/noise</a>.</li> <li>- NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>.</li> <li>- Australian Acoustical Society—professional society of noise related professionals <a href="http://www.acoustics.asn.au">www.acoustics.asn.au</a>.</li> <li>- Association of Australian Acoustical Consultants—professional society of noise related professionals <a href="http://www.aaac.org.au">www.aaac.org.au</a>.</li> <li>- Liquor and Gaming NSW—<a href="http://www.liquorandgaming.nsw.gov.au">www.liquorandgaming.nsw.gov.au</a>.</li> </ul> </li> </ul> <p><b>Condition Reason:</b> To protect the amenity of the neighbourhood.</p>
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<b>H 2.</b>	<p><b>Noise from Mechanical Plant and Equipment</b></p> <p>During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is</p>
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operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.

The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.

**Notes:**

- Words in this condition have the same meaning as in the Noise Policy for Industry (2017) [www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-\(2017\)](http://www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017)) and Noise Guide for Local Government (2013) [www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government](http://www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government)

**Condition Reason:** To protect the amenity of the neighbourhood.

5.

Louie Salvatore  
Senior Environmental Health Officer

06 November 2023  
Completion Date



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25 January 2024

## REFERRAL RESPONSE - HERITAGE

**FILE NO:** Development Applications: 383/2023/1

**ADDRESS:** 50 O'Sullivan Road ROSE BAY 2029

**PROPOSAL:** Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.

**FROM:** Nastaran Forouzesh

**TO:** Mr S Grevler-Sacks

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### 1. DOCUMENTATION

The following documentation provided by the applicant has been examined for this referral response:

- Drawing set by Sam Crawford Architects, dated 11 October 2023, Revision A
- Heritage Impact Statement by John Oultram Heritage & Design, dated September 2023
- Demolition plans by Sam Crawford Architects, dated 11 October 2023, Revision A
- Statement of Environmental Effects by GSA Planning, dated October 2023
- Survey plan by Hill & Blume Consulting Surveyors, dated 4 March 2020
- Materials & finishes by Sam Crawford Architects, dated 11 October 2023, Revision A

### 2. SITE INSPECTION / RESEARCH

The following research was undertaken in the preparation of this assessment:

- The site was (previously) inspected on the 22 June 2021, including the interior and the general locality.

Review of the following documents and photographic evidence:

- Council's property system, to establish dates of earlier building and development applications for the subject and surrounding properties.
- Previous heritage referral response by Council's Heritage Officer Nastaran Forouzesh for DA2021/177/1 dated 16 July 2021, heritage comments by Nastaran Forouzesh in email dated 6 December 2021, heritage re-referral response by Council's Heritage Officer Vanessa Wood for DA2021/177/1 dated 22 November 2022
- Council's photography files relevant to the immediate area
- Council's heritage inventory sheets
- Council's aerial photography and mapping database
- Google Maps – street view

### 3. STATUTORY AND POLICY DOCUMENTS

The following statutory and policy documents are relevant to the application:

- National Parks & Wildlife Act 1974
- Woollahra LEP 2014

### 4. ASSESSMENT OF HERITAGE IMPACT

Compliance with the relevant legislative framework and planning controls

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## 5. SIGNIFICANCE OF SUBJECT PROPERTY

The proposed works are located within the allotment boundaries of heritage listed item 'George S. Grimley Pavilion', located within Woollahra Park. Woollahra Park is owned by the Woollahra Municipal Council and contains the Woollahra Golf Club, the Sydney Croquet Club, sporting ovals, and a multi-purpose active recreation reserve.

The statement of significance for 'George S. Grimley Pavilion' follows:

*The George S. Grimley Pavilion, Woollahra Park, Rose Bay, has historic, associative, aesthetic and representative significance at a local level. Designed by the architectural firm of E.A. Scott and Green and erected in 1926, it provides evidence of Council's interest in providing public recreational facilities in the 1920s, an interest that continues today. The building was designed to serve a dual function: as a grandstand for the adjoining oval and as a place where community and private activities and functions could be held. The pavilion commemorates George S. Grimley, a long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46.*

*The south-western half of the original building is readily recognisable as the building designed by E.A. Scott and Green and has high significance. This part of the building contains the original function rooms. While the upper part of the original grandstand above the function rooms has been enclosed and the tiered seating removed or concealed, the original tiled roof form above and the pillars supporting the roof remain. Any remnants of the tiered form of the grandstand that survives beneath the existing gym and the Colorbond roof immediately below are significant. The remainder of the north-eastern part of the building, comprising the 1978 addition, is not significant. The early addition on the north-eastern side has moderate significance.*

Source: Heritage Significance Assessment by Weir Phillips, dated September 2020



Figure 1. 'Aerial View of Rose Bay Golf Course, c. 1920s, Detail Only', Source: Fairfax Archivaes, National Library of Australia, sourced from Heritage Significance Assessment by Weir Phillips in September 2020

The Heritage Significance Assessment by Weir Phillips in September 2020 identifies the significant elements of the different parts of the George S. Grimley Pavilion in the figure



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below.



Figure 2. 'Significant elements of the George S. Grimley Pavilion' – areas of high significance have been coloured in red, moderate significance in yellow and little significance in green. The first floor of the building is identified as having high significance. Source: Woollahra Council, annotations by WP Heritage and Planning.

In addition, the following reduced curtilage has been recommended for the George S. Grimley Pavilion in the Heritage Significance Assessment by Weir Phillips:



Figure 3. 'Reduced lot curtilage. Source: Six Maps, annotation by WP Heritage and Planning.

The following historical development of the subject site has also been sourced from the Heritage Significance Assessment by Weir Phillips:



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*The Building:*

*Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of open space and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor of NSW to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof.' Accordingly, Woollahra Park was created and the first sod of earth turned by Alderman Grimley on 25 October 1924.*

*In 1926, architects E.A. Scott and Green were commissioned to prepare sketch plans of a pavilion it was proposed to call the George S. Grimley Pavilion in honour of the long serving alderman of Woollahra Council and Mayor in 1930-31, 1938-29 and 1945-46. In late 1926, the tender of A.R. Hinwood for the construction of the pavilion was accepted and, on 22 January 1927, Alderman Grimley laid the foundation stone.*

*The pavilion was officially opened on 25 October 1927 by the Mayor. At the time, it was described as providing seating accommodation for 1,000 people, a social hall, four dressing rooms and a kitchen. The original plans have not been located. In addition to providing a grandstand for the oval, the completed pavilion played an important role in the social life of Woollahra. Local organisations used the pavilion for meetings and events; private functions were also regularly held.*

*The building has a long history of alterations and additions, dating from the early-to mid 1930s. The most significant alterations were carried out in 1972 when the Eastern Suburbs District Rugby Union Club, who were now using the pavilion, removed seating on the north-eastern side and extended the building outwards to accommodate dressing rooms. Sometime after 1996, the remaining seating was removed and a gym constructed at the first floor level beneath the original roof form.*

Source: Heritage Significance Assessment by Weir Phillips, dated September 2020

The following physical description of 'George S. Grimley Pavilion' has been sourced from the Heritage Significance Assessment by Weir Phillips:

*The George S. Grimley Pavilion is one and two storeys in height. The walls are rendered and painted masonry. The principal roof is hipped and clad in terracotta tile. The roof of the single storey wing on the north-western side is similarly hipped and clad in terracotta tile. The eaves are wide and timber lined. The change rooms on the north-eastern side have a flat concrete deck roof.*

*The principal building form is two storeys in height. A projecting band delineates the ground and first floors. The principal elevation is the south-western elevation. A single storey portico projects outwards from this elevation. The portico is wide and flat roofed. The roof is supported by square profiled and Doric columns and bears the words 'George S. Grimley Pavilion.' Within the portico there is a pair of framed and glazed doors with toplight, to either side of which is a timber framed double hung window with a single pane to the lower sash and multiple panes to the upper sash. There are two similarly detailed windows at ground floor level to either side of the portico. At first floor level, there are a series of highlight metal framed awning sash windows.*

*There is a single storey wing on the north-western side of the principal building form. It has a hipped roof and multiple paned doors and windows.*

*The original pavilion has been extended on the north-eastern side to provide dressing rooms with a flat roofed deck accessed via concrete stairs on either side. The original seating has been removed and the top section, beneath the principal roof, infilled to house a gym.*

*The pavilion is connected to the golf club via a single storey arcade on the south-eastern*



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side.

*1937-8: Alterations and additions (M.E.V Woodforde, architect).*

*1972: Removal of seating in the grandstand and extension on the north-eastern side of the dressing rooms (David Brindley and Vickery, architect).*

*1983: Alterations to the pro-shop.*

*1996: Internal refurbishment.*

*2008: Alterations to the gym.*

Source: Heritage Significance Assessment by Weir Phillips, dated September 2020

The proposed works are to the building known as 'George S. Grimley Pavilion', within the Woollahra Park grounds, as well as to surrounding grounds. The inventory sheet for the subject site identifies the 1926 'George S. Grimley Pavilion' building, the 1930 single storey extension on the east side of the building, the interiors, and the forecourt on the south side of the building to be of significance.

#### National Parks and Wildlife Act 1974

The site is in an area of No Aboriginal Heritage Sensitivity. Therefore, an Aboriginal Heritage Impact Assessment was not required as part of the DA. The site does not contain landscape features that indicate the likely existence of Aboriginal objects as defined in Section 2, Step 2 p.12 of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW ('Due Diligence Code') published by the Department of Environment, Climate Change and Water and dated 13 September 2010.

The subject site is considered to be on 'disturbed land' as per the definition outlined in the Due Diligence Code, p. 18. Nevertheless, due to the nature of the works, 'Due Diligence' and 'Unexpected Finds' protocols still apply.

#### Woollahra LEP 2014 Part 5.10 Heritage Conservation

The subject site is a heritage item in Woollahra Local Environment Plan 2014 'the LEP' and is not within a heritage conservation area. The following listing applies to the subject site:

- 'George S. Grimley Pavilion – 1926 building and interiors, 1930 single storey extension on east side of building and interiors, forecourt on south side of building' at O'Sullivan Road (within Woollahra Park) (Item No. 697)

The following consideration is provided.

The proposal entails a new change room facility, attached to the club house, within the grounds of the 'George S. Grimley Pavilion' building.

In 2021, a DA was approved for demolition of the existing change room facilities of the Grimley Pavilion, construction of a new building, and construction of a new grandstand to the north of the proposed building. The current DA does not entail any works to the Grimley Pavilion itself, and there is a separation between the new building and the pavilion.

A Heritage Impact Statement (HIS) by John Oultram Heritage & Design considers potential heritage impacts to the 'George S. Grimley Pavilion' heritage item. The conclusion of the HIS is generally concurred with.



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In addition, the following recommended management for the heritage item has been sourced from the inventory sheet for the item in the Heritage Significance Assessment by Weir Phillips, dated September 2020:

*The following management policies are recommended:*

- *The overall form of the south-western half of the building, including the roof forms and columns supporting the tiled roof at first floor level, should be retained and remain clearly legible.*
- *The south-western elevation should be retained. The reinstatement of the original window openings at first floor level and the removal of the security awnings is to be encouraged.*
- *Alterations within the ground floor of the south-western half of the building (outlined in red and yellow in Figure 90) can occur but must take into consideration the surviving original fabric, including ceilings and joinery. There is greater scope for alteration in the area outlined in yellow, an early addition to the original building.*
- *The bathrooms within the ground floor of the south-western half of the building can be updated as required.*
- *The north-western half of the building (outlined in green in Figure 90) can undergo further alteration and addition, particularly with regard to the 1978 flat roofed addition. This later addition can be removed if required. Any remnants of the grandstand tiers that survive beneath the existing gym and the sloping Colorbond roof immediately below it are to be considered significant fabric. It is desirable to retain existing concealed tiering of the original grandstand which may provide an outlook towards the playing field if reinstated.*
- *It is desirable that an outlook beyond the curtilage defined by Figure 90 above towards the playing field be maintained for as long as the playing field is retained, particularly if concealed tiered seating has survived in the upper part of the grandstand and is reinstated.*

The following consideration is provided:

#### **Setting**

- The proposed new structure is separated completely from the Grimley Pavilion, but would be attached to the existing clubhouse instead. This would ensure that the visual setting of the heritage item is retained and is a much more considered approach compared to the previous DA(DA2021/177/1). It is therefore supported from a heritage perspective.
- The proposed new structure will partially block views from the building to the oval. It is noted however, that the existing oval is not original, and the original relationship between the pavilion and the original oval has since been lost as a result of the changes to the oval, as well as to the pavilion itself. As a result, partially obstructing views to the oval is supported based on this merit.

#### **Significant fabric of the 'Grimley Pavillion'**

- The proposal does not entail any works to the heritage item. As a result, the significant external and internal fabric of the heritage item would be retained, which is supported from a heritage perspective.

#### **Views**

- Due to the location of the proposed works, it is noted that they would not be highly visible from the public domain. Therefore, views to the site from the O'Sullivan Road streetscape will not be highly impacted, which is supported.
- Views to the front elevation of the pavilion will not be affected by the works, which is supported.
- Views between the pavilion and the oval will be partially impacted by the proposal. However, as discussed above, this is supported in this instance, as the original relationship between the oval and pavilion has been lost.



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#### **Design**

- The new structure will be a single storey structure, which is supported from a heritage perspective. As discussed above, the structure would be separated from the heritage item, which is also supported.
- The materiality of the new built form would be a combination of traditional and contemporary materials. Given the separation of the new structure from the heritage-listed item, its location towards the rear of the item, and the sympathetic scale and form of the proposal, the contemporary materiality of the works is supported in this instance.
- The proposed solid to void ratios of the new structure are appropriate given the context of the new addition to the clubhouse instead of the pavilion.

#### **Landscape**

- The proposed landscaping works to the grounds are supported as they will not impact any fabric of heritage significance. I will refer to Council's Tree Management Officer regarding the removal of any trees within the subject site.

#### **Archaeology**

- Although it appears that the subject site and the landform has undergone changes and the potential for archaeological finds is not high, an 'Unexpected finds' condition of consent will be provided below to ensure that any potential archaeological deposits are protected.

#### *Significance of items in the vicinity*

The following listed heritage items are located in proximity of the site:

- 'Sydney Croquet Club – clubhouse and interiors, moveable heritage items (including rustic benches, timber lockets, opening plaque, honour boards, pennants, historical photographs and trophies), lawns, timber shelters, surrounding trees (3 Hill's Weeping Figs, 3 Norfolk Island Pines, 1 Washingtonia Palm, 3 Yellowwoods, 2 Eucalyptus sp and 2 Brush Box Trees)' at O'Sullivan Road (within Woollahra Park) ADDRESS (Item No. 696)
- 'Royal Sydney Golf Club – Clubhouse and interiors, grove of approx. 20 Broad – Leafed Paperbarks along Norwich Road' at Kent Road (Item No. 318)

The proposed new works will not have any adverse impacts on the views to the heritage items in the vicinity or on their setting and fabric of significance. This is due to their location and distance from the heritage items in the vicinity.

## **6. CONCLUSION**

#### National Parks & Wildlife Service Act, 1979

Appropriate conditions of consent to manage Aboriginal heritage will be provided below.

#### Woollahra LEP 2014

##### Part 5.10

- Clause 1(a) The development does conserve the heritage of Woollahra.
- Clause 1(b) The impact upon the heritage significance of the heritage item will be neutral.
- Clause 4 This referral constitutes an assessment under this clause.

## **7. RECOMMENDATION**





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The proposal is generally acceptable, subject to conditions, as it complies with the relevant statutory and policy documents and would have a satisfactory impact.

Consent, subject to conditions:

<p><b>B. 8.</b></p>	<p><b>Archaeological Features – Unexpected Findings</b></p> <p>While site work is being carried out, if a person reasonably suspects archaeological features are discovered, work must cease immediately in the affected area(s) and the Heritage Council must be notified.</p> <p>Site work may recommence at a time confirmed in writing by the Heritage Council or its delegate.</p> <p>Additional assessment and approval under the Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Definition of archaeological feature as per the NSW Heritage Manual: Any physical evidence of past human activity.</li> <li>• Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks.</li> <li>• During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).</li> </ul> <p><b>Condition Reason:</b> To protect archaeological features.</p>
<p><b>B. 10.</b></p>	<p><b>Aboriginal Objects – Unexpected Findings</b></p> <p>While site work is being carried out, if unexpected Aboriginal objects or bones are found, you must:</p> <ol style="list-style-type: none"> <li>a) Not further disturb or move these objects or bones.</li> <li>b) Immediately cease all work at the particular location.</li> <li>c) In the case of suspected human remains, notify NSW Police.</li> <li>d) Notify the Heritage NSW Environment Line on 131 555 and the La Perouse Land Council (LALC) on (02) 9311 4282 as soon as practicable and provide available details of the objects or remains and their location.</li> <li>e) Notify the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85.</li> <li>f) Not recommence any work at the particular location unless authorised in writing by the police (in the case of human remains) and the person who is the authority for the protection of Aboriginal objects under the National Parks and Wildlife Act 1974, section 85. Additional assessment and approval under the National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</li> </ol> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• The Definition of Aboriginal object, as per the National Parks &amp; Wildlife Act 1974, is any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation</li> </ul>



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	<p>before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.</p> <p><b>Condition Reason:</b> To protect Aboriginal objects</p>
<b>B. 12.</b>	<p><b>Aboriginal Heritage Due Diligence Responsibilities</b></p> <p>While site work is being carried out, nothing in this approval allows to cause harm to an Aboriginal object as defined in the National Parks &amp; Wildlife Act 1974. Under the National Parks &amp; Wildlife Act 1974, it is an offence to harm Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) without a valid Aboriginal Heritage Impact Permit under Section 90 of the Act. This applies whether the harm occurs either knowingly [s86(1)] or unknowingly [s86(2)].</p> <p>It is a defence to the strict liability offence of harm to an Aboriginal object under s86(2) if a process of Due Diligence was followed which reasonably determined that the proposed activity would not harm an Aboriginal object.</p> <p><b>Condition Reason:</b> To protect Aboriginal heritage.</p>

8B Archaeological Features - Unexpected Findings

*Special Conditions*

<b>1.</b>	<p><b>&lt;Insert Condition Title&gt;</b></p> <p>&lt;Insert condition text in When, What, How format&gt;</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>&lt;insert notes as bullet points if applicable&gt;</li> </ul> <p><b>Condition Reason:</b></p> <p>&lt;Insert condition reason&gt;</p>
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Nastaran Forouzesh  
**Heritage Officer**

25 January 2024  
**Completion Date**

## REFERRAL RESPONSE – OPEN SPACE

**FILE NO:** DA177/2021/1  
**ADDRESS:** O'Sullivan Road ROSE BAY  
**PROPOSAL:** Demolition of the existing change room facilities and construction of a new building including new change rooms, public toilets and storage; new community centre, gym and roof terrace; construction of a new grandstand to the north of the proposed building; demolition of existing sheds; removal of trees and new landscaping.  
**FROM:** Roger Faulkner – Team Leader Open Space and Recreation Planning  
**TO:** Valdis Aleidzans – Assessment Officer  
**DATE:** 19/11/2021

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### DOCUMENTATION

I refer to the following DA documents reviewed for this referral response:

- HPE 21/86836 Statement of Environmental Effects - dated 29 June 2020.
- HPE 21/86839 Architectural Drawings - dated 19 April 2021.

### PLAN OF MANAGEMENT

Eastern Suburbs District Rugby Union Football Club (ESDRUFC) has a licence from Woollahra Council for the non-exclusive use of the land on which the development is proposed to be located.

The land is part of Woollahra Park, which is owned and managed by Woollahra Council in accordance with the Woollahra Park Plan of Management (POM) 2013.

The proposed development is situated within the Woollahra Oval 1 Management Zone and is categorised at 'Sportsground' in the POM.

Relevant permitted activities, uses and responsibilities in the POM are as follows:

- *Grimley Pavilion – ESDRUFC licence for use throughout the year. Dressing rooms may be used by casual users of the Oval, booked through the Council. Gymnasium to be available for use by members of the public and is not limited to use by ESDRUFC members. The Club must maintain the Grimley Pavilion in good order and condition (except of a structural nature), including spectator seating and the gymnasium in the Grimley Pavilion, and leaving the changing rooms, oval and toilets clean after each use for training and matches.*
- *ESDRUFC shall be responsible for the maintenance of the clubhouse (including of a structural nature) and immediate surrounds.*
- *Dressing rooms used by ESDRUFC and casual users of the Oval are the responsibility of Easts Rugby Club.*

- *Woollahra Oval No.1 has relatively high visitation, particularly in winter when it is leased to ESDRUCF for training and playing.*

Relevant permitted future developments in the POM include:

- *Upgrade of building within existing footprint, in keeping with the park values.*
- *Interior redesign.*
- *Host community events/ functions*

While the POM permits an upgrade of the building (Grimley Pavilion) within existing footprint, it does not prohibit new buildings and additions.

Relevant actions in the POM to be carried out in the future are as follows:

- *Strategy: Improve facility available for the community.*
  - *Issue: Lack of facilities discourages community use of this management area.*
  - *Action: Provide additional facilities for community use (e.g. fitness station, running track, etc) to encourage healthy living and wellbeing (consistent with WMC Vision).*
  - *Action: Facilities to be appropriate for use by all park users and an agreement made between park stakeholders determining the roles and responsibilities associated with facilities.*
  - *Action By: WMC & Easts Rugby.*

#### LICENCE AGREEMENT

The referral response from Council's Senior Property Officer is noted at 21/142348.

*Before any construction occurs on site for the approved works of this DA 177/2021 comprising a new building structure or extension of the footprint of any existing building structure; the Eastern Suburbs District Rugby Union Football Club Ltd must obtain a separate approval from Council as required under the current Licence agreement, and enter into a Deed of Variation of Licence with Woollahra Municipal Council.*

#### ASSESSMENT

As Council's Team Leader Open Space and Recreation Planning, my assessment is that the proposal is **satisfactory** in terms of permissibility under the Plan of Management, impacts on public open space, and impacts on Council infrastructure. I require the following conditions to be issued with any development consent:

##### A. Conditions which must be satisfied prior to the commencement of any development work

###### A.1 Access through Public Open Space

Access to the development site through Woollahra Park for construction purposes will not be permitted unless a permit for *Construction Access Through Public Open Space* has been obtained from Council's Open Space & Trees Department. An application must be submitted to Council for assessment and approval at least 14 days prior to the date that construction access through Woollahra Park is required.

The *principal contractor* or *project manager* is to submit an application on the required form and pay the appropriate fee.

**B. Conditions which must be satisfied during any development work**

**B.1 Storage of building material in Public Open Space**

Building, excavation, demolition and construction material and plant must not be stored on Council's public open space (Woollahra Park) unless prior written approval has been obtained by Council's Open Space & Trees Department. An application for hoarding must be submitted to Council for assessment and approval at least 14 days prior to the date that storage approval is required.

The *principal contractor* or *project manager* is to submit an application on the required form and pay the appropriate fee.

*R. Faulkner*

Roger Faulkner  
**Team Leader Open Space and Recreation Planning**  
**Open Space and Trees Department**  
**19/11/2021**



16 November 2023

REFERRAL RESPONSE – DRAINAGE

**FILE NO:** Development Applications: 383/2023/1

**ADDRESS:** 50 O'Sullivan Road ROSE BAY 2029

**PROPOSAL:** Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.

**FROM:** Michael Casteleyn

**TO:** Mr S Grevler-Sacks

1. ISSUES

None.

2. DOCUMENTATION

I refer to the following documents received for this report:

- 23/194473 Document - Flood Report - DA2023-383-1 - O'Sullivan Road ROSE BAY
- 23/194508 Plan - Stormwater Management Plan - DA2023-383-1 - O'Sullivan Road ROSE BAY Flood Risk Management

3. ASSESSMENT

The DA Submission has been reviewed.

4. RECOMMENDATION

Council's Drainage Engineer has determined that the proposal is satisfactory, subject to the following conditions:

D	1.	Flood Protection
		<p>Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL).</p> <p><u>Flood Warning:</u></p> <p>a) A permanent flood risk management plan shall be installed in a prominent area,</p>





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	<p><u>Flood compatible materials</u></p> <p>a) Flood compatible materials shall be used for all flood exposed construction.</p> <p><u>Electricals</u></p> <p>a) All flood exposed electrical wiring and equipment shall be waterproofed,</p> <p><u>Certification</u></p> <p>a) All flood protection measures shall be inspected and certified as fit for purpose after construction is complete by an engineer experienced in flood mitigation,</p> <p>Flood protection is to comply with Woollahra DCP 2015, Part E General Controls for All Development, Chapter E2 –Stormwater and Flood Risk Management.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1, Part 1: Off-street car parking. The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.</li> </ul> <p><b>Condition Reason:</b> To ensure the development incorporates flood inundation protection measures.</p>
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2	<p><u>Floodway channel</u></p> <p>a) Two concrete chutes of dimensions 2500mm Wide x 150mm High x 15m Long, with maximum grade of 2% shall be constructed as instructed by an engineer experienced in flood mitigation.</p> <p><b>Condition Reason:</b> To ensure the development incorporates flood inundation protection measures.</p>
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Michael Casteleyn  
Drainage Engineer

16 November 2023  
**Completion Date**

Completion Date: 18 July 2024

### REFERRAL RESPONSE – TRAFFIC

**FILE NO:** Development Applications: 381/2023/1  
**ADDRESS:** 50 O'Sullivan Road ROSE BAY  
**PROPOSAL:** Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.  
**FROM:** Ms E Fang  
**TO:** Mr S Grevler-Sacks

I refer to the memo from the Planning Department dated 20 June 2024 requesting comments in relation to the above.

#### 1. DOCUMENTATION

I refer to the following documents received for this report:

- Traffic Letter of Response, unreferenced, prepared by TEF Consulting, dated 17 June 2024.

#### 2. ISSUES

- On-site parking provision

#### 3. ASSESSMENT

The proposal does not include change or intensification of the current use and is not anticipated to generate additional parking demand. It is noted that in response to traffic comments on 19 May 2024, the original proposal of replacing the current 28 parking spaces with 12 standard parking spaces and 7 rideshare spaces have been modified such that the 7 rideshare spaces have been reduced to 3 spaces and are proposed as pick-up/drop-off spaces to accommodate taxi/Uber services and the remaining 4 spaces will be utilised as standard parking. The total removal of on-site parking remains 9 spaces.

Whilst it is acknowledged short-term parking demand for pick-up/drop-offs exists, such parking is anticipated to occur on the street. The parking survey also indicates that only 2% of patrons were dropped off and did not park on-site or nearby. The proposed provision of pick-up/drop-off spaces therefore fails to justify the reduction of 9 parking spaces and is anticipated to further reduce parking opportunities for patrons and visitors to this area.

It is however noted that the traffic statement recommends that:

- 1) A total of 12 existing dedicated parking (club officials and staff members) be released to allow general parking to better utilise these spaces; and
- 2) Transport Access Guidance (TAG) be developed to promote hire-car travel and non-car travel and provided to anyone booking a function or sporting event.

These measures are anticipated to offset loss of on-site parking and are considered acceptable. It is however recommended that all proposed on-site pick-off/drop-off parking spaces be removed and converted to standard parking to minimise loss of parking. It is also recommended that a Green Travel Plan (GTP) be developed and implemented during the on-going use to further facilitate alternative transport modes for staff and decrease on-site

parking demand, particularly during functions, events and gaming season. The TAG and GTP should be developed to the satisfaction of Council's Engineering Services Department and should be reviewed on a yearly basis.

#### 4. RECOMMENDATION

Council's Traffic Engineer has reviewed the application and recommend that the development is satisfactory, subject to the following conditions:

##### A. GENERAL CONDITIONS

<b>A. 3.</b>	<b>Deferred Commencement - (section 4.16(3) of the Act, clause 76 of the Regulation)</b>
	<p>Development consent is granted subject that this consent is not to operate until the Applicant satisfies the Council, in accordance with the Regulations, as to all matters specified in this condition:</p> <ul style="list-style-type: none"><li>a) Signage be updated for the existing 12 dedicated club official/staff member parking to allow parking of the general public, as per Traffic Letter of Response prepared by TEF Consulting and dated 17 June 2024. All costs associated with change of signage must be borne by the applicant;</li><li>b) Transport Access Guidance (TAG) be developed and incorporated in the Plan of Management (POM), to the satisfaction of Council's Engineering Services Department, to promote car-hire travel and non-car travel and provided to anyone booking a function and/or sporting event;</li><li>c) Green Travel Plan (GTP) be developed, to the satisfaction of Council's Engineering Services Department, to facilitate alternative transport modes of club officials and staff members and incorporated in the Plan of Management. The GTP is to be reviewed annually to monitor the parking conditions and updated accordingly.</li></ul> <p>The Applicant must produce evidence to Council sufficient enough to enable it to be satisfied as to those matters above within [insert number of days] days ([insert number of years, the maximum being 5] year/years) of the date of determination.</p> <p>Clause 76(3) of the Regulation:</p> <p>"A consent authority may specify the period within which the applicant must produce sufficient evidence to the consent authority to enable it to be satisfied about the relevant matters".</p> <p>If the evidence is not produced with within [insert number of days] days ([insert number of years, the maximum being 5] year/years) of the date of determination this deferred commencement consent is of no effect, the consent does not operate and no Construction Certificate can be issued. No development can lawfully occur under this consent unless it operates.</p> <p>This consent does not operate until Council has acknowledged compliance with this condition in writing.</p> <p><b>Notes:</b></p>

	<ul style="list-style-type: none"> <li>Nothing in the Act prevents a person from doing such things as may be necessary to comply with this condition. (See section 4.16(3) of the Act).</li> <li>Implementing the development prior to written confirmation of compliance may result in legal proceedings. If such proceedings are required Council will seek all costs associated with such proceedings as well as any penalty or order that the Court may impose. No Construction Certificate can be issued until all conditions including this condition required to be satisfied prior to the issue of any Construction Certificate have been satisfied.</li> </ul>
	<b>Condition Reason:</b> To ensure all parties are aware this consent does not operate until the Council is satisfied all relevant matters specified in this condition are addressed.

A. 5.

Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
Dwg No. CV-101	Swept Path Analysis	Stellen Civil Engineering	22 September 2023
Unreferenced	Additional Traffic Statement	TEF Consulting	22 December 2023
Unreferenced	Traffic Letter of Response	TEF Consulting	17 June 2024

**Notes:**

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

**Condition Reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## B. BEFORE DEMOLITION WORK COMMENCES

<b>B. 20.</b>	<b>Construction Traffic Management Plan</b> <p>Before any site work commences, and as a result of the site constraints, limited space and access, a Construction Traffic Management Plan (CTMP) is to be submitted to Council for approval. Also, due to lack of on-street parking a Work Zone may be required during construction.</p> <p>An application for the CTMP must be submitted for approval, and all associated application fees must be paid.</p>
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- The CTMP must be submitted as a self-contained document that outlines the nature of the construction project and as applicable, include the following information:
- a) Detail the scope of the works to be completed including details of the various stages, e.g. demolition, excavation, construction etc. and the duration of each stage.
  - b) Identify local traffic routes to be used by construction vehicles.
  - c) Identify ways to manage construction works to address impacts on local traffic routes.
  - d) Identify other developments that may be occurring in the area and identify ways to minimise the cumulative traffic impact of these developments. Should other developments be occurring in close proximity (500m or in the same street) to the subject site, the developer/builder is to liaise fortnightly with the other developers/builders undertaking work in the area in order to minimise the cumulative traffic and parking impacts of the developments.
  - e) Detail how construction workers will travel to and from the site and parking arrangements for those that drive.
  - f) Identify any proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access, or reversing manoeuvres onto a public road, and provide Traffic Guidance Schemes (TGSs) prepared by an accredited SafeWork NSW Control Work Training Card holder to manage these temporary changes.
  - g) Detail the size (including dimensions), numbers and frequency of arrival of the construction vehicles that will service the site for each stage of works.
  - h) Provide for the standing of vehicles during construction.
    - i) If construction vehicles are to be accommodated on the site, provide a scaled drawing showing where these vehicles will stand and the vehicle swept path to show that these vehicles can access and egress the site in a forward direction (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
    - j) If trucks are to be accommodated on Council property, provide a scaled drawing showing the location of any proposed Works Zone (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
  - k) Show the location of any site sheds and any anticipated use of cranes and concrete pumps and identify the relevant permits that will be required.
  - l) If a crane/s are to be accommodated on site, detail how the crane/s will be erected and removed, including the location, number and size of vehicles involved in the erection/removal of the crane/s, the duration of the operation and the proposed day and times, any full or partial road closures required to erect or remove the crane/s and appropriate Traffic Guidance Schemes (TGSs) prepared by an approved SafeWork NSW Control Work Training Card holder.
  - m) Make provision for all materials, plant, etc. to be stored within the development site at all times during construction.
  - n) State that any oversized vehicles proposed to operate on Council property (including Council approved Works Zones) will attain a Permit to Stand Plant on each occasion (Note: oversized vehicles are vehicles longer than 7.5m or heavier than 4.5T.)
  - o) Show the location of any proposed excavation and estimated volumes.
  - p) When demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work must only be undertaken between the hours of 9.30am and 2.30pm, in order to

	<p>minimise disruption to the traffic network during school pick up and drop off times.</p> <p>q) Show the location of all Tree Protection (Exclusion) zones (Note: storage of building materials or access through Reserve will not be permitted without prior approval by Council).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of eight weeks will be required for assessment. Site work must not commence until the Construction Traffic Management Plan is approved.</li> <li>• Failure to comply with this condition may result in fines and proceedings to stop work.</li> <li>• Council and NSW Police approval is required prior to a partial or full temporary road closure. If you are seeking a partial or full temporary road closure you must comply with the relevant conditions of this consent and you must also gain the approval of the Eastern Suburbs Police Area Command.</li> <li>• If you partial or full close a road without compliance with Council and NSW Police requirements Council Rangers or the Police can issue Penalty Infringement Notices or Court Attendance Notices leading to prosecution.</li> <li>• Traffic Supervisors at the Eastern Suburbs Police Area Command can be contacted on eastsubtraffic@police.nsw.gov</li> </ul> <p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects, minimise traffic disruption, and protect the public, and the surrounding environment, during site works and construction.</p>
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<b>B. 21.</b>	<p><b>Works (Construction) Zone – Approval and Implementation</b></p> <p>If the Construction Management Plan relies upon a Works Zone, before any site work commences, a Works Zone application must be made.</p> <p>If the works zone is approved, all fees for the Works Zone must be paid before it can be installed.</p> <p>All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council's Rangers and NSW Police before commencement of any site work. Signs are not erected until full payment of Works Zone fees is made.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of four to six weeks must be allowed (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under clause 20 of the Transport Administration (General) Regulation 2018 to exercise those functions delegated by Transport for New South Wales under section 31(3) of the Transport Administration Act 1988.</li> <li>• The enforcement of the Works Zone is at the discretion of Council's Rangers and the NSW Police Service. Any breach of the Works Zone must be reported to either Council or the NSW Police Service.</li> </ul> <p><b>Condition Reason:</b> To facilitate the efficient operation of construction projects and to minimise traffic disruption.</p>
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#### C. ON COMPLETION OF REMEDIATION WORK



Nil.

**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

<b>D</b>	<b>45.</b>	<b>Parking Facilities</b>
		Before the issue of any construction certificate, the construction certificate plans and specifications required under clause 7 of the Development Certification and Fire Safety Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3: Parking Facilities - Bicycle Parking Facilities, AS 2890.6: Parking facilities - Off-street parking for people with disabilities, AS/NZS 2890.1: Parking Facilities - Off-Street Car Parking and AS 2890.2: Off-Street Parking: Commercial Vehicle Facilities respectively, subject to:
		a) All proposed rideshare/pick-up and drop-off parking spaces be changed to standard parking.
		Access levels and grades must comply with access levels and grades required by Council under the Roads Act 1993.
		The Principal Certifier has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.
		<b>Condition Reason:</b> To ensure parking facilities are designed in accordance with the Australian Standard.

**E. BEFORE BUILDING WORK COMMENCES**

Nil.

**F. DURING BUILDING WORK**

<b>F</b>	<b>3.</b>	<b>Compliance with Construction Traffic Management Plan</b>
		While site work is being carried out, all development activities and traffic movements must be carried out in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times. A copy of the CTMP must be kept on-site at all times and made available to the Principal Certifier on request.
		<b>Notes:</b> <ul style="list-style-type: none"><li>Irrespective of the provisions of the Construction Traffic Management Plan the provisions of traffic and parking legislation prevails.</li></ul>
		<b>Condition Reason:</b> To ensure compliance with the Construction Traffic Management Plan.

**G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

Nil.

**H. OCCUPATION AND ONGOING USE**

<b>H</b>	<b>1.</b>	<b>Operation in Accordance with Green Travel Plan (GTP)</b>
		During the occupation and ongoing use: a) The operation and management of the premises shall be in accordance with the approved Green Travel Plan (GTP). b) The GTP cannot be altered without the written consent of Council. c) Monitoring annual reports must be submitted for a minimum of 5 years post occupation.
		<b>Condition Reason:</b> To maximise road safety and performance.

**I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

**Nil.**

**J. BEFORE SUBDIVISION WORK COMMENCES**

**Nil.**

**K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (subdivision works)**

**Nil.**

**L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (no subdivision works)**

**Nil.**

**M. BEFORE ISSUE OF A STRATA CERTIFICATE**

**Nil.**

Ever Fang  
Traffic & Transport Team Leader

18/07/2024  
**Completion Date**



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7 December 2023

## REFERRAL RESPONSE – TREES AND LANDSCAPING

**FILE NO:** Development Applications: 383/2023/1

**ADDRESS:** 50 O'Sullivan Road ROSE BAY 2029

**PROPOSAL:** Construction of new single-storey change room building, associated alterations to the public car parking area and landscaping works.

**FROM:** Sam Knight

**TO:** Mr S Grevler-Sacks

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### 1. ISSUES

None.

### 2. DOCUMENTATION

I refer to the following documents received for this report:

- Survey Plans, drafted by Hill & Blume, dated 4 March 2020
- Architectural Drawings, drawn by Sam Crawford Architects, dated 11 October 2023
- Arboricultural Impact Assessment Report, written by Tree Talk, dated October 2023
- Landscape Plan, designed by Sam Crawford Architects, dated 11 October 2023

A site inspection was carried out on 13 December 2023.

### 3. RELEVANT CONTROLS

- Woollahra Local Environment Plan 2014
- Woollahra Development Control Plan 2015
- Woollahra Street Tree Master Plan 2014 – Part 1, Part 2 (Precinct Plans), Part 3 (appendices)
- Significant Tree Register 1991 Volume 1 Significant Trees Under Private Ownership, Volume 2 Significant Trees Under Private Ownership, Volume 3 Significant Trees, Volume 4 Significant Trees in Public Parks
- The comments and recommendations within this Referral Response have taken into consideration the guidelines established within Australian Standard AS 4373 – Pruning of amenity trees and Australian Standard AS 4970 – Protection of trees on development sites



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- Apartment Design Guide – Tools for improving the design of residential apartment development, Part 4, 4P – Planting on Structures, written by NSW Department of Planning, Industry and Environment, dated July 2015

#### 4. SUMMARY

The proposal is supported subject the below tree conditions being included into the DA consent. This includes updated Landscape Plan to be provided prior to the issuing of the Construction Certificate that improve tree planting locations and increase canopy cover.

#### 5. COMMENTS

Inspection of the site and a review of the plans and documentation has revealed 23 trees are proposed for removal. The following tree numbering has been adopted from the Arboricultural Impact Assessment prepared by Tree Talk dated October 2023.

Group 1 and Group 3 - have been identified as 17 *Syzygium leuhmannii* (Small Leaved Lilly Pilly) located along the eastern side of the Rugby Club's carpark. The trees appear to have been planted as screen planted between the carpark and oval. The trees were a noted in good healthy condition and rated as having Medium Landscape Significance.

The trees are located within the footprint of the proposed amenity building and will require removal to facilitate the works. The Tree and Landscape team acknowledge that if the current design is approved, it will necessitate removal of these trees.

Tree 2 - has been identified as a *Melaleuca quinquenervia* (Paperbark) located directly in front of trees referred to as Group 1. The tree was noted in good health. However, it has previously been lopped to 6 metres height and all new growth is known as epicormic growth. This type of growth is susceptible to failure during high wind events. This type of pruning is also an unacceptable practice as it results in tree becoming hazardous from the regrowth. For this reason, removal of this tree is supported.

Tree 5 – has been identified as a *Cupressus* spp. (Cypress Pine) on the southern boundary of the carpark. The tree is dead and requires removal regardless of the proposed development.

Trees 6, 7, 8 and 9 – have been identified as *Ulmus parvifolia* (Chinese Elms) located in various positions throughout the carpark. The trees were all noted in fair to poor health. It is likely that the harsh growing environment and suspected poor soil volumes and a lack of water have led to the trees struggling to survive. It is predicted that these trees will be dead within the coming months.

The plans indicate that the trees are proposed for removal to allow reconfiguration of the carparking. This is supported provided replacement planting is undertaken and the growing conditions are improved which is further discussed below.

Tree 11 – has been identified as a habitat stump located at the northern end of the carpark. The plans indicate this tree is proposed for removal. However, the tree has intentionally been reduced to a stag in recent years for habitat reasons. It is recommended that the tree is left as is and the new tree planting proposed at this location is relocated elsewhere.

#### Landscape Plans

The submitted Landscape Plans prepared by Sam Crawford Architects dated 11 October 2023 have been reviewed.



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The plans indicate a total of 11 trees of various species are proposed to be planted predominantly within the reconfigured carpark area.

Whilst the design is generally supported by the Tree and Landscape team, the plans include insufficient details to ensure quality trees will be planted and the planting locations will provide sufficient soil volume for the establishment of healthy robust trees.

The following amendments and additional details are required to be provided on the plans:

- the container size of all new trees at the time of planting shall be a minimum of 200 litres.
- the planting of *Melaleuca quinquenervia* is not supported. This species is typically not grown in reputable advanced tree nurseries due to it being highly susceptible to a fungal disease known as Myrtle Rust. An alternative species shall be selected that reaches a mature height of 15 metres.
- the garden area where trees 1 – 4 are to be planted in the middle of the carpark shall be increased in length. The trees shall be positioned at least 7 metres apart to allow the trees to establish without their canopies competing.
- details shall be provided demonstrating that adequate soil volume will be provided for the trees. A minimum of 35m<sup>3</sup> of soil per tree shall be provided for trees species with a mature height of 8 – 15 metres. Consideration should be given to incorporating structural soils into the design for tree planting within the carpark area.
- an alternative species shall be planted where tree 11 is proposed. This shall be a minimum mature height of at least 15 metres. Details shall also be provided demonstrating adequate soil volume will be provided to ensure establishment of this tree.
- tree 7 shall be relocated. The existing stag/habitat tree is to be retained. the new tree shall be positioned further towards the north-west of the stag.

The above amendments are to be submitted to Council prior to the issuing of the Construction Certificate. This has been detailed in the conditions below.

## 6. RECOMMENDATIONS

Council's Tree and Landscape Officer has determined that the development proposal is satisfactory in terms of tree preservation and landscaping, subject to compliance with the following Conditions of Consent.

### A. GENERAL CONDITIONS

A. 1.	<b>Tree Preservation and Landscaping Works</b>													
	While site work is being carried out, all landscape works must be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.													
	a) The following trees may be removed:													
	<table border="1"> <thead> <tr> <th>Council Ref No</th><th>Species</th><th>Location</th><th>Dimension (metres)</th></tr> </thead> <tbody> <tr> <td>Group 1</td><td>10x <i>Syzygium leuhmannii</i></td><td>Eastern boundary of carpark</td><td>8 x 3 (each tree)</td></tr> <tr> <td>T2</td><td><i>Melaleuca quinquenervia</i></td><td>Eastern boundary of carpark</td><td>8 x 8</td></tr> </tbody> </table>	Council Ref No	Species	Location	Dimension (metres)	Group 1	10x <i>Syzygium leuhmannii</i>	Eastern boundary of carpark	8 x 3 (each tree)	T2	<i>Melaleuca quinquenervia</i>	Eastern boundary of carpark	8 x 8	
Council Ref No	Species	Location	Dimension (metres)											
Group 1	10x <i>Syzygium leuhmannii</i>	Eastern boundary of carpark	8 x 3 (each tree)											
T2	<i>Melaleuca quinquenervia</i>	Eastern boundary of carpark	8 x 8											



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Group 3	7x <i>Syzygium leuhmannii</i>	Eastern boundary of carpark	8 x 3 (each tree)
T5	<i>Cupressus</i> spp.	Southern side of carpark	8 x 6
T6, T7, T8, T9	<i>Ulmus parvifolia</i>	Centre and southern side of carpark	8 x 8 (av)

NOTE: tree numbering and locations are in accordance with the Arboricultural Impact Assessment prepared by Tree Talk dated October 2023.

The tree/s that may be removed must appear coloured red on the Construction Certificate plans.

The species marked (\*) is exempt from the WMC DCP 2015 and can be removed without requiring consent from Council.

**Condition Reason:** To ensure all landscape works are undertaken in accordance with the approved plans and documents.

Standard Condition A.22 (Autotext 22A)

## B. BEFORE DEMOLITION WORK COMMENCES

B. 1.	<b>Construction Management Plan Arborist Review</b>
	<p>Prior to any site works, the Construction Management Plan must be reviewed and certified by the Project Arborist confirming that appropriate tree protection measures are implemented. The Construction Management Plan must be prepared in accordance with all tree protection measures specified within this consent.</p> <p>The plan must address:</p> <ul style="list-style-type: none"> <li>a) Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;</li> <li>b) The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc.;</li> <li>c) Site construction access, temporary crossings and movement corridors on the site defined;</li> <li>d) Contractors car parking;</li> <li>e) Phasing of construction works;</li> <li>f) The space needed for all foundation excavations and construction works;</li> <li>g) All changes in ground level;</li> <li>h) Space for site sheds and other temporary structures such as toilets;</li> <li>i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and</li> <li>j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas.</li> </ul> <p><b>Condition Reason</b> To ensure the Construction Management Plan incorporates measures for the protection of existing trees.</p>



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Standard Condition B.28 (Autotext 28B)

**C. ON COMPLETION OF REMEDIATION WORK**

Nil.

**D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

<p><b>D 1.</b></p>	<p><b>Tree Protection Plan and Specification</b></p> <p>Before the issue of any construction certificate, the Principal Certifier must ensure the measures for tree protection detailed in this consent are in place. The construction certificate plans and specifications must show the following information:</p> <p>a) Trees to be numbered and coloured in accordance with these conditions:</p> <ul style="list-style-type: none"> <li>shaded green where required to be retained and protected</li> <li>shaded red where authorised to be removed</li> <li>shaded yellow where required to be transplanted</li> <li>shaded blue where required to be pruned</li> </ul> <p>b) Tree Protection Plan and Specification prepared by an arborist with a minimum qualification of AQF 5 including the following:</p> <ul style="list-style-type: none"> <li>Tree Location Plan (to scale) based on/overlaid with the approved plans, indicating trees to be retained, removed or transplanted, and the location of tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and protected.</li> <li>The plan must also include site specific tree protection recommendations such as fencing, ground and trunk protection and other protection devices.</li> <li>Tree Protection Specification (written document) with tree protection requirements included from this consent and in accordance with sections 4 &amp; 5 of AS4970, providing guidance for the implementation of tree protection methods.</li> <li>To minimise construction damage, the plan must show specific areas requiring works to be done under direct supervision of the project arborist.</li> </ul> <p>c) References to applicable tree management plan, arborists report or transplant method statement.</p> <p>This plan must be kept on site until the issue of the occupation certificate for the whole building.</p> <p><b>Condition Reason:</b> To ensure the construction certificate includes the approved tree management details, and all measures are implemented.</p> <p>Standard Condition D.30 (Autotext 30D)</p>
<p><b>D 2.</b></p>	<p><b>Modification of Details of the Development (section 4.17(1)(g) of the Act</b></p>





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Before the issue of any construction certificate, the approved plans and the construction certificate plans and specification, required to be submitted to the Principal Certifier under clause 7 of the Development Certification and Fire Safety Regulations, must detail the following amendments:

- a) An amended Landscape Plan shall be prepared in accordance with Council's DA Guide and submitted to Council's Tree Officer for approval. The amended landscape plan must include the following:
- i) the container size of all new trees at the time of planting shall be a minimum of 200 litres.
  - ii) the planting of *Melaleuca quinquenervia* is not supported. This species is typically not grown in reputable advanced tree nurseries due to it being highly susceptible to a fungal disease known as Myrtle Rust. An alternative species shall be selected that reaches a mature height of 15 metres.
  - iii) the garden area where trees 1 – 4 are to be planted in the middle of the carpark shall be increased in length. The trees shall be positioned at least 7 metres apart to allow the trees to establish without their canopies competing.
  - iv) details shall be provided demonstrating that adequate soil volume will be provided for the trees. A minimum of 35m<sup>3</sup> of soil per tree shall be provided for trees species with a mature height of 8 – 15 metres. Consideration should be given to incorporating structural soils into the design for tree planting within the carpark area.
  - v) an alternative species shall be planted where tree 11 is proposed. This shall be a minimum mature height of at least 15 metres. Details shall also be provided demonstrating adequate soil volume will be provided to ensure establishment of this tree.
  - vi) tree 7 shall be relocated. The existing stag/habitat tree is to be retained. the new tree shall be positioned further towards the north-west of the stag.

**Notes:**

- b) Clause 20 of the Development Certification and Fire Safety Regulations prohibits **the** issue of any construction certificate subject to this condition unless the Principal Certifier is satisfied that the condition has been complied with.
- c) Clause 19 of the Development Certification and Fire Safety Regulations prohibits the issue of any construction certificate that is inconsistent with this consent.

**Condition Reason:** To require design changes and/or further information to be provided to address specific issues identified during the assessment under section 4.15 of the Act.

Standard Condition D.4 (Autotext 4D)

**E. BEFORE BUILDING WORK COMMENCES**

Nil.

**F. DURING BUILDING WORK**

<b>F</b>	<b>1. Tree Preservation</b>
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	<p>While site work is being carried out, all persons must comply with Chapter E.3 – <i>Tree Management</i> of Council's Development Control Plan (DCP) 2015, other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.</p> <p>General Protection Requirements:</p> <ul style="list-style-type: none"> <li>a) The tree protection measures must be maintained during all development work unless otherwise specified within these conditions of consent.</li> <li>b) Excavation must cease where tree roots with a diameter exceeding 50mm are exposed. The principal contractor must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.</li> <li>c) Where there is damage to any part of a tree the principal contractor must procure an inspection of the tree by a qualified arborist immediately. The principal contractor must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.</li> </ul> <p>Trees must be pruned in accordance with Australian Standard AS 4373 "Pruning of Amenity Trees" and WorkCover NSW Code of Practice Amenity Tree Industry.</p> <p><b>Condition Reason:</b> To protect trees during the carrying out of sitework.</p> <p>Standard Condition F.8 (Autotext 8F)</p>
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<p><b>F 2.</b></p>	<p><b>Replacement/Supplementary trees which must be planted</b></p> <p>While site work is being carried out, any replacement or supplementary tree must be grown in accordance with Tree stock for landscape use (AS 2303). The replacement trees must be planted in deep soil landscaped area and maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it becomes a prescribed tree in accordance with Chapter E.3 of Council's Development Control Plan, it must be replaced with another of the same species, which complies with the approved Landscape Plans (as amended by these conditions).</p> <p>The project arborist must document compliance with the above condition.</p> <p><b>Condition Reason:</b> To ensure the provision of appropriate replacement planting.</p> <p>Standard Condition F.46 (Autotext 46F)</p>
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**G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

<p><b>G 1.</b></p>	<p><b>Amenity Landscaping</b></p>
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	Before the issue of any occupation certificate, all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) and replacement/supplementary tree planting must be installed in accordance with the approved plans and documents and any relevant conditions of consent.
	<b>Condition Reason:</b> To ensure that the environmental impacts of the development are mitigated by approved landscaping prior to the occupation of the development.
	Standard Condition G.6 (Autotext 6G)

<b>G 2.</b>	<b>Landscaping</b>
	Before the issue of any occupation certificate, the Principal Certifier and Council must be provided with a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the landscaping and replacement/supplementary tree planting works comply with this consent.
	<b>Condition Reason:</b> To ensure that all landscaping work is completed prior to occupation.
	Standard Condition G.26 (Autotext 26G)

<b>G 3.</b>	<b>Arborists Documentation and Compliance Checklist – Prior to any occupation certificate</b>				
	Before the issue of any occupation certificate, the project arborist must provide written certification that all tree protection measures and construction techniques relevant to this consent have been implemented. Documentation for each site visit must include: <ul style="list-style-type: none"> <li>a) A record of the condition of trees to be retained prior to and throughout development.</li> <li>b) Recommended actions to improve site conditions and rectification of non-compliance.</li> <li>c) Recommendations for future works which may impact the trees.</li> </ul> <p>All compliance certification documents must be kept on site by the site Supervisor.</p> <p>As a minimum the following intervals of site inspections must be made:</p> <table border="1"> <tr> <th>Stage of arboricultural inspection and supervision</th><th>Compliance documentation and photos must include</th></tr> <tr> <td>Prior to the issue of any occupation certificate</td><td>Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.</td></tr> </table> <p>Inspections and compliance documentation must be made by an arborist with AQF Level 5 qualifications.</p>	Stage of arboricultural inspection and supervision	Compliance documentation and photos must include	Prior to the issue of any occupation certificate	Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.
Stage of arboricultural inspection and supervision	Compliance documentation and photos must include				
Prior to the issue of any occupation certificate	Ensure all trees conditioned to be planted as part of this consent have been planted in accordance with the details prescribed in this consent.				



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	Additional site visits must be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.
	<b>Condition Reason:</b> To ensure that all tree protection measures and construction techniques relevant to this consent are implemented.
	Standard Condition G.34 (Autotext 34G)

#### H. OCCUPATION AND ONGOING USE

H	1.	<b>Maintenance of Landscaping</b>
		During the occupation and ongoing use, all landscaping must be maintained in general accordance with this consent.
		This condition does not prohibit the planting of additional trees or shrubs subject that they are native species endemic to the immediate locality.
		<b>Notes:</b> <ul style="list-style-type: none"><li>• This condition also acknowledges that development consent is not required to plant vegetation and that over time additional vegetation may be planted to replace vegetation or enhance the amenity of the locality.</li><li>• Owners must have regard to the amenity impact of trees upon the site and neighbouring land.</li></ul>
		<b>Condition Reason:</b> To ensure that the landscaping design intent is not eroded over time by the removal of landscaping or inappropriate exotic planting.
		Standard Condition H.25 (Autotext 25H)

#### I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil.

#### J. BEFORE SUBDIVISION WORK COMMENCES

Nil.

#### K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (subdivision works)

Nil.

#### L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (no subdivision works)

Nil.

#### M. BEFORE ISSUE OF A STRATA CERTIFICATE

Nil.

Sam Knight  
Tree Officer

14 December 2023  
Completion Date